

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
SPECIAL MEETING
January 16, 2013**

The Permanent School Facilities Building Committee held a Special Meeting on Wednesday, January 16, 2013 at City Hall, Conference Room B. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
J. Quish
R. Vitali (BOA)
R. Nunno (BOA)
C. Saley (BOE)
S. DiBiase (BOE)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli Assoc., A/E
J. Raucci, Bismark Construction
P. Bradbury (MPS)
J. Richetelli (MPS)
C. Williams (MPS)

Excused: M. Hardiman

Consideration of the Minutes of January 9, 2013 meeting

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve the minutes of the January 9, 2013 meeting, as presented. Motion carried unanimously.

Status Report – East Shore Middle School Additions/Replacements – Phase I

Mr. Nardone reported they are ready to get the full permit. He also reported they would be bringing a change order proposal to the next meeting regarding the temporary phasing ‘freezeway’ piping which includes the phasing with regard to the media center and classroom addition.

Mr. Quish asked if the change order would be a change order credit.

Mr. Nardone stated he was not sure at this point.

Mr. J. Raucci explained the phasing of the project.

Mr. Saley commented this should have been found out in the initial scope of the work and that this Committee should not be responsible for paying.

Mr. Silver noted that temporary phasing allowances were in the contract documents.

Mr. Saley also commented it was his understanding the work was going to be temporary, but not that it would be permanent.

Status Report – East Shore Middle School Addition/Renovations – Phases II and III – Consideration of Bids

Mr. Silver referred the Committee to p. 1 of the handout which he explained shows the bids. He stated the apparent low bid appears to be Bismark Construction. He referred the Committee to p. 2 of the handout, and explained the Phase III Base Bid Package, which he stated included furniture, fixtures and equipment. Mr. Silver continued onto pgs 3 & 4 of the handout which he stated explains the best values broken down by 3 or more contractors.

Chairman Woods asked about bids for the white boards.

Mr. Silver referred to p. 2 for the technology package.

Mr. Saley asked how many white boards they were talking about.

Mr. Nardone replied he did not have the information in front of him and was not sure.

Mr. Quish asked about going through the State contractor.

Mr. Nardone reiterated he did not have that number with him either.

Chairman Woods referred the Committee to the memo from Mayor Blake to the Finance Director, which explained no money is available for any of the fully valued bids.

Mr. Silver referred the Committee to p. 6 of the handout and continued with an explanation.

Chairman Woods stated the Mayor has instructed the Finance Director to instruct bond counsel to draft a bond package in the amount of \$8,280,060. He stated that figure does not include FFE or any soft costs.

Mr. Quish asked about item 2 and if that was separate. A brief discussion ensued.

Chairman Woods referred to the summary spreadsheet which he stated included the A&E and miscellaneous fees in the amount of \$153,153.00, plus \$80,000, which are not included in the Mayor's bonding package. He stated those are the soft costs the project would require and that need to be paid for.

Mr. Silver commented the Committee would pay a smaller contingency if all of Phase III is eliminated, including the FF&E and whiteboards. He stated basically the classrooms will be ready, but would need furniture, as well as the media center, which would have to wait for the February 2014 bonding to be furnished.

Chairman Woods stated basically the add alternates would be off the table, i.e. the canopy, old bathroom upgrades.

Mr. Quish asked if there is any contingency remaining from Phase I.

Mr. Silver replied that it had started at 1%, and was now approximately \$80,000.

Chairman Woods asked about the A & E fees from Phase I.

Mr. Silver explained that money has already been encumbered. Discussion resumed.

Mr. Quish asked if the Committee could go back to Bismark Construction with some value engineering ideas and ask them what ideas they may have to save money in Phase II or even in Phase I.

Chairman Woods reminded the Committee the funds for Phase II are not even in place yet.

Mr. Quish stated it was up to Bismark as the constructors to come to this Committee with value engineering ideas. Discussion ensued.

Mr. Saley suggested value engineering the cafeteria addition including the equipment. He stated there must be a way to find savings there.

Chairman Woods stated the number to reduce would be \$240,000 to minimally fund Phase 2 with little contingency, and that they should focus on cutting what they can live without. He stated he would rather deliver an empty building with services.

Mr. Richetelli explained the cafeteria could be ready by November 2013.

Mr. Nardone explained the kitchen expansion as shown on the drawings.

Ald. Vitali commented the person who should be involved with this process would be the food services director.

Mr. Quish reiterated if they could get Bismark to come up with some value engineering ideas and include the food services director with those discussions. Discussion ensued.

Chairman Woods commented after discussion that the consensus of the Committee is to value engineer at this point for the entire project.

Mr. Saley asked about the condition of the roof at East Shore Middle School and suggested possibly putting off the roof work for a year or more.

Mr. Bradbury stated it is over 13 years since it had been recoated.

Mr. Saley asked if it leaks.

Mr. Bradbury replied yes. Discussion resumed.

Chairman Woods reiterated that Bismark would look at value engineering and bring ideas back to the Committee next meeting. He asked when the Committee needed to meet next.

Mr. Quish agreed the Committee could discuss the ideas at its next meeting.

The Committee agreed the next meeting of the Committee would take place on January 30, 2013.

Mr. Silver pointed out the classrooms would be ready to be occupied by August 31, 2013, but that they would be empty. He also reminded the Committee they needed to think about lockers for the classrooms, adding it was important the Committee think about prioritizing the deducts as well as the add alternates.

There being no further business to discuss Ald. Vitali and Ald. Nunno made and seconded a motion to adjourn at 8:06 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary