

A RESOLUTION APPROPRIATING AN ADDITIONAL \$340,633 FOR COSTS ASSOCIATED WITH CERTAIN PROJECTS AT OSBORN HILL ELEMENTARY SCHOOL AND AUTHORIZING THE ISSUANCE OF BONDS TO FINANCE SUCH APPROPRIATION.

WHEREAS, the Representative Town Meeting on January 28, 2013 adopted a bonding resolution (the "Resolution") appropriating \$4,195,013.00 for costs associated the remediation of Osborn Hill Elementary School relating to the discovery of PCB (polychlorinated biphenyls), restoration of damage resulting from remediation, the replacement of windows and doors, abatement of contamination, renovation of the gym, enclosing a walkway and other costs associated with the discovery of PCBs, including engineering, testing, design, administrative, legal and financing costs (the "Project"); and

WHEREAS, it has been determined that the amount appropriated in the Resolution is not sufficient to complete the Project and that based on present estimates an additional appropriation and authorization of Three Hundred Forty Thousand Six Hundred Thirty-Three and 00/100 Dollars (\$340,633.00) is necessary to complete the Project, which appropriation would bring the total amount appropriated for the Project to \$4,535,646; and

WHEREAS, it is in the interest of the Town to complete the Project; and

NOW, THEREFORE, it is

Resolved:

1. As recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield hereby appropriates an additional sum of Three Hundred Forty Thousand Six Hundred Thirty-Three and 00/100 Dollars (\$340,633.00) for the costs associated with the completion of the Project.
2. To finance such remaining appropriation, and as recommended by the Board of Finance and the Board of Selectmen, the Town of Fairfield shall borrow a sum not to exceed Three Hundred Forty Thousand Six Hundred Thirty-Three and 00/100 Dollars (\$340,633.00) and issue bonds/bond anticipation notes for such indebtedness under its corporate name and seal and upon the full faith and credit of the Town in an amount not to exceed said sum for the purpose of financing the additional appropriation for the Project.
3. The Board of Selectmen, the Treasurer and the Fiscal Officer of the Town are hereby appointed a committee (the "Committee") with full power and authority to cause said bonds to be sold, issued and delivered; to determine their form and terms, including provision for redemption prior to maturity; to determine the aggregate principal amount

thereof within the amount hereby authorized and the denominations and maturities thereof; to fix the time of issue of each series thereof and the rate or rates of interest thereon as herein provided; to determine whether the interest rate on any series will be fixed or variable and to determine the method by which the variable rate will be determined, the terms of conversion, if any, from one interest rate mode to another or from fixed to variable; to set whatever other terms of the bonds they deem necessary, desirable or appropriate; to designate the bank or trust company to certify the issuance thereof and to act as transfer agent, paying agent and as registrar for the bonds, and to designate bond counsel. The Committee shall have all appropriate powers under the Connecticut General Statutes, including Chapter 748 (Registered Public Obligations Act), and Chapter 109 (Municipal Bond Issues) to issue, sell and deliver the bonds and, further, shall have full power and authority to do all that is required under the Internal Revenue Code of 1986, as amended, and under rules of the Securities and Exchange Commission, and other applicable laws and regulations of the United States, to provide for issuance of the bonds in tax exempt form and to meet all requirements which are or may become necessary in and subsequent to the issuance and delivery of the bonds in order that the interest on the bonds be and remain exempt from Federal income taxes, including, without limitation, to covenant and agree to restriction on investment yield of bond proceeds, rebate of arbitrage earnings, expenditure of proceeds within required time limitations, the filing of information reports as and when required, and the execution of Continuing Disclosure Agreements for the benefit of the holders of the bonds and notes.

4. The First Selectman and Treasurer or Fiscal Officer, on behalf of the Town, shall execute and deliver such bond purchase agreements, reimbursement agreements, line of credit agreement, credit facilities, remarketing agreement, standby marketing agreements, bond purchase agreement, standby bond purchase agreements, and any other commercially necessary or appropriate agreements which the Committee determines are necessary, appropriate or desirable in connection with or incidental to the sale and issuance of bonds, and if the Committee determines that it is necessary, appropriate, or desirable, the obligations under such agreements shall be secured by the Town's full faith and credit.
5. The bonds may be designated "Public Improvement Bonds," series of the year of their issuance and may be issued in one or more series, and may be consolidated as part of the same issue with other bonds of the Town; shall be in serial form maturing in not more than twenty (20) annual installments of principal, the first installment to mature not later than three (3) years from the date of issue and the last installment to mature not later than twenty (20) years therefrom. The bonds may be sold at an aggregate sales price of not less than par and accrued interest at public sale upon invitation for bids to the responsible bidder submitting the bid resulting in the lowest true interest cost to the Town, provided that nothing herein shall prevent the Town from rejecting all bids submitted in response to any one invitation for bids and the right to so reject all bids is hereby reserved, and further provided that the Committee may sell the bonds on a negotiated basis, as provided by statute. Interest on the bonds shall be payable semi-

annually or annually. The bonds shall be signed on behalf of the Town by at least a majority of the Board of Selectmen and the Treasurer, and shall bear the seal of the Town. The signing, sealing and certification of the bonds may be by facsimile as provided by statute.

6. The Committee is further authorized to make temporary borrowings as authorized by the General Statutes and to issue temporary notes of the Town in anticipation of the receipt of proceeds from the sale of the bonds to be issued pursuant to this resolution. Such notes shall be issued and renewed at such time and with such maturities, requirements and limitations as provided by the Connecticut General Statutes. Notes evidencing such borrowings shall be signed by the First Selectman and Treasurer or Fiscal Officer, have the seal of the Town affixed, which signing and sealing may be by facsimile as provided by statute, be certified by and payable at a bank or trust company incorporated under the laws of this or any other state, or of the United States, be approved as to their legality by bond counsel, and may be consolidated with the issuance of other Town bond anticipation notes. The Committee shall determine the date, maturity, interest rates, form and manner of sale, including negotiated sale, and other details of said notes consistent with the provisions of this resolution and the General Statutes and shall have all powers and authority as set forth above in connection with the issuance of bonds and especially with respect to compliance with the requirements of the Internal Revenue Code of 1986, as amended, and regulations thereunder in order to obtain and maintain issuance of the notes in tax exempt form.
7. Pursuant to Section 1.150-2, as amended, of the Federal Income Tax Regulations the Town hereby declares its official intent to reimburse expenditures (if any) paid for the Project from its General or Capital Funds, such reimbursement to be made from the proceeds of the sale of bonds and notes authorized herein and in accordance with the time limitations and other requirements of said regulations.
8. The First Selectman and Fiscal Officer are hereby authorized, on behalf of the Town, to enter into agreements or otherwise covenant for the benefit of bondholders to provide information on an annual or other periodic basis to the Municipal Securities Rulemaking Board (the "MSRB") and to provide notices to the MSRB of material events as enumerated in Securities and Exchange Commission Exchange Act Rule 15c2-12, as amended, as may be necessary, appropriate or desirable to effect the sale of the bonds and notes authorized by this resolution.
9. The Committee is hereby authorized to take all action necessary and proper for the sale, issuance and delivery of the bonds and notes in accordance with the provisions of the Connecticut General Statutes and the laws of the United States.
10. The First Selectman and other Town officials are authorized to seek grants and other contributions for the costs of the Project. Any such grants or other contribution received prior to the issuance of the Bonds authorized herein shall be applied to the costs of the Project or to pay at maturity the principal of any outstanding bond anticipation notes

issued pursuant to this Resolution and shall reduce the amount of the Bonds that can be issued pursuant to this Resolution. If such grants and other contributions are received after the issuance of the Bonds, they shall be applied to pay the Bonds or as otherwise authorized by the Board of Selectmen, Board of Finance and Representative Town Meeting provided such application does not adversely affect the tax exempt status of the Bonds.

**REPRESENTATIVE TOWN MEETING
JANUARY 28, 2013**

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Peter Ambrose, District 2 asked Ms. Kufferman about her architectural background. Ms. Kufferman indicated that her architectural background helped her in making decisions for the HDC.

VOTE: Ms. Kufferman was appointed to alternate member Historic District Commission by unanimous voice vote.

ITEM NO. 9 ON CALL: “RESOLVED, that the Bond Appropriation entitled, ‘A Resolution Appropriating \$4,195,013 for the Costs Associated with the Remediation of Osborn Hill Elementary School Relating to the Discovery of PCBs Contamination at the School and Authorizing the Issuance of Bonds to Finance Such Appropriation,’ consisting of three pages, a copy of which is attached hereto, be, and hereby is, approved.”

The Moderator moved this item as distributed with the Call, duly seconded.

**See Committee Reports Attached Hereto

MOTION: Mr. Bateson moved to amend the resolution by inserting a comma after PCBs and adding “and a walkway enclosure” after contamination, duly seconded.

VOTE: The motion to amend the resolution to read “Resolved, that the Bond Appropriation entitled, ‘A Resolution Appropriating \$4,195,013 for the Costs Associated with the Remediation of Osborn Hill Elementary School Relating to the Discovery of PCBs, Contamination, and a walkway enclosure at the School and Authorizing the Issuance of Bonds to Finance Such Appropriation,’ consisting of three pages, a copy of which is attached hereto, be, and hereby is, approved” was approved 45-0-1 (Garskof abstained).

Hal Schwartz, District 7 asked if this project will require code renovations and additional funding.

Bill Silver of Silver Petrucelli & Associates indicated they had completed a brief code study and do not expect any code impact. The design process will determine the fire impact when it goes to Town Code Review.

Josh Garskof, District 5 asked if there is no code issue because just a walkway is being enclosed.

Tom Cullen explained they had a discussion with the fire marshal who indicated they were more concerned with the close proximity of the canopy at Sherman while there is no such issue at Osborn.

Ann Stamler, District 5 asked if the glass enclosure will be bulletproof.

Mr. Silver explained that it is conventional glazing in aluminum frames and is not ballistic grade, but will provide protection from the elements.

Ms. Stamler asked if there are any significant surprises resulting in additional costs what will happen.

Dr. Title said this is all the money that’s budgeted for the project and if something substantial should arise it will not be part of the project.

Heather Dean, District 4 asked if there will be ventilation.

Mr. Silver indicated there will be ventilation at the eaves and roofline, but since it is not an occupied space heating is not automatically planned.

Marc Patten, District 7 what the fiscal impact would be doing the project now versus putting it off.

Mr. Cullen said the contractors will be onsite all at once and only one building permit would be issued.
Mr. Silver said there would be about a \$500 savings.

VOTE: The motion to approve the \$4,195,013 bond resolution, as amended, for the Osborn Hill School PCB project was approved by unanimous voice vote.

ITEM NO. 10 ON CALL: “RESOLVED, that the Bond Appropriation entitled, ‘A Resolution Appropriating \$5,155,700 for the Costs of Certain Projects to Restore Facilities Damaged by Hurricane Sandy and Authorizing the Issuance of Bonds to Finance Such Appropriation,’ consisting of three pages, a copy of which is attached hereto, be, and hereby is, approved.”

The Moderator moved this item as distributed with the Call, duly seconded.

**See Committee Reports Attached Hereto

Ed Bateson, District 3 explained that he had concerns about the public benefit of dredging Pine Creek channel, but he spoke with Representative Sundman who explained what they were. He also expressed his concerns about accepting federal funds for beach replenishment and whether it will change public access to our beaches. He does not want to hold up these projects but wants the Town to be cautious in accepting federal funds if this status will change.

First Selectman Tetreau concurred that this is a real concern that will be addressed.

Nick Mirabile, District 9 agreed that Jennings and Penfield beaches in particular are crowded and wants to keep our beaches available to be enjoyed by Fairfield residents.

Heather Dean, District 4 said she is particularly concerned about the safety of the rebuild of Penfield Pavilion. She asked if during the dredging of the harbor the minerals would be tested for contamination.

Public Works Director Joe Michelangelo explained that Southport Harbor was dredged five years ago and has filled again with sediment from Hurricane Sandy. Geoffrey Steadman the Town’s consultant had indicated to him that contamination should not be a concern.

Ms. Dean asked how much contamination from Exide affects Southport Harbor. Mr. Michelangelo explained that the Exide material is confined to the northern part of Mill River. Ms. Dean asked for assurance regarding contamination in the Harbor.

Mary VonConta, Harbor Management Commission Chair explained the sandbar is being excavated. It is pure, clean sand. The DEEP is not concerned; there is no lead or chromium. They are not digging up the bottom of the harbor.

Josh Garskof, District 5 asked if the Code had changed since Penfield Pavilion had been rebuilt.

Mr. Michelangelo said the flood zone change is effective May 2013.

Ian Bass, Lalley Blvd, felt that Penfield Pavilion should be rebuilt smaller and funds be made available to the residents who suffered damage from Hurricane Sandy.

Osborn Hill Elementary School
Project Accounting - 30 December 2014

Section	Supplier	Description	Total Expected Cost	Original Budget
51170	Various	Secretarial fees, bonding & misc costs	12,462.38	5,000
57020	Various	FF&E	45,461.48	-
57022	Various	Prior abatement costs	599,120.41	1,002,000
57022	AMC; AAIS; W&C	Hazmat test, monitor, abatement	233,017.82	178,000
57022	Mod Space	Lease modular gym	94,252.71	-
53300	Silver Petrucelli	Architectural & engineering services	100,420.00	132,975
53300	Nafis & Young Engineers	Owner's rep services	53,400.00	-
57016	Gennarini Construction & misc.	Replace windows & renovate gym	2,877,383.49	1,657,500
57025	Various	Emergency Costs	180,127.75	-
----	Various	Contingency	-	398,925
		Total	4,195,646.04	3,374,400
		Available Funding	4,195,013.00	
		Additional Funding Necessary	633.04	
		Additional Funding for Contingency	340,000.00	
		Additional Funding for Walkway	471,539.20	
		Total Additional Funding	812,172.24	

Section	Supplier / Contractor	Purchase Order / Change Order	Purchase Description	Budget	(A) Original Committed Costs	(B) Actual & Pending COs	(C) Total Committed Costs	Invoice Number / Date	(D) Invoice Amount	Total Object / Provider	PO Balance to Complete
	Funding Appropriation			4,195,013							
51170 MiscCosts	Secretarial fees		minutes and agenda		1,400.00		1,400.00		1,400.00		-
			misc costs		11.29		11.29		11.29		-
			misc costs		1.09		1.09		1.09		-
			bond issuance costs		11,050.00		11,050.00		11,050.00	12,462.38	-
57020 FF&E	Various		modular classrooms		40,308.90		40,308.90		40,308.90		-
	Kloter Farms	13005659	storage shed		3,158.75	(140.00)	3,018.75	114170	3,018.75	-	-
	Wm B. Meyer	14002494	Rental - library carts			1,450.00	1,450.00	COM-1252-3/1	1,250.00		-
	"	"	"					COM-1252-3/2	200.00		-
	Universal Copy	15000194	printing plans & specs		683.83		683.83	33208	683.83	45,461.48	-
57022 Abatement	Various - Prior costs		abatement as of 7/12/13		599,120.41		599,120.41		599,120.41	599,120.41	-
	AMC Environmental	13003957	fence rental for hazmat dumpster			1,700.00	1,700.00	P021311	1,700.00		-
	"	13004143	quarterly inspection & reporting (by BOE)			7,850.00	7,850.00	P031302	7,850.00		-
	"	14000627	sampling and inspection for pcb		8,200.00		8,200.00	P061310	8,200.00		-
	"	14001594	"			3,800.00	3,800.00	P091331	3,800.00		-
	"	"	"			11,100.00	11,100.00	P101313	11,100.00		-
	"	14004037	PCB & mercury sampling			5,091.50	5,091.50	P031411	5,091.50		-
	"	"	PCB remediation plan & dwgs			10,200.00	10,200.00	P041407	10,200.00		-
	"	15000469	pcb & acm monitoring		18,635.00		18,635.00	P071422	18,635.00		-
	"	15002399	Addl pcb and acm monitoring & testing			29,418.75	29,418.75	P121411	29,418.75		-
	"	Pending	Addl pcb and acm monitoring & testing			103,350.00	103,350.00				103,350.00
	Indoor Air Technologies	13004142	duct cleaning			8,400.00	8,400.00	2839	8,400.00		-
	Woodard & Curran	13004167	environmental consulting			23,688.61	23,688.61	98595	16,745.44		-
	"	"	"					97939	6,482.34		460.83
	AAIS	13003883	clean rooms 107 & 108 (by BOE)		7,500.00	-	-	closed	-		-
	"	14004679	acm abatement		1,583.96		1,583.96	10873	1,583.96	233,017.82	-
57022	Mod Space	13003954	lease for temporary gym		14,000.00		14,000.00	500114178	2,000.00		
	"	"	"					500154144	2,000.00		
	"	"	"					500188556	2,000.00		
	"	"	"					500223413	2,000.00		
	"	"	"					500080495	2,000.00		
	"	"	"					500260462	2,000.00		
	"	"	"					500295219	2,000.00		-
	Mod Space	13003955	lease for temporary gym		22,248.00		22,248.00	106379578	2,014.08		
	"	"	"					500032236	2,014.08		
	"	"	"					500340601	2,000.00		
	"	"	"					500416302	2,000.00		
	"	"	"					500490926	2,000.00		
	"	"	"					500537183	2,000.00		
	"	"	"					500572811	2,000.00		
	"	"	"					500608565	2,000.00		
	"	"	"					500647292	2,000.00		
	"	"	"					500682190	2,000.00		
	"	"	"					500722141	2,000.00		
	"	"	"					500761625	220.24		(0.40)
	Mod Space	13401416	lease for temporary gym (by BOE)		incl w/BOE \$			various			
	Mod Space	15000018	lease for temporary gym		25,779.76		25,779.76	500761625	1,779.76		

	"	"	"	"	"				500799600	2,000.00		
	"	"	"	"	"				500739170	2,000.00		
	"	"	"	"	"				500880002	2,000.00		
	"	"	"	"	"				500922856	2,023.45		
	"	"	"	"	"				500965615	2,023.45		13,953.10
			Pending	Addl lease time & demobilization			32,224.95	32,224.95			94,252.71	32,224.95
53300	Silver Petrucelli Architects	13003958	conceptual planning & budgeting (by BOE)		4,000.00			4,000.00	13-114	4,000.00		-
A&E Svcs	Silver Petrucelli Architects	14000161	construction documents		33,700.00			33,700.00	13-1233	13,000.00		
	"	"	"	"					13-1603	10,350.00		
	"	"	"	"					13-1773	5,175.00		
	"	"	"	"					13-1907	4,140.00		
	"	"	"	"					13-2038	1,035.00		-
	"	"	"	bidding	2,400.00	2,400.00		14-792	1,800.00		600.00	
	"	"	"	construction administration	13,000.00	13,000.00		14-1044	600.00			
	"	"	"	"				14-1254	1,950.00			
	"	"	"	"				14-1469	2,072.40			
	"	"	"	"				14-1686	2,072.40			
	"	"	"	"				14-1922	2,072.40			
	"	"	"	"				14-2102	2,072.40			
	"	"	"	"				14-2339	1,560.00		600.40	
	"	"	"	reimbursable expenses (est)	4,000.00	4,000.00		13-1907	163.61			
	"	"	"	"				14-1254	202.39		3,634.00	
	"	14001137	addl svc - PCB remediation design work			20,320.00	20,320.00	13-1907	15,287.50			
	"	"	"	"				13-2038	562.50			
	"	"	"	"				14-792	150.00			
	"	"	"	"				14-1044	50.00			
	"	"	"	"				14-1254	640.50			
	"	"	"	"				14-2339	512.40		3,117.10	
		Pending	Addl A&E			23,000.00	23,000.00				100,420.00	23,000.00
	Nafis & Young Engineers	14004039	owner's rep services		30,400.00	30,400.00		148-14	1,080.00			
	"	"	"	"				206-14	4,760.00			
	"	"	"	"				257-14	5,640.00			
	"	"	"	"				182-14	1,200.00			
	"	"	"	"				272-14	3,280.00			
	"	"	"	"				335-14	2,440.00			
	"	"	"	"				377-14	3,240.00		8,760.00	
		Pending	Addl owner's rep services			23,000.00	23,000.00				53,400.00	23,000.00
57016	TectaAmerica	14002495	skylight removal			1,285.32	1,285.32	S1020200	1,285.32			-
Construction	Gennarini Construction	15000195	replace windows and reno gym		2,733,350.00	2,733,350.00		1 @ 6/30/14	256,395.50			
	"	"	"	"				2 @ 7/31/14	146,347.50			
	"	"	"	"				3 @ 8/31/14	344,639.57			
	"	"	"	"				4 @ 9/30/14	112,557.79			
	"	"	"	"				5 @ 10/31/14	117,562.50			
	"	"	"	"				6 @ 11/30/14	53,533.45			
	"	15001824	change order 001		(5,003.00)	(5,003.00)		incl	incl			
	"	"	change order 002 net PO = \$7,753.38		12,756.38	12,756.38		incl	incl		1,710,067.07	
		Pending	change order 003		5,244.00	5,244.00					5,244.00	
		Pending	change order 004		(8,910.00)	(8,910.00)					(8,910.00)	
		Pending	change order 005		242.00	242.00					242.00	
		Pending	COR 006		4,385.00	4,385.00					4,385.00	
		Pending	COR 007		992.31	992.31					992.31	
		Pending	COR 008		28,086.10	28,086.10					28,086.10	
		Pending	COR 009		18,214.00	18,214.00					18,214.00	
		Pending	COR 010		(2,030.00)	(2,030.00)					(2,030.00)	
		Pending	COR 011		32,195.68	32,195.68					32,195.68	
		Pending	COR 012		27,600.00	27,600.00					27,600.00	

57025 Emergency Costs		Pending	COR 013			20,995.70	20,995.70				20,995.70
	Special Testing Laboratories	15001882	inspection & materials testing		7,980.00		7,980.00			2,877,383.49	7,980.00
	AMC Environmental	14002137	PCB operations & maint inspection & lab			8,600.00	8,600.00	P091315	8,600.00		-
	" "	14002922	" " " "			11,000.00	11,000.00	P011402	11,000.00		-
	" "	14004038	" " " "			9,350.00	9,350.00	P031411	9,350.00		-
	" "	15000193	pcb operations & mtn inspection	10,450.00			10,450.00	P071408	10,450.00		-
	" "	15001072	cost for pcb and acm monitoring & lab	59,497.50			59,497.50	P091410	59,497.50		-
	" "	15001823	ntx cost for pcb and acm monitoring & lab	59,216.50			59,216.50	P111412	48,203.75		11,012.75
	Woodard & Curran	14001593	environmental consulting		6,977.50	6,977.50	99569	6,977.50			-
	AAIS	14001592	pcb install critical barriers		13,973.60	13,973.60	10552	13,973.60			-
	Fire Protection Testing, Inc.	14002921	cut & cap sprinkler		1,062.65	1,062.65	S42103	1,062.65	180,127.75		-
	Gennarini	Pending	covered walkway		447,000.00						
	Various	Pending	existing conditions / addl hazmat		340,000.00						
	Total - All Costs			4,195,013	3,711,674.99	1,278,471.05	4,195,646.04		2,126,871.45	4,195,646.04	2,068,774.59
	Additional funding required	(without walkway or contingency)		633.04							
	Project contingency @ 60% completion + additional change orders			340,000.00							
	Walkway			471,539.20							
	Total additional funding required			812,172							



NAFIS & YOUNG

Civil/Environmental Engineering & Surveying

Leslie G. Nafis, P.E., L.S.
Allan S. Young, P.E.
James H. Galligan, P.E.
David L. Nafis, P.E., L.S.
Lawrence K. Secor, CHMM

January 23, 2015

Ms. Kim Marshall
Chairman, Osborn Hill School Building Committee
Town of Fairfield
Independence Hall
725 Old Post Road
Fairfield, CT 06824

Re: **BUDGET**: Osborn Hill Elementary School: Window & Door & Gym Renovations

Kim,

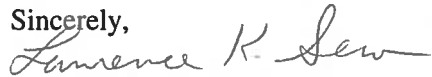
As we discussed since the meeting the following items have resulted in use of the original estimated project contingency.

1. The contract bid estimate for construction was \$2,520,174 and the actual bid was \$2,733,350: an increase of **\$213,176**
2. The contract bid estimate for environmental testing, design and construction administration (CA) was \$168,000 and the actual anticipated to the end of the project is \$306,959 an increase of **\$138,959** due to additional testing and monitoring for failures of clearance, discovery of additional hazardous materials and monitoring to the end of the project.
3. The actual construction bid of \$2,733,350 has increased to \$2,875,389 an increase of **\$142,039**. This increase was due to change orders that resulted from delays and unforeseen hazardous materials that required additional abatement.
4. The A/E construction design, bid and CA bid estimate was \$103,820 and has increased to \$151,978 an increase of **\$48,158**. This was due to hiring an Owners Construction Representative (OCR) and the additional costs for the Architect and the OCR due to project delays.
5. The modular gymnasium rental original bid estimate was \$16,000 but has increased to \$26,211 an increase of **\$10,211**. This was due initially to USEPA approval extending the project timeline and later coupled with the additional gymnasium abatement that also extended the project timeline.
6. The contract bid estimate for bid printing & legal was \$5,000 and has increased to \$13,146 an increase of **\$8,146**. The addition of \$11,050 in bonding costs was the reason the difference.

These increased costs reflect the contingency usage to date. The gymnasium abatement is scheduled to complete 2/4/2015 with gymnasium construction starting on 2/5/2015 weather permitting.

As the project still has 60% of the construction remaining and only \$34 left in contingency, the funding request of \$340,000 is to cover any unanticipated or unforeseen costs thru the end of the project in August 2015. If you have any questions, Please feel free to call me at 203 484-2793 ext. 19 or email me at larry.secor@nafisandyoung.com.

Sincerely,



Lawrence K. Secor, CHMM
Senior Environmental Project Manager



Osborn Hill Elementary School Project Accounting - 22 January 2015										
Project #222 080 10										
Supplier / Contractor	Purchase Order / Change Order	Purchase Description	Budget	(A) Original Committed Costs	(B) Actual & Pending COs	(C) Total Committed Costs	Invoice Number / Date	(D) Invoice Amount	Total Object / Provider	Category Sub-Totals
Funding Appropriation			4,195,013							
Secretarial fees		minutes and agenda misc costs		1,400.00 11.29		1,400.00 11.29		1,400.00 11.29		
		misc costs		1.09		1.09		1.09	1,412.38	
TBD		bond issuance costs		11,050.00		11,050.00		11,050.00	11,050.00	
Universal Copy	15000194	printing plans & specs		683.83		683.83	33208	683.83	683.83	
									Sub-Total of Bid Printing & Legal	13,146.21
									Sub-Total of FF&E	-
AMC Environmental	"	"			11,100.00	11,100.00	P101313	11,100.00		
"	14004037	PCB & mercury sampling			5,091.50	5,091.50	P031411	5,091.50		
"	15000469	pcb & acm monitoring		18,635.00		18,635.00	P071422	18,635.00		
"	15002399	Addl pcb and acm monitoring & testing			29,418.75	29,418.75	P121411	29,418.75		
AMC Environmental	"	PCB remediation plan & dwgs			10,200.00	10,200.00	P041407	10,200.00		
AMC Environmental	15000193	pcb operations & mtn inspection		10,450.00		10,450.00	P071408	10,450.00		
"	15001072	cost for pcb and acm monitoring & lab		59,497.50		59,497.50	P091410	59,497.50		
"	15001823	ntx cost for pcb and acm monitoring & lab		59,216.50		59,216.50	P111412	48,203.75		
"	15002399	ntx cost for pcb and acm monitoring & lab								
"	Pending	Addl pcb and acm monitoring & testing			103,350.00	12,755.00				
"	Pending	Addl pcb and acm monitoring & testing				90,595.00			306,959.25	
									Sub-Total of Environmental Testing & Monitoring	306,959.25
Silver Petrucelli Architects	14000161	construction documents		33,700.00		33,700.00	13-1233	13,000.00		
"	"	"					13-1603	10,350.00		
"	"	"					13-1773	5,175.00		
"	"	"					13-1907	4,140.00		
"	"	"					13-2038	1,035.00		
"	"	bidding		2,400.00		2,400.00	14-792	1,800.00		
"	"	construction administration		13,000.00		13,000.00	14-1044	600.00		
"	"	"					14-1254	1,950.00		
"	"	"					14-1469	2,072.40		
"	"	"					14-1686	2,072.40		
"	"	"					14-1922	2,072.40		
"	"	"					14-2102	2,072.40		
"	"	"					14-2339	1,560.00		
"	"	"					15-189	1,300.00		
"	"	reimbursable expenses (est)		4,000.00		4,000.00	13-1907	163.61		
"	"	"					14-1254	202.39		
"	14001137	addl svc - PCB remediation design work			20,320.00	20,320.00	13-1907	15,287.50		
"	"	"					13-2038	562.50		
"	"	"					14-792	150.00		
"	"	"					14-1044	50.00		
"	"	"					14-1254	640.50		
"	"	"					14-2339	512.40		
"	"	"					15-189	427.00		
"	Approved (1/15/2015)	Addl A&E			23,558.00	23,558.00		23,558.00	96,978.00	
Nafis & Young Engineers	14004039	owner's rep services		30,400.00		30,400.00	148-14	1,080.00		
"	"	"					206-14	4,760.00		
"	"	"					257-14	5,640.00		
"	"	"					182-14	1,200.00		
"	"	"					272-14	3,280.00		
"	"	"					335-14	2,440.00		
"	"	"					377-14	3,240.00		
"	"	"					401-14	5,360.00		
"	Approved (1/15/2015)	Addl owner's rep services			24,600.00	24,600.00		24,600.00	55,000.00	
									Sub-Total of A/E Constr Design, Bid & CA, OCR	151,978.00
Gennarini Construction	15000195	replace windows and reno gym		2,733,350.00		2,733,350.00	1 @ 6/30/14	256,395.50		
"	"	"					2 @ 7/31/14	146,347.50		
"	"	"					3 @ 8/31/14	344,639.57		
"	"	"					4 @ 9/30/14	112,557.79		
"	"	"					5 @ 10/31/14	117,562.50		
"	"	"					6 @ 11/30/14	53,533.45		
"	Pending	"					7 @ 12/31/14	16,150.00		
"	15001824	COR 001			(5,003.00)	(5,003.00)	incl	incl		
"	"	COR 002 net PO = \$7,753.38			12,756.38	12,756.38	incl	incl		
"	Approved (11/20/2014)	COR 003			5,244.00	5,244.00				
"	Approved (11/20/2014)	COR 004			(8,910.00)	(8,910.00)				
"	Approved (11/20/2014)	COR 005			242.00	242.00				
"	Approved (12/18/2014)	COR 006			4,385.00	4,385.00				
"	Approved (12/18/2014)	COR 007			992.31	992.31				
"	Pending	COR 008			28,086.10	28,086.10				
"	Pending	COR 009			16,559.00	16,559.00				
"	Pending	COR 010			6,895.63	6,895.63				
"	Pending	COR 011			32,195.68	32,195.68				
"	Pending	COR 012			27,600.00	27,600.00				
"	Pending	COR 013			20,995.70	20,995.70				
									2,875,388.80	
									Sub-Total of Construction	2,875,388.80
Special Testing Laboratories	15001882	Special Testing		7,890.00		7,890.00			7,890.00	
									Sub-Total of Material Testing/Misc Fees	7,890.00
Mod Space	13003955	lease for temporary gym (was for demob but used for lease)					500761625	220.24		
Mod Space	13401416	lease for temporary gym (by BOE)		incl w/BOE \$			various			
Mod Space	15000018	lease for temporary gym start of construction		25,779.76		25,779.76	500761625	1,779.76		
"	"	"					500799600	2,000.00		
"	"	"					500739170	2,000.00		
"	"	"					500880002	2,000.00		
"	"	"					500922856	2,023.45		
"	"	"					500965615	2,023.45		
"	"	"					501003278	2,023.45		
Mod Space	Pending	lease for temporary gym assume demobilization by 6/2015			431.29	431.29			26,211.05	
									Sub-Total of Modular Gym Rental	26,211.05
Total of Construction/Remediation Project										3,381,573.31
Various		FF&E		40,308.90		40,308.90		40,308.90		
Various - Prior costs		abatement as of 7/12/13		599,120.41		599,120.41		599,120.41	639,429.31	
Kloter Farms	13005659	storage shed		3,158.75	(140.00)	3,018.75	114170	3,018.75		
Wm B. Meyer	14002494	Rental - library carts			1,450.00	1,450.00	COM-1252-3/1	1,250.00		
"	"	"					COM-1252-3/2	200.00	1,450.00	
AMC Environmental	13003957	fence rental for hazmat dumpster			1,700.00	1,700.00	P021311	1,700.00		
"	13004143	quarterly inspection & reporting (by BOE)			7,850.00	7,850.00	P031302	7,850.00		
"	14000627	sampling and inspection for pcb		8,200.00		8,200.00	P061310	8,200.00		
"	14001594	"			3,800.00	3,800.00	P091331	3,800.00		
AMC Environmental	14002137	PCB operations & maint inspection & lab (11/13)			8,600.00	8,600.00	P091315	8,600.00		
AMC Environmental	14002922	" " " " (2/14)			11,000.00	11,000.00	P011402	11,000.00		
AMC Environmental	14004038	" " " " (5/14)			9,350.00	9,350.00	P031411	9,350.00	50,500.00	
Indoor Air Technologies	13004142	duct cleaning			8,400.00	8,400.00	2839	8,400.00	8,400.00	
Woodard & Curran	13004167	environmental consulting			23,688.61	23,688.61	98595	16,745.44		
"	"	"					97939	6,482.34		
Woodard & Curran	14001593	environmental consulting			6,977.50	6,977.50	99569	6,977.50	30,205.28	
Mod Space	13003954	lease for temporary gym		14,000.00		14,000.00	500114178	2,000.00		
"	"	"					500154144	2,000.00		
"	"	"					500188556	2,000.00		
"	"	"					500223413	2,000.00		
"	"	"					500080495	2,000.00		
"	"	"					500260462	2,000.00		
"	"	"					500295219	2,000.00		
Mod Space	13003955	lease for temporary gym (was for demobilization but used for lease)		22,248.00		22,248.00	106379578	2,014.08		
"	13003955	lease for temporary gym (was for demobilization but used for lease)					500032236	2,014.08		
"	13003955	lease for temporary gym (was for demobilization but used for lease)					500340601	2,000.00		
"	13003955	lease for temporary gym (was for demobilization but used for lease)					500416302	2,000.00		
"	13003955	lease for temporary gym (was for demobilization but used for lease)					500490926	2,000.00		
"	13003955	lease for temporary gym (was for demobilization but used for lease)					500537183	2,000.00		
"	13003955	lease for temporary gym (was for demobilization but used for lease)					500572811	2,000.00		
"	13003955	lease for temporary gym (was for demobilization but used for lease)					500608565	2,000.00		
"	13003955	lease for temporary gym (was for demobilization but used for lease)					500647292	2,000.00		
"	13003955	lease for temporary gym (was for demobilization but used for lease)					500682190	2,000.00		
"	13003955	lease for temporary gym (was for demobilization but used for lease)					500722141	2,000.00		
"	Pending*	Demobilization			22,248.40	22,248.40			58,496.40	
Silver Petrucelli Architects	13003958	conceptual planning & budgeting (by BOE)		4,000.00		4,000.00	13-114	4,000.00	4,000.00	
Tecta America	14002495	skylight removal			1,285.32	1,285.32	S1020200	1,285.32	1,285.32	
AAIS	13003883	clean rooms 107 & 108 (by BOE)		7,500.00	-	-	closed	-		
AAIS	14001592	pcb install critical barriers			13,973.60	13,973.60	10552	13,973.60		
AAIS	14004679	acm abatement(5/29/2014)		1,583.96		1,583.96	10873	1,583.96	15,557.56	
Fire Protection Testing, Inc.	14002921	cut & cap sprinkler			1,062.65	1,062.65	S42103	1,062.65		
Total of FPS 2012 Emergency Costs										813,405.27
Total - All Costs			4,195,013	3,711,584.99	499,244.42	4,195,439.41		2,200,289.90		4,194,978.58
Additional funding required (without Connector Corridor Alternate or Contingency)										
Requested Project Contingency for completion of project				(34.42)					Total Project Costs	4,194,978.58
Connector Corridor Alternate (Renegotiated to \$428,672) + 10% Contingency				340,000.00					Remaining Contingency	34.42
Total additional funding required				471,539.20						
				812,172.24						

Item	Conceptual Budget 12/12/12	Schematic Design Budget 08/15/13	Construction Design Budget 10/17/13	Budget after Bid Awards 5/15/14	Projected Budget 1/21/15	Change 1/21/15 verses 5/15/14 Budget	Reasons for Budget Changes
Bid Printing & Legal	5,000.00	5,000.00	5,000.00	5,000.00	13,146.21	(8,146.21)	Addition of \$11,050 in Bonding Costs
FF&E	-	-	-	-	-		
Enviro Testing, Design & CA	168,000.00	168,000.00	168,000.00	168,000.00	306,959.25	(138,959.25)	Additional testing and monitoring due to failure of clearance tests and discovery of additional hazardous materials
A/E Constr Design, Bid & CA	132,975.00	51,500.00	51,500.00	103,820.00	151,978.00	(48,158.00)	Additional design costs due to the need to completely remove the gym roof structure
							Addition of an OCR for the project
							Additional costs for Architect & OCR due to project delays
Construction	2,589,500.00	2,483,216.00	2,520,174.00	2,733,350.00	2,875,388.80	(142,038.80)	Bids \$213,000 higher than Construction Design Estimate
							Potential Change Orders for additional abatement
Matl Testing/Misc Fees	10,000.00	10,000.00	10,000.00	7,890.00	7,890.00		
Modular Gym Rental	-	-	-	16,000.00	26,211.05	(10,211.05)	Delays in securing EPA Approval extended the project timeline thus requiring additional rental payments on the temporary gymnasium
							Additional abatement extended the project timeline further thus requiring additional rental payments on the temporary gymnasium
Connector Corridor Alternate	70,000.00	279,552.00	393,160.00	Deferred*	Deferred*		Alternate deferred due to higher than expected bids on the base bid work and the alternate work
							* \$413,000 Bid for alternate was deferred because of insufficient available funds
Contingency	398,925.00	414,415.00	291,333.00	340,340.00	34.42		
Construction/Abatement Sub-Total	3,374,400.00	3,411,683.00	3,439,167.00	3,374,400.00	3,381,607.73		
FPS 2012 Emergency Cost Projection	820,613.00	820,613.00	820,613.00	820,613.00	813,405.27		
Project Total	4,195,013.00	4,232,296.00	4,259,780.00	4,195,013.00	4,195,013.00		

Critical Deadline Dates: 3/15/2015 Commitment to the Connector Corridor Alternate
 4/10/2015 Completion of the gymnasium abatement/renovation
 8/24/2015 Completion of the remaining window replacements

Osborn Hill - Projected Cash Flow

	Funding	Projected Invoices	Projected Balance	Item
Budget/Funding	4,195,013.00			
Spent to date	2,200,289.90			
Funds Remaining as of 1/22/15	1,994,723.10			
Jan-15		207,529.10	1,787,194.00	Gymnasium Abatement/Renovation
Feb-15		342,342.00	1,444,852.00	Gymnasium Abatement/Renovation
Mar-15		313,910.00	1,130,942.00	Gymnasium Abatement/Renovation
Apr-15		262,523.00	868,419.00	Gymnasium Abatement/Renovation
May-15		42,994.00	825,425.00	Preparation for final phase of work
Jun-15		78,100.00	747,325.00	Preparation and final abatement items
Jul-15		318,053.00	429,272.00	Window & Door Replacement
Aug-15		118,595.00	310,677.00	Window & Door Replacement
Sep-15		164,673.00	146,004.00	Window & Door Replacement
Oct-15		146,004.00	0.00	Closeout and retention payout

Town of Fairfield
Osborn Hill Building Committee

Committee Charge

An Osborn Hill Building Committee (OHBC) shall be established to plan, coordinate and supervise necessary upgrading and renovation of windows along with mitigation of PCB contamination at this Elementary School.

The OHBC shall be guided by an educational specification as developed by the Board of Education (BOE). The OHBC shall retain an architect for review, design and contract administration, and shall retain additional design, engineering and specialty consultants as may be required in accordance with Town selection and procurement standards and requirements. The OHBC will follow all statutory requirements in regards to any energy savings or green initiatives.

The OHBC shall organize their scope of work and estimate the costs and request appropriate funding. The estimate of total project cost, schedule and schematic design documents shall provide the basis for the request for project funding to be submitted to appropriate Town bodies and agencies.

The OHBC shall consist of not less than 5 and not more than 11 members. The committee shall meet monthly, shall maintain minutes and an orderly record and shall comply with Town and State statutes and regulations. The OHBC shall follow practices and guidelines outlined in town building committee manuals and the 2007 report issued by the Building Construction Review Committee.

Members of the OHBC shall be appointed by the Board of Selectmen and confirmed by the RTM. The Committee shall report to the Board of Selectmen through the office of the First Selectman.

The Committee will consider the following as it evaluates and recommends project options:

- How to minimize the ongoing cost of maintenance and operation of the building and the improvements
- How to incorporate appropriate "green" initiatives and capabilities within the design and operation
- How to incorporate "time tested" options, design features and construction techniques
- How to maximize the opportunity for state reimbursement and ensure timely processing of all state reimbursement paperwork requirements

**Approved by BOS on April 24, 2012*

**Revised and Approved by BOS on March 6, 2013*

APPROVED

**EDUCATIONAL SPECIFICATIONS FOR
OSBORN HILL ELEMENTARY SCHOOL
WINDOW REPLACEMENT PROJECT**

JAN 15 2013

**March 1, 2012 (Approved April 10, 2012)
Revised January 9, 2013 (Approved January 15, 2013)**

**Code Violation
Indoor Air Quality
Energy Conservation
Extension/Alteration**

PROJECT RATIONALE

The window systems at Osborn Hill Elementary School are original to the construction of the main building (1958), the classroom addition (1969), and the Media Center and Kindergarten Expansion (1997). The majority of the windows are inefficient single pane type. The age of a majority of the units makes it increasingly difficult to obtain replacement parts for damaged hinges, latches, etc. Inoperable and difficult to operate windows impede their use for natural ventilation. Operable windows are the primary source of fresh air ventilation at Osborn Hill Elementary School.

In addition to the existing window conditions, hazardous materials testing performed in 2013 during the investigation of this window replacement project revealed PCB contamination of several building elements beyond the windows and associated caulking. Among the items found to require abatement are flooring, paint, fireproofing among others.

The installation of new energy efficient replacement windows will bring savings to the town by enhancing the building's envelope performance while also enhancing the building's appearance and ensuring natural ventilation is available. In addition, the abatement of hazardous materials (PCBs) will improve indoor air quality at the facility and enhance the learning environment.

LONG-RANGE PLAN

The long-range plan for the school facilities for the Fairfield Public Schools calls for provision of a safe and appropriate learning environment. In accordance with this aspect of the plan, Fairfield will undertake a window replacement project at Osborn Hill Elementary School.

The Fairfield Public Schools plans to continue to utilize Osborn Hill Elementary School in its current capacity, and with appropriate maintenance, as an elementary school for the next twenty years.

THE PROJECT

The Fairfield Public Schools proposes a window replacement project at Osborn Hill Elementary School to address the deficiencies with the windows at the facility. In addition to the window replacements, abatement, removal and/or encapsulation of hazardous materials (PCBs) throughout the facility will be performed per CT DEEP and US EPA requirements. The abatement will include building elements such as caulking, glazing, flooring, paint, fireproofing, etc. The removal of the hazardous material may include the demolition and reconstruction of building element and spaces.

Current space: Osborn Hill Elementary School includes the following instructional and support spaces: general classrooms, kindergartens, library/media center, computer lab, gymnasium, music room, art room, special education classrooms, special education resource room, cafeteria, nurse's office, kitchen, conference room, school administration offices, custodial services, storage, and boiler room.

Construction: All original windows throughout the main building (installed in 1958 and 1969) will be replaced with a new window system meeting current standards for maximum energy efficiency. The new replacement windows will include glass tinting for increased occupant comfort and new window hardware which will enhance security at the facility. In addition the abatement, removal and/encapsulation of hazardous materials (PCBs) will also be performed.

Final space: See *Current space* above.

FF&E: New window treatments, replacement of FF&E items contaminated by PCBs

BUILDING SYSTEMS

Security: Not applicable.
Public Address: Not applicable.
Technology: Not applicable.
Phone System: Not applicable.
Clocks: Not applicable.

INTERIOR BUILDING ENVIRONMENT

Acoustics: Ceilings: Not applicable.
Walls: Not applicable.
Lighting: Not applicable.
HVAC: Not applicable.
Plumbing: Not applicable.
Windows/Doors: All windows throughout the main building (installed in 1958 & 1969) will be replaced with a new window system meeting current standards for energy efficiency. Windows will also be of a hopper type that can be opened at the bottom to allow for natural ventilation and will include glass tinting for increased occupant comfort.

SITE DEVELOPMENT

Site Acquisition: Not applicable.
Parking: Not applicable.
Drives: Not applicable.
Walkways: Not applicable.
Outdoor Athletic Facilities: Not applicable.
Landscaping: Not applicable.
Site Improvements: Not applicable.

COMMUNITY USES

Osborn Hill Elementary School does not contain or host space(s) for other town departments or outside firms. The building is used exclusively as an elementary school. The building facilities are available to the public on a reservation basis when the building is not in use (nights and weekends). Some of these uses include among others:

- Parent Teacher Association (PTA) meetings and events
- Cub Scouts
- Girl Scouts
- Various school clubs
- Civic group meetings

Osborn Hill Elementary School is used as a polling place.

OHS BUILDING PROJECT TIMELINE

March 2012

As part of BoE's long term facilities plan, OHS window project is brought to BoE for approval.

April 2012

BoE approves OHS window project

May 2012

Preliminary PCB testing comes back with high readings in some areas; testing and further cleaning required

June 2012

Follow up PCB testing results come back with continued high readings, including in the air. Gym closed. Further cleaning and testing required.

Summer 2012

Follow up cleaning and testing reveals high #s in gym and library, as well as some student bathrooms. Cleaning and testing take place throughout the summer. BoE hold information sessions for parents. Plans made to move students to offsite areas if PCB numbers do not come down; those plans prove to be unnecessary as classrooms are ready for students just in time for start of 2012-13 school year. Library out of commission from August-December 2012; portable "library" in hallway of school.

October 2012

Portable gym put in place

January 2013

New ed specs approved by BoE, which include extensive PCB remediation, particularly in regards to the gym. Costs of the June-December 2012 PCB cleaning, testing and remediation are added to the costs of the windows and gym project, and the BoS, BoF and RTM all approve the bonding resolution.

March 2013

OHS building committee formed

April 2013

OHS building committee starts their work. Because of long lead time for windows, the actual work at the school (other than ongoing PCB testing and cleaning) must take place during the summers of 2014 and 2015. Full gym remediation slated to begin at that time.

May 2013

Silver Petrucelli approved as architect for project

October 2013

OHS BC Chair reports to BoS at 10/9/13 meeting and gives update on progress of project.

November 2013

PCT Meeting conducted with OSF; OSF allowed the local officials to sign off for this project.

April 2014

EPA, after six months, gave approval for the project

May 2014

Bids for project received

June-August 2014

Gennarini Construction chosen as GC for project by purchasing dept. First phase of window and door replacement takes place in the upper hallway wing, start delayed due to further EPA approvals, but finished in time for start of 2014-15 school year. Flooring remediated. Gym remediation ongoing.

October-November 2014

More extensive remediation required in gym than originally thought, escalating costs and causing delays to project.

November 2014

OHS BC Chair reports to BoS at 11/19/14 meeting and gives update on progress of project.

December 2014

OHS BC meets twice and discusses concerns that escalated costs for remediation and extension of portable gym lease will require request for additional funding. OHS BC Chair asks to be put on agenda for BoS meeting in January to request additional funds.

January 2015

OHS BC Chair makes request for additional funding from BoS at 1/21/15 meeting; \$340,633 approved at 1/28/15 BoS meeting for costs of contingency to allow project to continue – windows and doors (summer 2015); and gym (slated to be finished by April 2015).

February 2015

OHS BC Chair makes request for additional funding from BoF at their meeting on 2/6/15; \$340,633 approved by BoF; is put on agenda for RTM committee meetings of 2/17 & 2/18, and RTM Regular meeting of 2/23.

Date: February 10, 2015

From: Kim Marshall – OHBC Chairman

To: Members of the RTM

RE: Additional Funding Request for the Osborn Hill Project

Thank you to the entire membership of the RTM for taking the time to hear our committee's request for additional funding. The purpose of our additional funding request, as presented to your body, is to provide additional funding for the project to be used as a contingency fund for work related to unforeseen conditions that may be uncovered as the project progresses to completion.

As background on the underlying reason for this request I would like to share the following:

The project's general contractor, Gennarrini Construction, has submitted several proposed change orders for unforeseen conditions that were uncovered during the remediation of the gymnasium. These proposed change orders as presented to our committee total more than \$127,000. Our project architect and owner's representative are negotiating with the general contractor to lower the amounts in these proposed change orders. If the negotiations are unsuccessful and the full amounts as presented by the general contractor prevail then our present project contingency will be fully expended. This would leave no funds available in the event of the discovery additional unforeseen conditions during the remainder of the project.

The project status is as follows:

PCB Remediation was completed this past summer for all items within the building except for the gymnasium. These areas were available to the school for their use the first day of the school year.

This past weekend the PCB Remediation work in the gymnasium was been completed. Pending the results of 'clearance' tests which are due later this week the final work on the gymnasium will proceed and will be completed by April 10, 2015.

The remainder of the project consisting of window replacements (for which no PBC remediation is required) will take place this summer starting the first day of summer vacation and will be complete by the start of the new school year this September.

The Consequences of a delay or denial of the additional funding request:

A delay of approval for up to a month would not have an impact on the project, however, a denial of funding will result in the stoppage of the project at the point when present funding will run out. This may be anytime up to or into the summer.

Our committee hopes that your body will be able support our request for additional funding.

Kim Marshall

Chair, Osborn Hill Building Committee.

To: Board of Selectmen, Board of Finance, RTM
From: Robert Mayer, CFO
Date: Monday, February 09, 2015 3:19 PM
Re: Town of Fairfield Bond Refinancing

Attached are the proposed resolution, the governing State statute, and a summary explanation for the potential refinancing the Town is working toward.

As spelled out in the statute paragraph, only RTM approval is required; therefore, this will be an information only item for the BOF and the BOS and a voting item for the RTM.

**RESOLUTION AUTHORIZING APPROPRIATION OF THIRTY-FIVE MILLION
DOLLARS (\$35,000,000) TO REFUND CERTAIN OF THE TOWN'S
OUTSTANDING BONDS AND AUTHORIZING THE ISSUANCE OF
REFUNDING BONDS TO FINANCE SUCH APPROPRIATION**

Resolved:

1. That the Town of Fairfield (the "Town") appropriate THIRTY-FIVE MILLION DOLLARS (\$35,000,000) to fund the redemption and the payment, in whole or in part, as determined by the Board of Selectmen, the Treasurer and the Fiscal Officer of the Town, of the outstanding principal, accrued interest and any call premium on all or any portion of any issue of the Town's General Obligation Bonds including, but not limited to the Town's General Obligation Bonds issued in 2007, 2008 and 2010 (the "Refunded Bonds"), together with the costs of any applicable consultants' fees, financial advisory fees, legal fees, escrow fees, trustee's or agent's fees, investment fees, verification fees, underwriters' fees, net temporary interest and other financing or transactional costs, and other expenses related to the payment or redemption of such bonds for the purposes of refunding them.
2. To finance such appropriation, the Town will issue its serial refunding bonds (the "Refunding Bonds") under its corporate name and upon the full faith and credit of the Town in an amount not to exceed THIRTY-FIVE MILLION DOLLARS (\$35,000,000) for the payment, in whole or in part, at or prior to maturity, as determined by the Board of Selectmen, the Treasurer and the Fiscal Officer of the Town, of the principal, interest and call premium on the Refunded Bonds and the costs related to such refunding.
3. The Board of Selectmen, the Treasurer and the Fiscal Officer of the Town are hereby appointed a committee (the "Committee") with full power and authority to cause said Refunding Bonds to be sold, issued and delivered; to determine their form, including provision for redemption prior to maturity; to determine the aggregate principal amount thereof within the amount hereby authorized and the denominations and maturities thereof; to fix the time of issue of each series thereof and the rate or rates of interest thereon; to select the maturities of the Refunded Bonds to be refunded; to establish a reserve, escrow or similar fund for the payment of the Refunded Bonds; to designate the bank or trust company to certify the issuance thereof and to act as transfer agent, paying agent and as registrar for the Refunding Bonds, and to designate bond counsel and escrow agent and to do or cause to be done all other acts that are necessary or appropriate to issue the Refunding Bonds all in accordance with the Connecticut General Statutes and any other law which may be applicable.
4. The Committee shall have all appropriate powers under the Connecticut General Statutes, to issue the Refunding Bonds and to sell the Refunding Bonds at public or private sale and, further, shall have full power and authority to do all that is required under the Internal Revenue Code of 1986, as amended, and other applicable laws and regulations of the United States, to provide for issuance of the Refunding Bonds in tax exempt form and

to meet all requirements which are or may become necessary in and subsequent to the issuance and delivery of the Refunding Bonds in order that the interest on the Refunding Bonds be and remain exempt from Federal income taxes, including, without limitation, to covenant and agree to restriction on investment yield of bond proceeds, rebate of arbitrage earnings, expenditure of proceeds within required time limitations and the filing of information reports as and when required.

5. The net proceeds of the sale of the Refunding Bonds, after payment of costs of issuance, shall be deposited in an irrevocable escrow or similar account and invested in appropriate legal investments including, but not limited to non-callable direct obligations of, or obligations guaranteed by, the United States of America, or any other investments permitted by Section 7-400 of the Connecticut General Statutes, all of which shall not be callable or pre-payable, the principal of and interest on which, when due, shall be in an amount sufficient to pay the principal of, interest and redemption premium, if any, on the Refunded Bonds at maturity, or to redeem the Refunded Bonds at the redemption price prior to maturity, pursuant to the plan of refunding. The Committee is further authorized to appoint a verification agent to verify the sufficiency of the escrow investments and to execute and deliver any and all escrow, and other agreements necessary to provide for the payment when due of the principal of and interest and redemption premium, if any, on the Refunded Bonds.
6. The First Selectman or Fiscal Officer, on behalf of the Town, shall execute, deliver and secure such bond purchase agreements, reimbursement agreements, letters of credit, credit facilities, remarketing agreements, standby bond purchase agreements, and any other commercially necessary or appropriate agreements which the Committee determines are necessary, appropriate or desirable in connection with or incidental to the sale and issuance of Refunding Bonds.
7. The First Selectman or Fiscal Officer shall execute on the Town's behalf such interest rate swap agreements or similar agreements related to the Refunding Bonds for the purpose of managing interest rate risk which the Committee determines are necessary, appropriate or desirable and if the Committee determines that it is necessary, appropriate or desirable, the obligations under such interest rate swap agreements shall be secured by the Town's full faith and credit.
8. The Refunding Bonds may be designated "Refunding Bonds" or other designation selected by the Committee and may be issued in one or more series, and may be consolidated as part of the same issue with other bonds of the Town; shall be in serial form with a final maturity date not later than the final maturity date of any of the bonds being refunded, or as otherwise provided by statute. Interest on the Refunding Bonds shall be payable semiannually or annually. The Refunding Bonds shall be signed on behalf of the Town by at least a majority of the Board of Selectman and the Town Treasurer, and shall bear the seal of the Town. The signing and the imposition of the Town's seal on the Refunding Bonds may be by facsimile as provided by statute.

9. The Committee is hereby authorized to take all action necessary and proper for the sale, issuance and delivery of the Refunding Bonds in accordance with the provisions of the Connecticut General Statutes and the laws of the United States.

Connecticut State Statute Section 7-370c

Sec. 7-370c. Authority to issue refunding bonds for payment, funding or refunding of bonds, notes or other obligations previously issued. Any municipality, as defined in section 7-369, which has issued bonds, notes or other obligations pursuant to any public or special act may issue refunding bonds for the purpose of paying, funding or refunding prior to maturity all or any part of such municipality's bonds, notes or other obligations, the redemption premium, if any, with respect thereto, the interest thereon, the costs with respect to the issuance of such refunding bonds and the payment of such refunded bonds, notes or other obligations. Such refunding bonds shall mature not later than (1) in the case of a single series of bonds, notes or other obligations being refunded, the final maturity date thereof; and (2) in the case of multiple series of bonds, notes or other obligations being refunded, the final maturity date of any such series last to occur. Notwithstanding the provisions of the general statutes or any special act, local law or charter governing the authorization and issuance of bonds, notes or other obligations and the appropriation of the proceeds thereof, such refunding bonds shall be authorized, and the proceeds appropriated for the purposes permitted under this section, by resolution of the legislative body of the municipality, and shall be subject to the same limitations and requirements as bonds issued pursuant to this chapter, provided the provisions of section 7-371 regarding limitations on the date of the first maturity, or on the amount of any principal or on any principal and interest installments on any bonds, shall not apply to refunding bonds issued under this section which shall achieve net present value savings after comparing total debt service payable on the refunding bonds to the total debt service payable on the refunded bonds, after accounting for costs of issuance and underwriters' discount. As used in this section "legislative body" means (A) the board of selectmen in a town that does not have a charter, special act or home rule ordinance relating to its government, (B) the council, board of aldermen, representative town meeting, board of selectmen or other elected legislative body described in a charter, special act or home rule ordinance relating to government in a city, consolidated town and city, consolidated town and borough or a town having a charter, special act, consolidation ordinance or home rule ordinance relating to its government, (C) the board of burgesses or other elected legislative body in a borough, or (D) the district committee or other elected legislative body in a district, metropolitan district or other municipal corporation.

Refinancing Summary

Please note the summary below is based on current interest rates and subject to change based upon market conditions:

- Issue Size: ~25MM -35MM
- Callable Bonds to be refunded from the following issues: 2007, 2008, 2010
- Term: (tied to refunded bonds): 12 years
- Gross Savings spread over term: \$1.9MM
- Present Value Savings: \$1.6MM
- % Present Value Savings divided by Refunded Bonds: 5.5% (GFOA/Industry guideline: above 2-3% NPV Savings)

It's important to note that all savings figures are net of costs and that the new bonds' term will not exceed the original bonds' term (per state statute). The size of the issue may also increase if rates move down further or reduce if rates increase. We want to ensure maximum efficiency of the transaction.

The hope would be to price the refunding bonds shortly after the bonds are authorized by the Town. Anticipated closing would be mid-March. Of course, if interest rates rise, resulting in significant reduction of savings, the issue would be postponed until market conditions improve.

Robert Mayer, CFO
February 9, 2015



Town of Fairfield, Connecticut

Refunding Bonds Issue of 2015

Breakout of ESTIMATED Cost of Issuance (COI)

ROLE	COST	
Bond Counsel	30,000-40,000	
Financial Advisor	20,000-30,000	
O.S. (word proc/copying/mailing/etc)	~3,000	
O.S. (printing/mailing) (George Dean)	~1,000	
Moody's Rating	17,500-25,000	We may only go with 1 rating on the refunding. It depends on feedback from the underwriter.
Standard & Poor's Rating	17,500-25,000	
Fitch Rating	n/a	
Verification Agent (AMTEC)	1,000-1,750	
Paying Agent	~1,750-3,000	
Electronic OS Posting and distribution	~1,500	
Bond Buyer Advertisement	n/a	
Escrow Agent	750-2,000	
ESTIMATED COI TOTAL	94,000-132,250	(built into bond proceeds)



Town of Fairfield

Osborn Hill Elementary School

Connector Enclosure Redesign Concepts

February 20, 2015

From the December 21, 2012 Conceptual Study:

In addition to the gym, the Town and Fairfield Public School staff also asked that this report investigate enclosing the walkway between the main building and the annex building adjacent to the gym. Enclosing the walkway would improve the security of the children as well as the buildings at either end of the connector. It would also shield students and faculty safe from inclement weather. It is recommended that the addition of an enclosed walkway be considered as part of the scope of work for the next phase of work at the school. Due to the walkway's adjacency to the gym it would be wise to investigate coordinating the enclosure of the walkway with the addition of the new gym. Further investigation is needed to determine any code implications of enclosing the open air walkway.

Based on this conceptual study, an estimate of 70,000 was established, based on a concept of minimally infilling the wall of the existing canopy structure with transparent window wall construction, providing doors to access to the courtyard and the play fields.

The enclosure of this 700 SF corridor was envisioned at \$100 per SF, or \$70,000 plus 15% contingency or \$80,500.

The architects completed much more field and engineering investigation of the site and building conditions once the schematic designs were approved and construction documents completed. Some of the conditions that now influence the connector enclosure are:

- Too close storm drain and underground storm pipes must be modified in the new layout
- Being an enclosed space, a dry sprinkler system is required by code for new school additions
- The pavement area between the school and the annex is improperly sloped and must be removed and regarded for proper accessible use.
- An extra set of exit doors, and potential canopy extension is likely at the west end of the annex connector
- The space must be ventilated, but not heated to control excessive summer heat gain.

- The glazed/translucent walls must be restrained by a foundation structure, likely small grade beams spanning between the existing canopy column pier footings.
- The conceptual estimates were based on 2013 construction costs.

The relative cost implications of the now known field conditions are estimated as follows:

• Storm Drain regarding/rework	\$ 5,000
• Dry sprinkler system	\$ 15,000
• Pavement removal and new accessible floor	\$ 7,000
• Extra set of doors and canopy extension	\$ 12,000
• Ventilation of connector	\$ 2,000
• Foundations for translucent walls	\$ 10,000
• Escalation from 2013 to 2015 (10%)	<u>\$ 8,500</u>
Subtotal	\$ 59,500
Original Estimate	<u>\$ 80,500</u>
A/E Redesign Services	\$ 9,900
Total Estimate for Minimal Canopy Enclosure	\$149,900