

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
January 30, 2013**

The Permanent School Facilities Building Committee held a meeting on Wednesday, January 9, 2013 at City Hall. 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)
M. Hardiman

Also Present

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

Consideration of the Minutes of the Special Meeting held January 16, 2013

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve the minutes of the special meeting held January 16, 2013, as presented.

Mr. Quish commented he had asked about a count on the number of whiteboards. He stated when information is requested during a meeting the members should receive some type of an email to get those answers.

Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project

No report.

Status Report – Joseph A. Foran High School – Additions, Renovations, Code Compliance Phases III and III-A

Mr. Silver reported they are still waiting for the final certificate of compliance from the building department. He stated all of the work is completed that they are aware of and would recommend to the Committee that the retainage monies be released to Paragon.

Mr. Quish asked if the Committee could get a letter from the building department as to what is still outstanding.

Chairman Woods stated the onus is on the contractor to fulfill the contract.

Mr. Saley commented it was not fair to the contractor to continue to hold those monies. He stated he would be in favor of releasing the monies.

Ald. Vitali agreed.

Mr. Quish stated he would like to know the reason why the certificate of compliance has not been issued.

Mr. Silver stated it was his understanding the department is shorthanded and that the certificate of compliance will be issued shortly.

Chairman Woods asked Mr. Silver if he was recommending full and final payment to Paragon Construction and if the Committee is ready to close out this project and as of what date.

Mr. Silver replied it is the date final payment is made.

Ald. Nunno and Mr. Hardiman made and seconded a motion to accept Joseph A. Foran High School – Phase III and III-A as 100% complete as of January 30, 2013.

Mr. Quish again raised his concern that this Committee should find out why the paperwork has been held up.

Motion carried unanimously.

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

Mr. Nardone reported they have been going back and forth with the building department over the last couple of weeks regarding minor scope change sketches.

J. Raucci stated as of last night they do not have a building permit for the art/music wing addition. He stated they received verbal Building Department approval for the eight classrooms to proceed with the structure and masonry walls. He stated there is a lot of work ahead of them as soon as the permit is issued.

Mr. Nardone stated they continue to go through egress conditions and keep moving forward. He referred the Committee to p. 4 of the handout regarding the contractor's change order proposal for the elimination of the roof penthouse, which would result in a change order credit for approximately \$94,000 but was still not finalized.

Mr. Silver added that the Committee conditionally agreed to the change order credit in December.

Chairman Woods asked when they would actually realize that money, finalizing the change order value.

Mr. J. Raucci stated it should be the next meeting. He also spoke of the 1st Phase close out requirements which would be necessary around September when the kids come back to school. He also stated they met in value engineering sessions with Silver Petrucelli last week and will be meeting again next week regarding the sprinklers.

Mr. Saley asked the cost of air conditioning for the eight classrooms.

Mr. J. Raucci stated it would be in the \$30,000-35,000 range. He stated they had not yet reviewed this with Silver Petrucelli as yet.

Mr. Saley stated he would like to see this Committee find the monies for air conditioning the eight classrooms.

Mr. Bradbury concurred, stating the Committee should make it a point to make sure every project that comes before this Committee includes air conditioning. He stated his staff spends weeks each year putting in window units and removing them in the fall, and they really are not as efficient.

Mr. J. Raucci spoke about the MPS requested automatic transfer switch gear change (for a future generator) and stated he needs to get it ordered as soon as possible.

Mr. Nardone explained the proposed price is high, around \$50,000. Discussion ensued regarding the switchgear.

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

Chairman Woods reported he and several others appeared before the Board of Finance on Monday regarding the proposed bonding Ordinance for Phase II. He stated two members of the finance board thought more money should have been spent on security. Chairman Woods reported the Board of Finance voted to recommend to the Board of Aldermen a bond totaling \$8,280,060. He stated that figure does not include A & E construction fees, the add alternates, lockers, security enhancements, smart boards, the canopy and FF&E.

Mr. Silver referred the Committee members to p. 3 of the handout and went on to explain the breakdown of the figures for the project.

Chairman Woods asked about the security costs.

Mr. Silver explained the figure included electronic cameras, remote access controls and DVR's.

Mr. Saley commented it appeared they were about \$2.2 million short.

Mr. Silver stated that number included the total project contingency and financing.

Mr. Saley commented it was his opinion the Committee should finish everything in the project, except the kitchen area.

Chairman Woods reminded the Committee they needed to keep in mind the grease trap issue. He stated it was the intention as part of the project to install the direct drainage pipe to the Chapel Street manhole. Chairman Woods also stated they needed to keep a healthy contingency because of the unknown when you are opening up ceilings and walls of such an old building. He also commented if there are any monies left to spend the Committee should consider spending it on lockers, FF&E, etc.

Mr. Quish stated it was his recollection the Committee asked the contractor to come up with some value engineering on the project. He stated he would like to hear from the contractor as to what they found.

Chairman Woods stated the Committee needed to finish looking at the big picture before moving on. He also stated he spoke with the Mayor and he is thinking of funding Phase III in February 2014, which would include the canopy. He stated at the least the Committee should consider putting in the foundation/piers for the canopy and running the pipe for the grease trap under the new driveway, even if they don't connect the pipe during this phase.

Mr. Silver spoke to the use of DAS State contracts which was brought up at the last meeting. He explained Silver Petrucelli did extensive research regarding State contracts. He referred the Committee to p. 14 of the handout and explained the “red” mark-up indicates furniture elements that are not available on the State contract system. He continued on pgs. 17 through 28 for an explanation of the numbers. Mr. Silver stated their research deemed even with a State contract option it does not include all the furniture that is needed and therefore not likely to be a savings.

Mr. Quish spoke to specific items which still could be substituted.

Mr. Silver stated going with a State contract would not pay this year and it would have cost the City 10% more to use State contracts rather than the local competitive bidding that was done.

Chairman Woods asked Bismark Construction to address the value engineering they came up with.

Mr. J. Raucci explained the handout he distributed, which he stated was begun as a list developed early on in Phase I. He also addressed the potential \$94,000 change order credit for the roof penthouse deletion.

Chairman Woods noted the roof penthouse is in Phase I not Phase II.

Mr. Quish suggested it could be done as a deduct change order in Phase I and then an add change order in Phase II.

Chairman Woods reviewed the list for a consensus from the Committee as to how to move forward. Discussion ensued as to the possible savings amount.

Mr. Quish asked if a decision needed to be made tonight.

Mr. Silver stated they were looking for conceptual direction from the Committee, but no final decision was necessary.

Mr. Saley stated it was his opinion the kitchen/cafeteria could be done at another time and that it would save \$1.5 million, adding that tough decisions needed to be made and that the cafeteria is functional as it is. Discussion ensued.

Chairman Woods stated the Board of Finance approved the bonding Ordinance in the amount of \$ 8,522,060. He stated the Committee needed to assume that is the amount they will have to complete this project and as a committee they need to figure out how to proceed with that funding amount. He stated one of the first things the Committee needs to do is hire Silver Petrucelli for Phase II construction administration.

Mr. Quish asked if the construction administration is based on the budget.

Chairman Woods stated it is based on the \$7 million Phase II bid.

Mr. Saley asked the other committee members how they felt about asking the Board of Aldermen to increase the bonding amount.

Mr. Quish stated it was important as a Committee to discuss and figure out how to move forward.

Ald. Nunno stated there are other schools that need work as well as roofs at all the schools. He stated teachers need space and are looking for that space. He stated the drawings are beautiful but that the Committee needed to be practical. He reiterated there is so much to be done to all of the school buildings in the City. He stated he believed the balance of the work could be done in Phase III next year.

Mr. Saley asked if it would be possible to save the cafeteria work for Phase III, along with the roof. Discussion ensued.

Mr. Quish asked if the Committee would award the contract and then do a deduct change order(s).

Mr. Silver spoke as to the fair values and the risk negotiating a large deduct change order which could be as much as \$1 million. He explained the history at the school and his recollection is the first priority was the cafeteria and the second priority was the classrooms. He stated this Committee should not be making a decision on a major program element without any educators or administrators here tonight to speak to that.

Ald. Nunno stated it was his recollection there was no justification for the cafeteria addition. He also pointed out there are no programs in there. He stated the cafeteria is adequate as it is. Ald. Nunno also stated the Chairman of the Board of Education hinted there is a future at this school, but could not disclose any details.

Mr. Silver noted the administration asked for the cafeteria addition/renovations first. Discussion ensued regarding the cafeteria.

Chairman Woods stated a change order deduct of this magnitude could provide a savings of \$750,000 now, but in Phase III rebidding could cost \$1.5 million.

Mr. Quish stated the Committee needed to take a position on the project and how it should be funded and forward that position to the Board of Aldermen. He stated if it is this Committee's position that the project should be fully funded now, then the Committee should ask for an additional \$2.2 million. Mr. Quish continued if that number is rejected, then this Committee would revisit and look at fully flushed value engineering and consider how they want to proceed with the kitchen work.

Ms. DiBiase commented what she was hearing was in the long run there would be a savings by doing all of the work now in Phase II.

Mr. Saley asked Bismark Construction if they were willing to provide their opinion.

Mr. J. Raucci stated the timing of any project is essential, but that whatever the decision he needs to get moving with the project.

Mr. G. Raucci commented you know what you have now and that you may never get a better value, recommending that the project be fully funded now.

Chairman Woods commented the Mayor has requested funding for the \$8, 522,060.

Ald. Vitali commented to the Chairman he did not want to be disrespectful, but that nothing is impossible. He stated what he is hearing is now is the time to get this work done and that this Committee should address the Ordinance Committee next Monday. He stated that committee would in turn make a recommendation to the full Board of Aldermen.

Chairman Woods stated in the meantime, this Committee needed to have the contractor and architect work on the 17 value engineering possibilities.

Mr. Quish stated there could be other areas to look at as well. He commented there just was not enough contingency and that this Committee needed to plan for the worst case scenario.

Ms. DiBiase stated she would be in favor of funding all of the work in Phase II.

Mr. Hardiman agreed all of the work should be done in Phase II.

Chairman Woods asked the Committee if the consensus was to increase the bond to \$10,478,499.

Mr. Saley stated it was time to get the job done and do it right.

Mr. Hardiman and Ms. DiBiase made and seconded a motion to ask the Board of Aldermen to increase the bond from \$8,522,060 to \$10,478,499 to complete all of the work for the East Shore Middle School Addition/Renovations in Phase II.

Mr. Quish stated it is the fiduciary responsibility of this Committee to get the best value for the tax payers. He suggested asking for less and continuing to find value engineering of at least \$500,000. This would show this Committee has done its due diligence. Discussion ensued.

Ms. DiBiase withdrew her second to the motion and Mr. Hardiman withdrew his motion.

Mr. Quish and Mr. Saley made and seconded a motion to ask the Board of Aldermen to fund the East Shore Middle School Addition/Renovation project in the amount of \$9,880,060 from the \$8,280,060 to fully fund the project.

Chairman Woods stated that is an increase of \$1.6 million.

Motion carried unanimously.

The consensus of the Committee was for Chairman Woods to send a letter the Board of Aldermen explaining the reason for the increase in bond. A brief discussion ensued.

Status Report – Jonathan Law High School – Roof Replacement

Mr. Silver reported they were still waiting for the warranties.

Status Report - Joseph A. Foran High School – Roof Replacement

Mr. Silver reported the barrel siding for the observatory came in ahead of schedule. He stated they are waiting for school administration to test the dome as part of a final punch list check. Mr. Silver stated they should know by next week.

Ald. Nunno stated that in the future this Committee or the school should take possession of metal scrap instead of the contractor.

Mr. Quish stated that scrap valuation is usually included in contractor's lower bid pricing.

Consideration of Payment Requisitions

Chairman Woods asked Mr. Silver if he could represent to the Committee that all the requisitions had been reviewed and were found to be in order and if payment was recommended at this time.

Mr. Silver responded affirmatively.

Ms. DiBiase and Ald. Vitali made and seconded a motion to approve payment to Paragon Construction (10) – Final, in the amount of \$20,960.10 for Joseph A. Foran High School – Phase III-A. Motion carried unanimously.

Ms. DiBiase and Ald. Vitali made and seconded a motion to approve payment to Bismark Construction (Gen. Const) (#3) in the amount of \$235,958.15 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ms. DiBiase and Ald. Vitali made and seconded a motion to approve payment to Bismark Construction (Abatement) (#1) in the amount of \$29,545.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ms. DiBiase and Ald. Vitali made and seconded a motion to approve payment to Fairfield Testing Lab (#12-12-16) in the amount of \$877.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ms. DiBiase and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli CA + Env CA (#13-66) in the amount of \$5,760.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ms. DiBiase and Ald. Vitali made and seconded a motion to approve payment to Silktown Roofing, Inc. (#9) in the amount of \$27,997.50 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

Mr. Quish renewed his request to know why they have not received a certificate of compliance on the Foran Phase III-A project. He expressed his concern given all the money until a reason is known.

Mr. Silver pointed out the space is being utilized by the school and we are getting full value of the contractor's work.

There being no further business to discuss Ald. Nunno and Mr. Saley made and seconded a motion to adjourn at 9:25 p.m. Motion carried unanimously.

The next meeting will be February 19, 2013.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary