

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
JANUARY 14, 2009**

The Permanent School Facilities Building Committee held a meeting on Wednesday, January 14, 2009 in conference room B in City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
Ald. R. Nunno
Ald. R. Vitali
D. DeFlumeri
J. Quish (BOE)
T. Creedon

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
M. Cummings (MPS)
P. Bradbury (MPS)
D. Hourigan, Chairman (BOE)
C. Nardone, Silver Petrucelli Assoc., A/E
P. Jorgensen, Silver Petrucelli, Assoc., A/E
K. Wood, Bismark Construction
J. Bailey (G & D Mechanical)
G. Zurkowski (G & D Mechanical)
G. Raucci (Bismark)
F. DiBacco (CT Carpentry)

Excused: C. Kopazna (BOE)

Consideration of the Minutes of December 9, 2008 meeting

Ald. Vitali and Mr. DeFlumeri made and seconded a motion to approve the minutes of the December 9, 2008.

Mr. Quish noted a correction on page 4, 3rd paragraph down wherein he asked if there were any time tickets kept during the disputed charge. He stated there is no response to his question.

The minutes should reflect “*Mr. Nardone responded no*”.

Motion carried unanimously as corrected.

Status Report – Phase I – Foran High School

Mr. Nardone reported the stair repair work was not done over the Christmas break as Bismark had promised. He stated he has been trying to contact Mr. Raucci, but was unsuccessful.

Mr. Raucci stated it was his understanding as well the work would be done over the Christmas break, but it was not. He reported they would be in on the Martin Luther King Day holiday (January 19, 2009) at which time they will put temporary treads in and send the treads to be repaired back to the manufacturer.

Chairman Woods asked how long the process would take.

Mr. Bradbury commented it was his understanding the contractor was going to try and turn this around quickly.

Mr. Raucci stated he really should only be a few weeks. He stated it would be a total of 16 treads.

Status Report – Phase II – Jonathan Law High School (Boilers)

Mr. Jorgensen reported they received the final project closeout papers from Paragon two days ago and that the he had reviewed them.

Chairman Woods asked if the project was 100% complete.

Mr. Jorgensen responded yes.

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

Mr. Jorgensen stated Mr. DiBacco was here tonight to provide any additional comment regarding punchlist progress. Mr. Jorgensen reported they had a meeting this week regarding the punch list and with a few large items still outstanding. He referred to the items remaining as “small importance” and “large importance”. He spoke as to the greenhouse work. He stated some of the smaller items were the dishwasher, which had been leaking, but has been taken care of, a roof leak and some touch up paint. He stated the larger items included the acid vault (p. 34,35,36 in the handout). He stated they have been going back and forth with Connecticut Carpentry to get them done with regard to the piping. Mr. Jorgensen reported they are waiting for final acid vault redesign documents from Connecticut Carpentry and went on to explain the details of the work.

Mr. Silver referred the Committee to p. 36 of the handout, which shows the gravity drainage.

Mr. Jorgensen explained the difficulty with the inverts and that they had to modify the design. He referred the Committee to p. 35 of the handout continuing with his explanation.

Ald. Vitali asked if there would be enough room to feather the soil mound in. He also spoke regarding a sanitary line in the home economics area that had not been connected to anything and that it backed-up. He questioned why this was not connected and how it could have happened to begin with. He also asked if the vault would be changed.

Mr. Jorgensen explained the vault would be raised to allow the system to gravity drain as originally designed.

Chairman Woods asked if this represented a 3’ error

Mr. Jorgensen replied the invert is 2’-3’ from being flowing by gravity.

Chairman Woods asked if the area would then be mounded and feathered as suggested.

Mr. Jorgensen explained they needed to protect the vault from freezing. A brief discussion ensued.

Mr. Bradbury noted they had not settled on final re-designs yet.

Mr. Hourigan asked the impact on lawn maintenance.

Mr. Bradbury stated they would need to address this but that it was too early since it hadn't been completed. He reminded the Committee his crews would need to access the hatch.

Ald. Vitali asked about the problem regarding the sanitary line that was not connected and that the question is why.

Mr. Bradbury stated the home economic area backed up. He explained there were two lines not connected to the sewer system or the acid neutralizer tank and acid vault.

Mr. DiBacco responded it simply was an oversight on the part of the foreman. He stated while doing some excavating and moving some dirt around they noticed the pipe, but then never re-connected the pipes.

Mr. Bradbury stated Connecticut Carpentry was notified and quickly came back and re-connected the pipe.

Mr. Hourigan asked if cutting and raising the acid tank was the only solution.

Mr. Jorgensen responded no that there were other options and explained.

Chairman Woods asked about the other large tasks still to be completed.

Mr. Jorgensen responded the gym translucent window panels were due the first week of March. He stated they have discussed abatement issues, which will be done during the April break. He stated there is 15' of translucent panels on the west side of the gym (p. 26 of the handout) that will be installed after that. He also explained a potential abatement change order with the task.

Mr. Quish stated for clarification purposes that the subcontractor would be putting up the critical barriers and also there would be an additional disposal cost.

Mr. Jorgensen responded yes. He explained it would be better to go with Connecticut Carpentry, however they could price it out to get the best price. Discussion ensued.

Chairman Woods asked when this project would be 100% complete, excluding the acid vault and gymnasium panels.

Mr. DiBacco responded he was not sure because he did not know how long it would be for the counter corrections.

Mr. Jorgensen explained Mr. DiBacco was referring to the accessible workstation counters. He explained the requirement by the State with regard to the handicap clearance.

Mr. Hourigan asked about the radiator grilles on the countertops. He stated in one room it appears heavy duty and imbedded into the counter but in the other rooms he looks more like "chicken wire".

Mr. Jorgensen explained the grates and that it was done at the suggestion of the Assistant Principal as the lighter grilles are above the counter height/working level and less expensive.

Mr. Hourigan commented it really is something aesthetic.

Mr. Jorgensen stated an additional reason behind it was maintenance and that the grills could be pulled out and cleaned easier. Discussion ensued.

Mr. Jorgensen explained the decision to relocate the acid control panel (p. 26), which originally called for it to be outside in a weather-controlled box. He stated they decided it would be best to put it inside and explained the change order in the amount of \$3,157.00

Ald. Vitali asked if it the paper recorder system was inherent with the set-up.

Mr. Jorgensen explained the decision was based on the type of controller.

Mr. Bradbury stated they are still familiarizing themselves with it. Discussion ensued regarding the amounts of acid and how it monitors and the current location of the panel.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve the change order to the CT Carpentry Co., Inc. contract in the amount of \$3,157 to relocate the acid tank control panel to the telecom room (per the request of Mr. Bradbury).

Mr. DeFlumeri asked if this work is done if there is the potential for an additional change order for asbestos, fire walls, repairs, etc which will add to the cost.

Mr. DiBacco responded he believed there would be no additional costs.

Motion carried unanimously.

Mr. Jorgensen also pointed out some dormant change orders, but that there had been no movement on those.

Chairman Woods asked how they could get those out of “limbo”.

Mr. Jorgensen responded the Committee could reject them and then have Mr. DiBacco respond to each of them. He explained the structural engineer rejected the change order in the amount of \$14,811.00 for the addition roof steel for the ductwork. He stated the structural engineer was unable to determine the contractor’s claim for additional steel noting they did not see any extra steel on the job site so there is no basis for this change. Mr. Jorgensen also stated they are waiting for documentation which they have not received. Discussion ensued.

Chairman Woods asked about the first floor abatement.

Mr. DiBacco responded this issue is with his attorney. He stated he has not paid the sub-contractor at this time.

Status Report – Phase II – Foran High School (boilers)

Mr. Nardone referred the Committee to p. 1 of the handout that gave a detailed punch list status, of which most items are minor. He reported the gym floor work is “penciled” in for the April vacation week.

Mr. K. Wood stated the contractor would need two days for the work.

Mr. Nardone stated they are also re-hanging the existing speakers and there is some minor work necessary to update the gymnastic pads. He stated the boiler room still has items remaining including a G & D mechanical box that needs to be cleaned and removed. He also reported regarding the gymnastic inserts and the possibility of three new additional inserts being installed based on the staff’s continuing review. Mr. Nardone referred the Committee to page 3 of the handout concerning two change orders from Bismark (p. 3 & 4). He went on to explain the fire alarm/sound system installation on pages 4, 5, 6, and 7 from the electrical sub, Wiremen, Inc. He stated the work was done under protest because the contractor has stated the work was not in the original drawings, however, Silver Petrucelli has stated it was part of the base bid.

Chairman Woods asked if the claim is regarding the installation of the conduits, which was presented as a change order.

Mr. Raucci stated at one point Silver Petrucelli said it was regarding the wordage of the alternative. Mr. Raucci stated they never talked about wiring or sound systems. Discussion ensued regarding the bid documents and the language.

Mr. Quish asked if there was a specific drawing to show the alternative.

Mr. Silver responded no and stated it was not a bid alternate, but a base bid item.

Mr. Nardone added everything in the drawings was to be in the base bid except those few items identified as add alternates in Section 01030 of the specifications.

Mr. Silver read the language from the bid documents. Discussion resumed.

Ald. Nunno stated he went to Foran after last month’s meeting and noted the very large existing speakers had been replaced with mini speakers. He stated you couldn’t hear anything with the current speaker system. He also stated he did not believe the work is worth \$27,000. Ald. Nunno stated at the last meeting he asked if there was an existing sound system and he was later told by school staff there was one and that it was crystal clear. He asked why if Silver Petrucelli is saying it was a non-working why the same speakers were put back up. He also commented what is there is not currently a working gymnasium sound system.

Chairman Woods stated the bid issue is with the conduits to put wires through and the hardware. He stated the issue Ald. Nunno was addressing concerns the speakers and the amplifiers. He stated what the Committee is focusing on right now is the conduit bid issue and reiterated Ald. Nunno’s criticism is not with the conduits.

Ald. Nunno stated his complaint is with the sound system. He asked of the \$26,134 how much was for the conduits and infrastructure and how much for the speakers/amplifiers.

Mr. Nardone referred the Committee to page 6 of the handout and explained the items on pages 6-8. He stated Simplex Grinnell installed the sound system in the amount of \$5,500 that included speakers, cabinet, microphone, jacks, etc.

Ald. Nunno stated this is not \$5,500 worth of work.

Mr. Nardone referred the Committee to page 24 of the handout and explained the work. He stated the existing speakers were not supposed to come down. He went on to explain the research they did in 2006 with the staff on the sound system and explained the school previously rolled out the sound system on a cart.

Ald. Nunno commented every school has stated they have always been promised “state of the art” equipment and it never happens. He stated this is not and does not want to see something like this happen again in the future.

Mr. Nardone stated all of the equipment they purchased could be used in other parts of the school. He stated they received a proposal from ToneKlear Sonics that will remedy the situation. Discussion ensued.

Mr. Bradbury commented the district used ToneKlear at Jonathan Law so he asked them for a quote for the work at Foran.

Ald. Nunno stated it was not a safe situation at Foran. He stated if there was an emergency you would not be able to hear clearly on the current system.

Mr. Cummings pointed out the school is used as an area of refuge for the City so they need to have an adequate sound system.

Mr. Silver asked the Committee how they wished to proceed.

Ald. Nunno responded there are a number of other companies out there that do this type of work. Discussion ensued.

Mr. Quish stated the Committee still needed to address the confusion with the conduits, specifically the language in the base bid versus the alternative. He suggested doing it in Executive Session similar to what they had to do at the last meeting.

Chairman Woods explained they went into Executive Session at the last meeting concerning the piping to the pool area. Chairman Woods stated it was his understanding Silver Petrucelli stated the sound system was part of the base bid and that Silver Petrucelli did not list it in add alternate #2.

Mr. Silver stated all the gymnasium floor work was part of add alternate #2.

Mr. Nardone explained what was in the base bid and that they rejected the add alternate.

Chairman Woods asked if the fire alarm and conduit were in the base bid.

Mr. Nardone responded yes.

Mr. K. Wood stated they do not agree and say it was not in the base bid. He stated the scope of the work says gymnasium floor/bleachers.

Chairman Woods stated the Committee would need to look at what the specifications say.

Ald. Vitali asked why such a dichotomy of thought with regard to this.

Mr. Nardone explained Bismark claims they mistakenly placed the gymnasium work shown on E3 with the natatorium bid alternate work. He stated the argument boils down to two change orders requests totaling nearly \$80,000.

Mr. Quish commented this matter simply was not cut and dry and that he would like to have a special meeting just to address this one item and have each part explain their position.

Mr. Quish and Ald. Vitali made and seconded a motion to have a special meeting of this Committee to address these change orders and give the architect and the contractor the opportunity to present their side. Motion carried unanimously.

Mr. Bradbury suggested each Committee member read the specifications prior to the special meeting.

Mr. Quish requested a hard copy of the specifications in lieu of it being sent by e-mail.

Mr. Nardone referred the Committee to one minor change order on page 3 in the amount of \$845.00, with the backup provided on page 21. He explained the change order is for additional work that had to be performed on a Saturday concerning the chiller start up and pad extension under the footer. He explained the details.

Mr. Bailey stated he was asked to come in on a Saturday in April. He explained they agreed with G & D to pay half time of the time and one half amount in order to prepare the air conditioning in time for school the next week.

Mr. Silver asked when the date was.

Mr. Bailey replied it was in April. He stated they sent miscellaneous correspondence with a date, but that he knew it was before the end of school.

Mr. Silver stated it was not cause to ask for a day's time extension with the change order.

Chairman Woods commented if the work was performed before school ended then there is no need for the extra time.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve the change order to the Bismark Construction contract in the amount of \$845.00 for the overtime for the chiller startup, with no time extension. Motion carried unanimously.

Status Report – Phase II – Foran High School (science labs)

Mr. Nardone reported all manuals had been delivered and that they are very close to having all the closeout paperwork. He stated there are some outlets that need to be installed and a wireless bridge. He also reported some issues with the master clocks and security systems. He stated All Brite would be out in the next day or two. He referred the Committee to pages 28 and 29. He stated the items refer to change orders this Committee approved.

Chairman Woods asked when this project would be complete.

Mr. Nardone stated they still needed to install the media center window wall blinds. He stated the work is scheduled for the February break. He stated once that work is completed they should be able to close out this project.

Mr. Cummings asked about the elevator shaft and the water issue.

Mr. Bradbury reported Thyssen Elevator came out after it flooded. He stated they are getting ground water from the underground springs that pervade the site. He stated they have spoken with Paragon about this.

Ald. Nunno asked about grading in that area.

Mr. Cummings explained the building was built on a spring. Discussion ensued.

Mr. Nardone explained a change order proposal to upgrade to BACNET controls in the amount of \$8,366.84 which they have rejected and are still reviewing. He stated they are trying to make sure all installed controls can communicate with BACNET in the future.

Chairman Woods noted the Committee would defer this change order until additional research is completed.

Status Report - Phase III – Jonathan Law High School

Chairman Woods reported he would be forwarding on behalf of the Committee the bids received for this project. He noted the bids were substantially below the projected cost which shows the dire economic times. He also noted this is a “shovel ready” project.

Mr. Creedon asked how long they could hold the bids.

Mr. Silver responded 120 days.

Chairman Woods stated the Committee needed to get moving on this in order to meet the 120 days.

Mr. Silver referred the Committee to p. 4 of the handout concerning the bids for this project and explained the numbers. He stated they met with W & M Construction just to “vet” them out and that they spent 2-3 hours with them going over the specifications. Mr. Silver referred the Committee to pages 6-8 for the details of some of the questions posed. He also explained, “vetting” is a semi-formal verbal process and its inherent problems

in tie-ing down a contractor's (and subcontractor's) understanding of the thousands of bits of information in the documents.

Status Report – Phase III – Foran High School

Mr. Silver reported they had two meetings with the Fire Marshal regarding the stairs. He explained they are looking to expedite this to get it to the BSF.

Chairman Woods asked how long it would be before this goes out.

Mr. Silver responded there was a possibility of next week, but that they were waiting for word from the State Fire Marshal's Office review.

East Shore Middle School – Portable Classrooms

Mr. Silver reported they are still waiting for the State Plan Reviewer. He stated the plans are at his office and they are awaiting his comments. Mr. Silver stated the deadline is January 30, 2009.

Ald. Nunno asked if the high school work would be done after Phase III.

Mr. Cummings responded Foran would not be done. He stated they are still looking to address the courtyard, art wing, cafeteria and natatorium needs. He stated Law should be done for the most part.

Ald. Nunno asked if they have assessed the needs of the other schools such as the middle schools and asked if work on the middle schools would start in the next year or two.

Mr. Hourigan responded the projected date for the middle schools is 2013 with East Shore Media Center being first. He referred to the capital improvement plan for the schools, which also takes into consideration Simon Lake needs, window replacements, roofs, etc. Discussion ensued.

Consideration of Payment Requisitions

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

Mr. Silver reported they had reviewed all the requisitions, found them to be in order and recommended them to the Committee for approval.

Mr. DeFlumeri and Ald. Nunno made and seconded a motion to approve payment of Bismark Construction Co. (#16) in the amount of \$3,841.80 for Foran High School Phase II additions/renovations. Motion carried unanimously.

Mr. Silver explained the three Paragon requisitions. He stated they represent fair value. He went on to explain the retainage. He also pointed out there is about \$80,000 left in the contract, unpaid.

Mr. DeFlumeri and Ald. Nunno made and seconded a motion to approve payment of Paragon Construction Co. (#7) in the amount of \$47,564.65 (science lab) for Foran High School Phase II additions/renovations. Motion carried unanimously.

Mr. DeFlumeri and Ald. Nunno made and seconded a motion to approve payment of Paragon Construction Co. (#7) in the amount of \$5,956.45 (elevator) for Foran High School Phase II additions/renovations. Motion carried unanimously.

Mr. DeFlumeri and Ald. Nunno made and seconded a motion to approve payment of Paragon Construction Co. (#7) in the amount of \$8,918.70 (classroom lead) for Foran High School Phase II additions/renovations. Motion carried unanimously.

Mr. DeFlumeri and Ald. Nunno made and seconded a motion to approve payment of Silver Petrucelli (#32) in the amount of \$495.00 for Foran High School Phase II additions/renovations. Motion carried unanimously.

Chairman Woods stated there would be a Special Meeting of the Permanent School Facilities Building Committee on Wednesday, January 28, 2009 for the purpose of approving the minutes of the January 14, 2009 meeting and address the change order for the natatorium piping and gym sound system and fire alarm systems.

Mr. DeFlumeri and Ald. Vitali made and seconded a motion to adjourn at 9:30 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary