

**Permanent School Facilities Building Committee  
Special Meeting  
January 26, 2017**

The Permanent School Facilities Building Committee held a special meeting on Thursday, January 26, 2017, at City Hall (west conference room). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods  
B. Nunno  
M. Ahrens  
M. Hardiman (BOA)  
S. Krushinsky (BOE)  
R. Vitali (BOA) (7:41 p.m.)

Also Present

W. Silver, Silver Petrucelli  
P. Lisi, Antinozzi Associates  
P. Bradbury (MPS)  
P. Cavanna (MPS)  
J. LaRosa, Pres, LaRosa Building Group  
M. Anderson, Operations, LaRosa Building  
M. Ballantoni, Supt, LaRosa Building  
V. Parete, Estimator, LaRosa Building  
Ald. B. Anderson

Excused: J, Federico (BOE)

**1. Consideration of Minutes**

Mr. Nunno and Mr. Ahrens made and seconded a motion to accept the minutes of the December 8, 2016 special meeting, as presented. Motion carried unanimously.

**2. Status Report RE: West Shore Middle School – Consideration of bids for Phase I**

Chairman Woods reviewed the Committee's request for 10% contingency for the project, which the Mayor revised to 8% and went on to review page 8 of the handout. He welcomed James LaRosa, LaRosa Building Group and turned the meeting over to him.

Mr. LaRosa introduced his team to the Committee and provided the Committee with some background regarding the team that will be working on the West Shore Middle School project and LaRosa Building Company.

Mr. Nunno and Ald. Hardiman made and seconded a motion to accept the LaRosa Building Company bid for the West Shore Middle School project in the amount of \$14,968,000, which includes bid alternates 1, 2, and 3. Motion carried unanimously.

Mr. LaRosa provided the Committee with their preliminary schedule. He deferred to Mike Anderson, Operations Manager for further details.

Mr. Anderson provided the Committee with an explanation of the handout provided by LaRosa Construction, which included approximately 9 phases, conforming to those in the construction documents.

Chairman Woods asked about the CHRO element of the project.

Mr. Silver stated once the City is notified of the CHRO acceptance of LaRosa as the awardee, LaRosa can move forward with the project. He explained until LaRosa's actual CHRO plan is approved the project's retainage would be 5% + 2%.

Mr. LaRosa and Mr. Anderson provided the Committee with the names of the sub-contractors for the project.

Mr. Ahrens expressed concern with the problems this Committee experienced with the heating control contractor at East Shore Middle School.

Mr. LaRosa stated they have already been in contact with Johnson Controls.

Mr. Bradbury added he too had spoken with Johnson Controls. A brief discussion ensued.

Chairman Woods stated he would move to have the contracts signed as soon as LaRosa delivers them to City Hall with their bonds.

Mr. Silver reported the Coastal Area Management plans were approved with two conditions from the city engineer. He also reported they received comments from DEEP to keep retain more storm water on site. He stated the full set of plans is at the building and fire departments for permit review. He went on to explain the process. He stated he is hoping for a quick turnaround from both departments. He also stated he received Phase II Plan approval from the Board of Education so they will make arrangements to go up to the State (SCG) for the FF&E review approval so they can go out to bid.

Chairman Woods asked about the timeframe.

Mr. Silver stated they should have the SCG approval by April. He referred the Committee to p. 6 of the handout, referencing some of the estimates for FF&E. He continued with an explanation of p. 15. He spoke of materials testing and the expected fee estimates from the material testing service firms.

Chairman Woods stated the Committee needed to approve the hiring of Silver Petrucelli for architectural construction administration phase services.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve the Silver Petrucelli construction administration contract proposal dated December 8, 2016. (p. 8). Motion carried unanimously.

Ald. Vitali joined the meeting in progress at 7:51 p.m.

Ald. Anderson commented he was excited to see the process finally coming to fruition at West Shore Middle School. He stated he came tonight to ask the Committee to

consider air conditioning the entire addition at West Shore. He stated as an educator himself, he is aware of the guidelines required under the ADA and that those in need of accommodations are provided with them. He urged the Committee to have more discussion regarding air conditioning the entire school and bringing those discussions and concerns to the Mayor as well.

Mrs. Krushinsky expressed concern about design costs if the Committee were to add air conditioning to the entire building. She stated going back and affecting new construction that has already been done would be cost prohibitive. She stated she felt it would be going backwards to add the air conditioning in a Phase III. A brief discussion ensued.

Mr. Cavanna stated the option of building future-needed classrooms above the cafeteria which is already fitted with air conditioning was a consideration. Discussion resumed.

Mr. Bradbury stated each year his staff moves around approximately 150 air conditioners throughout the district. He added that number increases by as much as 50 air conditioners each year.

Ald. Anderson thanked the Committee for entertaining the discussion regarding air conditioning.

### **3. Consideration of Payment Requisitions. (RE: Item 2)**

Chairman Woods asked Mr. Silver if he found the payment requisition to be accurate and ready for payment.

Mr. Silver replied yes. He stated the independent commissioning agent is required for the State mandated high performance checking and is in constant contact with the architect.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve payment to the Commissioning: IES Engineering (#10686) in the amount of \$3,080.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve payment to the Commissioning: IES Engineering (#10788) in the amount of \$1,100.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve payment to Silver Petrucelli Design thru bidding (#16-2582) in the amount of \$9,643.99 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

### **4. Status Report RE: Jonathan Law High School – Hazardous Material Abatement**

Mr. Lisi reported they would be doing the work second floor at Jonathan Law High School this summer.

Chairman Woods asked how long the job would take.

Mr. Lisi stated it would be completed prior to the start of school.

#### **5. Status Report RE: Harborside Middle School Roof and Window Replacement Project**

Mr. Lisi stated the punch list work is complete regarding the roof, however they have not provided the documentation for the PCBs. He stated he would recommend holding some of the retainage due to some leaks that have been occurring.

Mr. Bradbury stated the problem is consistent with all the roof work done by Young Developers. He stated he needs to wait until spring so he can check the roof top units.

Chairman Woods asked if there were any leaks around the roof top units prior to the job commencing.

Mr. Bradbury stated no. A brief discussion ensued to consider the amount of retainage to consider.

Ald. Vitali and Mr. Ahrens made and seconded a motion to keep the full retainage (7%), which amounted to \$53,345.40.

Chairman Woods stated the retainage is two-part, the 5% contractual and the 2% CHRO retainage.

Mr. Ahrens commented the Committee did not have enough information and just did not know where the leaks are coming from, so he would be in favor of keeping the 7% retainage.

The motion carried 5 yes (Hardiman, Vitali, Ahrens, Nunno, Krushinsky) and 1 no (Woods).

Regarding the windows at Harborside Middle School, Mr. Lisi reported the project is out to bid. He stated a construction bid meeting would take place on January 31, 2017, with the bids opening on February 16, 2017. He also pointed out the budget and documents for this project were put together a year ago, so prices may have changed. He noted the cost of aluminum has gone up. He also reported in discussions with Fuss & O'Neil, they have expressed some difficulty with the caulk and PCB work around the brick and windows. He stated he was suggesting possibly a deduct alternate bid for a lesser cost window. He stated it is called a storefront system and explained how it works.

Mr. Bradbury stated he was looking into some history as to whether or not this Committee had ever used this type of system in any of the other schools and that he continues to do that research.

Ald. Vitali asked the cost difference of the two types. A brief discussion ensued.

Following discussion, the Committee decided to go with the specified window and not consider any alternatives.

Chairman Woods asked what has changed over the last months that would change how the windows are abated.

Mr. Lisi explained it is the process of removing the caulk. Discussion ensued.

## **6. Elementary Schools – Roof Projects**

Mr. Lisi reported they are having the same problem with roof leaks at Pumpkin Delight School.

Chairman Woods asked the number of roof top units at that school.

Mr. Bradbury stated there are 4 leaks.

Mrs. Krushinsky asked if there were leaks prior to the commencement of the roof work.

Mr. Bradbury stated there was a very small leak with an old unit which is going to be replaced in the spring. A brief discussion ensued.

Ald. Vitali and Mr. Ahrens made and seconded a motion to keep the full retainage in the amount of \$65,224.20 (7%).

The motion carried 5 yes (Hardiman, Vitali, Ahrens, Nunno, Krushinsky) and 1 no (Woods).

Mr. Lisi reported the three other school roofs completed by Silktown have been completed and that he was recommending final payment.

Chairman Woods asked if there are any problems at any of the schools.

Mr. Bradbury stated there were a few pinholes in one particular area, but that Silktown was very responsive.

Mr. Lisi stated he would state the roofs at Mathewson Elementary School, Calf Pen Meadow Elementary School and Orchard Hills Elementary School are 100% complete as of today.

Chairman Woods asked Mr. Lisi if he was prepared to accept those roofs (Mathewson, Calf Pen and Orchard Hills) and declare the roofs 100% complete.

Mr. Lisi responded yes.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to accept Mathewson Elementary School roof project as 100% complete as of January 26, 2017. Motion carried unanimously.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to accept Calf Pen Meadow Elementary School roof project as 100% complete as of January 26, 2017. Motion carried unanimously.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to accept Orchard Hills Elementary School roof project as 100% complete as of January 26, 2017. Motion carried unanimously.

Mr. Lisi reported the next four (4) school roofs; John F. Kennedy Elementary School, Live Oaks Elementary School, Meadowside Elementary School and Orange Avenue School will be completed over the summer.

Chairman Woods stated the funding for the four elementary roofs is part of the same bonding Ordinance as the West Shore Middle School addition/expansion, broken down as follows:

John F. Kennedy School – Roof Replacement	\$1,710,500
Live Oaks Elementary School – Roof Replacement	\$1,534,500
Meadowside Elementary School – Roof Replacement	\$1,111,000
Orange Avenue Elementary School – Roof Replacement	\$1,496,000

Mr. Lisi reported he has a meeting scheduled with the State on February 17th.

Chairman Woods asked when the bids would be opened.

Mr. Lisi replied possibly early April.

## **7. Consideration of Payment Requisitions (Items 4, 5 and 6)**

Chairman Woods asked if all of the payment requisitions were in order.

Mr. Lisi replied in the affirmative.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve payment to Silktown Construction in the amount of \$40,465.19 for the roof at Calf Pen Meadow Elementary School. Motion carried unanimously.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve payment to Silktown Construction in the amount of \$44,862.48 for the roof at Mathewson Elementary School. Motion carried unanimously.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve payment to Orchard Hills in the amount of \$45,020.21 for the roof at Orchard Hills Elementary School. Motion carried unanimously.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$4,870.00 for Calf Pen Meadow Elementary School. Motion carried unanimously.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$4,869.00 for Mathewson Elementary School. Motion carried unanimously.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$4,870.00 for Orchard Hills Elementary School. Motion carried unanimously.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$4,869.00 for Pumpkin Delight Elementary School (roof only). Motion carried unanimously.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$4,169.98 for Harborside Middle School (roof only). Motion carried unanimously.

The next meeting of the Permanent School Facilities Building Committee was scheduled for February 16, 2017.

Being no further business to discuss, Ald. Hardiman and Mr. Ahrens made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 8:49 p.m.

Respectfully submitted,

Kathleen A. Kennedy  
Recording Secretary