

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
JANUARY 16, 2008**

The Permanent School Facilities Building Committee held a meeting on Wednesday, January 16, 2008 in Conference Room B in City Hall. Chariman Woods called the meeting to order at 7:00 p.m.

Board Members Present

M. Woods, Chairman
Ald. R. Nunno
D. Deflumeri
J. Quish (BOE)

Also Present

W. Silver, Silver Petrucelli Assoc., A/E
P. Bradbury (BOE)
R. Michael Cummings
J. Garagliano (Principal, J. Law)

Excused: Ald. R. Vitali, T. Creedon, C. Kopazna (BOE)

Consideration of the Minutes of December 13, 2007 Meeting.

Mr. Deflumeri and Mr. Quish made and seconded a motion to approve the minutes of the December 13, 2007 meeting.

Mr. Quish stated Page 4; Paragraph 2 should read “*he has pending business*”, not “*does business*”

Motion carried unanimously as corrected above.

Status Report – Phase II – Jonathan Law High School

Mr. Silver referred to pages 5 and 6 of his handout and explained the boiler replacements being done. He explained the trench is full of ground water and that the contractor has been draining it. He stated the contractor has proposed raising the boiler room floor by pouring a concrete slab on top of the existing to mitigate the constant ground water.

Mr. Bradbury added that a backup sump system should provide redundancy for the high water events.

Ald. Nunno asked where the boiler room is located.

Mr. Bradbury responded it is under the music room.

Ald. Nunno asked how the elevation matches up with this in Phase III.

Mr. Silver replied it is on the opposite site remote from the addition. He stated there is only the new storage room at this elevation. He stated the contractor came up with this creative solution and explained the 7” slab would essentially fill in the frequently flooded floor area. He continued with a detailed explanation as to what has been happening in that area.

Mr. Deflumeri asked about excessive water rotting out the old slab and possibly forcing the water up.

Mr. Silver responded it is always a possibility but noted there is a sump pump. He also stated there would be a gravel fill layer for free drainage. A brief discussion ensued.

Chairman Woods reiterated the proposal is to raise the floor 7" and that there would be a sump pump underneath.

Mr. Silver responded yes, at the original slab and continued with his explanation. A brief discussion ensued.

Mr. Quish asked if this is a part of the boiler replacement project. He also asked if this is ground water why the existing systems are not adequate.

Mr. Silver explained they rely on mechanical means and that the slab will add a redundant barrier to the ground water.

Mr. Bradbury explained how the ground water backs up.

Chairman Woods asked how they know the 7" slab would work.

Mr. Silver explained it would act as a platform, which is what they have been walking on. He stated the water has never been proven to be more than 7".

Mr. Quish asked if they were to come back and re-visit this down the road if it would impact the work. Discussion ensued.

Ald. Nunno asked how many square feet to this area.

Mr. Silver responded approximately 1200 square feet.

Mr. Cummings commented he would be concerned with any air quality issues that could arise if ground water were to continue to top of the existing slab.

Mr. Bradbury stated this is the easiest way to provide another level of protection.

Mr. Deflumeri asked if there were any consequences to the contract if the change order work was deferred.

Mr. Silver stated the contractor would continue on as originally designed.

Mr. Deflumeri and Ald. Nunno moved and seconded a motion to approve the change order in the amount of \$11,113.13 to raise the boiler room floor 7" at Jonathan Law High School.

Mr. Quish questioned whether it is really necessary, stating only time would tell. He added it is not clear if it really is an issue or it is presumed to be an issue. He also spoke as to the budget and that every nickel and dime counts.

Mr. Deflumeri asked about adding the supplemental slab at a later date.

Chairman Woods explained to get State reimbursement they have to do it as part of the project before it is completed, but there was no guarantee the work was reimbursable anyway.

Ald. Nunno stated the argument to do it is that there is a classroom above it but the question is whether it is a fair price.

Chairman Woods asked the effects if they were to decide to do it later. He also inquired whether anything else has to be raised.

Mr. Silver stated there is one door that would have to be replaced and that it was uncertain what the cost would be at a later date..

Chairman Woods commented in general on change orders that increase the price of the project and spoke as to the types of things that change the project. He stated some change orders save money over the long run (such as last month's change order), others involve structural changes (such as this one), and the third type is aesthetic. He also pointed out when considering change orders you are looking at pure economics.

The motion failed 4 no, 0 in the affirmative.

Mr. Silver stated there is a change order in the amount of \$1,921.93 to replace the sink drainpipes. He explained when they opened the trench they discovered old clay tile pipes and that the metal pipe had rotted out and that there is no bottom left to the pipe. He stated the proposal included 30 linear feet and the jack hammering. He also stated the \$1,921.93 change order will actually be \$2,599.28 as it was not being done in conjunction with the slab lifting.

Chairman Woods asked if the \$2,599.25 was reasonable.

Mr. Silver responded yes and they were recommending it.

Note: Ald. Nunno left the meeting at 7:26 p.m. to attend a Special Meeting of the Board of Aldermen.

Ms. Garagliano interjected she wished to note when they had their New England Revaluation that they were "hammered" because of this boiler room and that the school would not be taken off "warning" until this boiler room is fixed and the standing water problem resolved.

Mr. Deflumeri and Mr. Quish moved and seconded a motion to approve the change order in the amount of \$2,599.28. Motion carried unanimously.

Mr. Silver explained the next change order in the amount of \$2,646.42 for the new vent flue from the hot water heater to the stack. He explained this would provide a new flue replacing the asbestos one and that essentially it is tacked into the chimneystack.

Mr. Quish and Mr. Deflumeri moved and seconded a motion to approve the change order in the amount of \$2,646.42 for the new vent flue from the hot water heater to stack. Motion carried unanimously.

Mr. Silver explained the next change order would relocate the active generator oil tank rather than demolish the oil tank and explained the procedure. He stated it is in the way of access to the new boiler room.

Chairman Woods asked if the tank is in good condition.

Mr. Silver responded yes.

Chairman Woods asked if the tank was worth replacing or if it would be better to get a new one.

Mr. Silver responded his engineers had looked at it and feel it is good. He referred to the proposal on page 7. A brief discussion ensued.

Mr. Deflumeri and Mr. Quish moved and seconded a motion to approve the change order in the amount of \$1,874.09 to relocate rather than demolish the oil tank. Motion carried unanimously.

Mr. Silver explained the next change order for Jonathan Law – Phase II was for A & E construction administration services in the amount of \$31,500 and also a change order in an amount not to exceed \$8,000 for environmental construction administration fees during the abatement procedures. He explained why there is a construction administration fee and that it was traditionally bypassed in the original design services award when the Aldermen only charge the committee with design work. He referred to page 24 of the handout. He added the fee is consistent with the construction administration phase fees that were approved in October for Foran.

Chairman Woods asked why there are two separate fees for Environmental and A & E.

Mr. Silver referred to pages 30 and 31 of the handout and explained they are two distinct change orders; one for Silver Petrucelli and the other for Environmental Construction administration.

Mr. Quish asked if the abatement has been done.

Mr. Silver responded yes and that Fuss and O'Neill was trusting in their 14-year relationship with the City.

Mr. Quish asked why we were considering things they already did and how they address that they don't have the money for it. He stated it is different when the job is going on. He commented they should revisit what they pay. He also commented having a project monitor on the job full time is not money well spent. He suggested they pay the bill when they get the exact amount. He asked if the construction administration is a lump sum.

Mr. Silver responded that the A/E portion is the Environmental CA is an hourly, not to exceed agreement.

Mr. Quish stated he would like to ask for hourly rates and then pay for the services rendered as opposed to a lump sum and asked if there is something that could be done.

Mr. Silver responded yes, and explained it does come with risks by both parties. A brief discussion ensued.

Mr. Quish stated he would like to see the change order for the exact amount as they get it. He also stated he would like to receive handout documents in advance of the meeting so that he has time to digest the information.

Mr. Quish and Mr. Deflumeri moved and seconded a motion to approve the change order for A & Construction Administration fees in the amount not to exceed \$31,500 (deferred in the original award) as in the original contract.

Chairman Woods asked if the hourly work exceeds the amount would they have to do another change order.

Mr. Silver explained their obligation is to inform the Committee when it is exceeded, but it is not a contractual guaranteed maximum, but just an estimate.

Mr. Quish asked if there was a sense as to how many hours.

Mr. Silver replied they have billed for 35% of construction administration so far on the projects.

Mr. Quish asked if it were possible to look for a different fee structure going forward and that he believed it would benefit the Committee in the long run.

Mr. Silver explained how they try to benchmark these against prior projects and fees and also how they explain the work to this building committee. Discussion ensued.

Mr. Deflumeri commented it was his feeling the Committee should continue with the way it has been with a flat fee.

Mr. Quish commented they might wish to get an accounting of the hours and fee expended to date (based on contractual hourly rates). Mr. Silver said he would provide that information next month.

Mr. Quish withdrew his motion and Mr. DeFlumeri withdrew his second.

Mr. Quish and Mr. DeFlumeri moved and seconded a motion to approve the change order for Silver Petrucelli in a fixed fee of \$31,500 subject to Silver Petrucelli providing an accounting. Motion carried unanimously.

Chairman Woods stated the Environmental Construction change order is a straight hourly rate. He explained this is the amount the finance director would put into the account.

Mr. Deflumeri and Mr. Quish moved and seconded a motion to approve the change order for Environmental Construction in an amount not to exceed \$8,000 per the contract. Motion carried unanimously.

Mr. Silver explained the work on the boilers in Phase II at Law and explained the temporary schedule provided to this Committee.

Status Report – Phase II – Foran High School

Mr. Silver reported the chiller would be delivered in mid March and explained the arrival of the chiller would dictate when the boilers are installed. He explained they would not have to take the existing boilers out of service. Mr. Silver also reported the shop drawings are reviewed. He also reported Silver Petrucelli & Associates has been meeting with Bismark and G & D who have repeatedly come back to them with a certain cooling tower which was not specified. He went on to explain the substitution process and their expectations.

Chairman Woods stated the only change order for Foran – Phase II is for Environmental Administration in the amount of \$8,000.

Mr. Quish and Mr. Deflumeri moved and seconded a motion to approve the change order to Silver Petrucelli for Foran Phase II for environmental administration services during the abatement procedures in an amount not to exceed \$8,000 as per the contract. Motion carried unanimously.

Status Report Re: Elementary Schools Asbestos Abatement

Chairman Woods advised this item is always on the agenda, having been assigned long ago by the aldermen and went on to explain the history.

Mr. Quish spoke as to the asbestos sampling that is conducted at the schools during design and questioned some bills that were approved last month and commented they should know from the testing where the asbestos is.

Mr. Silver replied they do not know, for instance, where the hot mastic stops and starts, which helps identify location and quantities, which the bidding contractors need, and that is why they do so many samples.

Status Report – Phase I – Jonathan Law High School

Chairman Woods commented the only work remaining on this project was the supplemental sound dampening in the cafeteria addition.

Mr. Bradbury reported they received the color sampling and just placed the order.

Chairman Woods brought Mr. DeFlumeri up to date as to the history concerning the soundproofing/acoustics on this project.

Status Report – Phase I – Foran High School

Mr. Silver reported they went to the manufacturer of the stair treads because of the breakdown of communications with Bismark.

Chairman Woods provided the history of the project.

Mr. Silver went on to explain the ongoing problem with the stair treads and fasteners. He also reported they had spoke with Amstep, the manufacturer (noting Spectrum was the sub-contractor to Bismark) and explained the manufacturer's installation specifications which do not appear to have been followed. He also spoke with

regard to the epoxy and reported they were back to the drawing board with Bismark and that they planed to meet with them next Tuesday.

Chairman Woods asked if this meant replacing every stair tread.

Mr. Silver responded it was a possibility.

Mr. Bradbury explained the details of the work that has to be done.

(Note: Ald. Nunno returned to the meeting at 8:15 p.m.)

Jonathan Law – Phase II – Science Labs

Mr. Silver reported they are currently out to bid and due back January 29, 2008. He stated the Law project had 40 pickups and that they are also getting a lot more calls. Mr. Silver reported the pre-bid meeting was unremarkable; however there was some concern with scheduling. He stated he has exchanged e-mails with the educators regarding scheduling. He also noted the calendar for 2008-2009 has not been set by the Board of Education.

Chairman Woods suggested this Committee meet on January 31, 2008 to discuss the bids. A brief discussion ensued.

Foran – Phase II – Science Labs

Mr. Silver reported bids were due on January 22, 2008 and that this Committee could consider those bids when they meet on January 31, 2008.

Status Report – Traffic Improvements and VAT Removal/Replacement - Pumpkin Delight Elementary School

Mr. Silver reported the flagpole is up as well as the lanyard.

Mr. Bradbury commented Mr. Russell had asked that this Committee add a Resolution transferring prior Olympus Construction payment against the \$50,000 city grant. He went on to explain the monies that would be taken out of Pumpkin Delight and put into another project and also explained the grant that Pumpkin Delight received.

Mr. Silver explained the driveway was a separate allocation and that the City's grant writer was able to obtain a grant related to the site work.

Mr. Bradbury added they were looking to pay-off the project with the grant and then apply the \$50,000 to another project. A brief discussion ensued.

Chairman Woods asked what authority this Committee has to spend that money.

Mr. Silver noted the grant money came in after the original Ordinance.

Chairman Woods explained this Committee is an aldermanic committee and suggested they take it up at the next meeting.

Status Report - Phase III – Jonathan Law High School

Mr. Silver reported the drawings have been revised and that they have had two meetings with the building and fire departments regarding the egress for the courtyard. He explained the State changed their interpretation of the firewalls. He reminded the Committee when they brought this to the State at the end of December; the State BSF reviewer wanted the State Building Inspector to review the new independent firewall. In those discussions, the State Building Inspector advised that the previously designed ‘no man’s land’ fire wall solution was still acceptable, and Mr. Silver stated there are now two modifications from the State. Mr. Silver also reported they have been told the BSF’s schedule is full and that they would be unable to meet with them until February 6, 2008. He reported they took that appointment, but asked for an earlier appointment if there is a cancellation. He also spoke as to the time restraints with the building and fire departments. Mr. Silver went on to explain the tunnel proposal and that it has finally been accepted by the building inspector and Fire Marshal. A brief discussion ensued.

Status Report - Phase III – Foran High School

Mr. Silver reported that the same firewall issue is being reviewed for code modifications first at the City’s Building Official’s Office, then it will be hand delivered to the state for final decision. After approvals are granted, Silver Petrucelli & Associates will go immediately to the State BSF for approval to bid.

Consideration of Payment Requisitions

Chairman Woods asked if Mr. Silver had reviewed each of the payment requisitions and if they were reasonable and if he would recommend payment.

Mr. Silver responded they would recommend payment for all at this time, other than Silver Petrucelli (#9), Silver Petrucelli (#19) and Bismark Construction (#5). He also noted the payment for Olympus is a final and it will then be sent to the Board of Education to be closed out.

Ald. Nunno and Mr. Deflumeri moved and seconded a motion to approve payment of Olympus Construction-Site (#6 FINAL) in the amount of \$2,000.00 for Pumpkin Delight School Traffic Safety Improvement. Motion carried unanimously.

Ald. Nunno and Mr. Deflumeri moved and seconded a motion to approve payment of Paragon Construction Co. (#2) in the amount of \$121,315.00 for Jonathan Law – Phase II renovations. Motion carried unanimously.

Ald. Nunno and Mr. Deflumeri moved and seconded a motion to approve payment of Silver Petrucelli (#20) in the amount of \$4,950.00 for Foran – Phase II additions/renovations. Motion carried unanimously.

Ald. Nunno and Mr. Deflumeri moved and seconded a motion to approve payment of Silver Petrucelli (#9) in the amount of \$1,440.00 for Jonathan Law - Phase III additions. Motion carried unanimously.

Ald. Nunno and Mr. Deflumeri moved and seconded a motion to approve payment of Silver Petrucelli (#9) in the amount of \$1,670.00 for Jonathan Law - Phase III additions. Motion carried unanimously.

Mr. Quish asked about the payment invoice of Silver Petrucelli in the amount of \$17,538.28.

Mr. Silver explained the lion's share of that is to Enviroscience.

Ald. Nunno and Mr. Deflumeri moved and seconded a motion to amend the payment invoice of Silver Petrucelli (#9) for Pumpkin Delight Traffic and Safety Improvements in the amount of \$17,538.28. Motion carried unanimously.

On the main motion, motion carried unanimously.

Ald. Nunno and Mr. Deflumeri moved and seconded a motion to accept the site work at Pumpkin Delight School as 100% complete effective January 16, 2008. Motion carried unanimously.

The next meeting will be January 31, 2008 at 7:00 p.m.

Mr. Quish reiterated his earlier remarks that he would like to receive the handouts before the meeting and commented without that information ahead of time he would not want to vote on these items.

Mr. Silver commented many times he does not receive the information until the day of the meeting, but that he would advise the contractors they need to get the paperwork to him sooner.

Being no further business to discuss, the Committee adjourned at 9:01 p.m.

Respectfully submitted,

Kathleen K. Huber
Board Secretary