

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
January 6, 2010**

The Permanent School Facilities Building Committee held a meeting on Wednesday, January 6, 2010 at Jonathan Law High School in the media center. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
Ald. R. Vitali
T. Creedon
R. Funaro
R. White (BOE)
T. Casey (BOE) (7:15 p.m.)
Ald. M. Hardiman

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
P. Jorgensen, Silver Petrucelli Assoc., A/E
M. Cummings, Asst. Supt. Schools
P. Bradbury (MPS)
T. Yahn, Malkin Construction
R. Martin, Malkin Construction

Consideration of the Minutes of December 9, 2009 meeting

Mr. Funaro and Mr. Creedon made and seconded a motion to approve the minutes of the December 9, 2009 meeting as presented. Motion carried unanimously.

Status Report –Jonathan Law High School – Phase II (Science Labs)

Mr. Jorgensen explained the items listed on the punch list for the science rooms. He stated the list was forwarded to Connecticut Carpentry (CCC). He noted the list did not include the rooftop work, because of snow on the roof at the time of the inspection. He also stated some of the rooms on the first floor were not included. Mr. Jorgensen reported he spoke with Mr. DiBacco and CCC will be at the school next week.

Mr. Creedon asked if Connecticut Carpentry worked during the break.

Mr. Jorgensen responded no, stating they did not have the punch list at the time.

Chairman Woods stated it was decided at the last meeting to give Connecticut Carpentry seven (7) days to complete the work.

Mr. Silver stated they only received the punch list last week. He stated it would be difficult to put such a time limit on the long lead items.

Chairman Woods asked when the letter would go out.

Mr. Silver responded the letter would go out on January 7, 2010. He stated the letter would stipulate calendar days.

Chairman Woods asked about the long lead items.

Mr. Jorgensen replied the tack boards would be one of those items. He explained the wrong type of insulation was put behind the boards and that they are now warped. A brief discussion ensued.

Mr. Silver stated it really is a warranty defect.

Mr. Jorgensen stated the rebuilding of the greenhouse floor could take some time.

Mr. Creedon asked what other items that could come up.

Mr. Bradbury stated they still needed to go over the roof penetrations, but would need to wait for the snow to melt. A brief discussion ensued.

Chairman Woods asked if it was the consensus of the Committee that after next Friday, if the work was still not complete, Connecticut Carpentry would be off the job and then someone else would be hired to complete the items on the punch list.

Mr. Bradbury explained there should be documentation on the foam that was used behind the tack boards. Discussion continued.

Mr. Funaro commented it was ridiculous that this project was considered complete in September 2008 and yet they are still discussing the same items over and over, which have not been completed. He stated he would be in favor of just having someone else do the work.

Mr. Silver cautioned the Committee if the clean-up work exceeded \$7,500, it may have to go out to bid. Discussion resumed.

Mr. Bradbury recommended the Committee wait for a total punch list.

Chairman Woods asked if they needed to wait for accessibility to the roof.

Mr. Bradbury stated they would be looking at all the roof penetrations.

Chairman Woods asked if the Committee could have the list by next week. He noted all work would need to be completed by January 25, 2010. Discussion ensued.

Chairman Woods stated by the end of January, either the project would be finished by Connecticut Carpentry or another contractor would be hired.

Status Report – Foran High School – Phase II

Chairman Woods asked where they stood with regard to the Eno boards.

Mr. Cummings reported 13 of the 18 rooms had been done. He stated they have not heard from HP, who had a network issue. He also reported professional development would be scheduled.

Status Report – Jonathan Law High School – Phase III

Chairman Woods asked where the project stood as of today.

Mr. Martin reported the steel had arrived on Monday and explained they would begin to scaffold the building for the masonry work. He stated it would then be tented for heat. He went on to explain the work for the exterior walls, windows, etc. He stated they would then tighten up the building to keep the school warm.

Chairman Woods asked where they stood with regard to the schedule.

Mr. Martin responded they lost a little bit of time with the snow. He stated they were off about a week from the original schedule.

Chairman Woods asked if there were any change orders.

Mr. Martin replied no.

Mr. Jorgensen referred the Committee to p. 5 of the handout and explained the daily log to date.

Mr. Martin addressed the insulated blankets on the slab sub grade, which he stated is helpful. He also noted they had to remove the snow after the last snow fall and that winter weather protection charges are accumulating but not yet ready to formalize in a change order.

Status Report – Joseph A. Foran – Phase III

Mr. Silver reported the bids had been extended about 1 week. He went on to explain the project and the bids. He stated in 2008 the estimate for the work was \$9,500,000, but the recent bids were 28% lower, which he stated affirms it is a good time to bid projects. He went on to explain each of the bids. He stated the low bid appears to be Mountford and that they met with Mountford to vet their bid.

Mr. Funaro referred to p. 5 and asked about project expenses and duties.

Mr. Silver stated it is for a manager. Mr. Silver stated Mountford is a well established firm, incorporated in 1989; and that they meet all the license requirements. He also stated they are a qualified Class C contractor. He stated they have an office staff of 35. Mr. Silver stated there are no cold weather issues in this bid, because it would not be an issue if they begin in March. He also reported the references came across very well and that they have a good understanding of the number of cars, students, faculty as well as the buses. Mr. Silver went on to explain the numbers in the bid package and referred the Committee to p. 14 of the handout.

Chairman Woods asked about the 3rd floor, part D abatement separation bids.

Mr. Silver explained funding is already in place from the Aldermen for this. He stated the charge to this Committee is one floor at a time.

Mr. Funaro asked if the project would be funded one hall by hall.

Mr. Silver stated it is the entire wing. He explained the charge limits and also explained the BSF needed to be notified as well.

Chairman Woods stated the Committee would need to decide who the low bidder is. He noted they could not award the contract without funds, but that he would like to see the Committee select the contractor, subject to funding. He stated he would then send a letter to the Mayor requesting funding.

Mr. Funaro and Ald. Vitali made and seconded a motion to award the contract to W.J. Mountford, both for the main and 3rd floor work, subject to funding.

Ald. Vitali asked if they were awarding the work to two different contractors.

Chairman Woods replied no. He explained the Committee would award the work to Mountford for the main expansion and 3rd floor, subject to funding. Chairman Woods asked the Committee if there was any reason not to award the contract.

Ald. Vitali stated there needed to come a time when they would need to look at the philosophy of the school organization. He stated if the district were to go to a different organization, the Committee would need to consider if they want to continue to put these projects through. He stated he was only putting this into play as possible conversation for the community.

Mr. Creedon stated it was not the charge of this Committee.

Ald. Vitali stated it is something to consider if it is the mindset of the organization to move in a different direction.

Chairman Woods stated it has always been the philosophy of this Committee that they don't want to build something that may have to be taken down. Discussion ensued.

Motion carried unanimously.

Chairman Woods stated he would get a letter to the Mayor, and then it would go to the Board of Finance and then the Board of Aldermen for bond authorization. He stated there is the potential to award the bid possibly by mid February. He explained the time clock starts with the signed contracts or notice to proceed.

The Committee recessed at 8:08 p.m. to tour the construction site.

Chairman Woods reconvened the Committee in public session at 8:21 p.m.

Since abatement bids were so low for one wing, Mr. Silver explained the scope of Phase II asbestos to enable reimbursement from the State BSF (and possible scope expansion for two more wings at Foran).

Mr. White and Mrs. Casey made and seconded a motion to seek permission to accelerate the already expanded Phase II asbestos and lead abatement for the remaining two wings at Foran High School. Motion carried unanimously. (This will be referred to the Board of Education and the Aldermen).

Status Report Re: East Shore Middle School – Portable Classrooms

Chairman Woods stated the project would remain on the agenda until a decision has been made by the Board of Education how they were to proceed.

Mr. Cummings noted in the recent Capital Improvement Plan (CIP), the Board of Education put in for a “brick and mortar” addition at East Shore Middle School (ESMS). He stated the estimated cost for the addition would be approximately \$6,000,000. Mr. Cummings also pointed out the size is not going to go away.

Chairman Woods asked if the ESMS portable classrooms had been scrapped. He stated he would like to send a letter to the Board of Aldermen to remove the ESMS portables from this Committee’s charge.

Mr. Funaro and Mr. White made and seconded a motion to request the Board of Aldermen remove the East Shore Middle School portable charge from this Committee’s charge.

Mrs. Casey expressed concern if this project is removed and the CIP is not approved ESMS may get no work at all. Lengthy discussion ensued regarding East Shore Middle School.

Mr. Funaro withdrew his motion and Mr. White withdrew his second.

Mr. Funaro and Mr. White made and seconded a motion to send a letter to the Board of Education to remove the East Shore Middle School portables charge from the Permanent School Facilities Building Committee charge. Motion carried unanimously.

Chairman Woods commented about the Phase IV work at both Foran and Law and if the funding was included in the package to pay the architect.

Mr. Silver explained the all prior phases had funded the next phase design fees while the prior phase was under construction.

Chairman Woods stated the funding for Phase IV was eliminated this time. He stated the request this Committee submits to the Mayor for Phase III at Foran, would include a line item for the architectural design.

Mr. Silver referred the Committee to p. 6-13. He explained the summary pages stating these date from the 2002 study, updated. He stated p. 8 included the energy improvements and continued with an explanation of the handout. He stated Phase IV at both schools is the nuts and bolts to modernize the schools.

Chairman Woods asked the real priorities.

Mr. Silver stated by realigning the art spaces would regain space and classrooms. He also stated the Phase IV work is a tangible list of priorities that could be met based on the priorities of Phase III. Discussion ensued.

Chairman Woods stated he would send a letter to the Mayor and Board of Education. He asked the Committee if it would be just Phase III or Phase III and the design of Phase IV or both.

Mr. Silver commented it could be neither if the East Shore Middle School project were to move to the top.

Chairman Woods said that by submitting both it could result in sticker shock and asked the Committee if they wished to consider leaving out the design fees.

Ald. Vitali stated the Board of Education budget would play a part.

Chairman Woods stated it he would be in favor of putting it all on the table. Discussion ensued.

Chairman Woods explained the 10% financing which is added onto the project. Discussion ensued.

Consideration of Payment Requisitions

Chairman Woods asked if the payment requisitions were in order and if payment was recommended.

Mr. Silver responded yes

Mr. Funaro and Ald. Vitali made and seconded a motion to approve payment to Malkin Construction Corporation (4) in the amount of \$249,472.50 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve payment to Fairfield Testing Lab (#2) in the amount of \$1,674.84 for Jonathan Law High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve payment to Fairfield Testing Lab (#3) in the amount of \$4,186.59. Motion carried unanimously.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli (#5) in the amount of \$6,370.00 for Jonathan Law High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve payment to Silvier Petrucelli (Abatement/Lead Design #1) in the amount of \$70,000 for Foran Phase II – Lead Asbestos. Motion carried unanimously.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli (#14) in the amount of \$22,286.20 for Foran Phase III – Additions/Renovations. Motion carried unanimously.

The next meeting of the Permanent School Facilities Building Committee will be Thursday, February 18, 2010.

Being no further business, Mrs. Casey and Mr. Creedon made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary