

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
JANUARY 31, 2008**

The Permanent School Facilities Building Committee held a meeting on Thursday, January 31, 2008 in Conference Room B in City Hall. Chairman 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) (7:05 p.m.)
Ald. R. Vitali
T. Creedon
C. Kopazna (BOE)

Also Present

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

Consideration of the Minutes of January 16, 2008 meeting.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve the minutes of the January 16, 2008 meeting.

Mr. DeFlumeri noted the correct spelling of his name is “*DeFlumeri*”, not DeFlumeri.

Motion carried unanimously as corrected above.

Chairman Woods stated the main reason for being here tonight is to consider the bids for the science labs at the high schools; however, they would go through the agenda as well.

Status Report – Phase I – Jonathan Law High School

Mr. Bradbury reported the soundproofing had been ordered and should arrive shortly.

Chairman Woods asked when they expected the soundproofing.

Mr. Bradbury responded about 2-3 weeks.

Chairman Woods asked about the installation.

Mr. Bradbury replied it would be a one-day installation.

Chairman Woods commented the next meeting should be the last meeting this item will appear on the agenda.

Status Report – Phase I – Foran High School

Mr. Silver reported the singular loose stair tread has been replaced and that after a meeting of all parties at the school as week ago, the existing worn concrete treads should have been filled so that they don't experience that 'shock effect', which likely causes the expansion bolts to loosen over time. He explained the shock effect and its relative vertical movement at each stair. He also gave a detailed explanation of the work to be done.

Chairman Woods asked the percentage of the stair treads that needed to be replaced.

Mr. Bradbury responded 20-25% are loose.

Chairman Woods asked if they have identified all of the stairs that need to be replaced or if they continue to find additional stairs.

Mr. Bradbury explained the concerns he has with the work. A brief discussion ensued.

Chairman Woods asked if there is any timetable in place.

Mr. Bradbury stated they would be repairing the stairs during the winter break and would begin a trial of some of the stairs.

Mr. DeFlumeri asked if other stairs have been checked.

Mr. Bradbury responded yes, noting they have been checked and rechecked.

Chairman Woods asked if the repair work was damaging the aesthetics.

Mr. Bradbury responded no.

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

Mr. Silver reported the boilers would be ready on the 15th of the month for installation. He explained they would not be installed until the chiller is first installed, which would be around March 10.

Ald. Vitali commented as to the two jobs and in comparing Foran and Law. He expressed concerns with the work at Law and the proposal to put in the "raised concrete slab" which was not accepted by this Committee at the last meeting. He commented it was better to be safe than sorry at a later date. A brief discussion ensued.

Mr. Creedon explained for the benefit of the newer members of this Committee some of the background on the Law project and that this subject had been brought up a long time ago. Discussion ensued.

Mr. Silver referred to page 6 of the handout concerning an asbestos abatement change order. He explained the change order was received late today and continued with an explanation as to the hot water storage tank under the connector (cross-over glass corridors) for domestic hot water.

Chairman Woods asked if this hot water tank was being used before this project went out to bid.

Mr. Silver responded yes and explained it was used for the kitchen water.

Chairman Woods asked why it was not in the original bid.

Mr. Silver explained it showed it being re-piped and that it did not need to be totally abated.

Mr. Creedon asked about the water and whether it is standing water or being pumped out.

Mr. Quish suggested there is an option to looking at and that they seek bids from possibly three other abatement contractors. He also asked why Enviroscience did not document this abatement in the construction documents.

Mr. Silver responded it was not part of the bid document and therefore the work is added value.

Mr. Quish stated he was not satisfied with the price and would recommend approval “not to exceed” with an hourly basis or reject the bid entirely.

Chairman Woods asked if this change order was to Bismark.

Mr. Silver responded yes.

Mr. Quish and Ald. Nunno made and seconded a motion to deny the change order in the amount of \$9,130 and to have Mr. Bradbury contact four other abatement contractors.

Mr. Creedon suggested they hold this in abeyance until they get the other bids. He also asked about hourly rates and a timeframe.

Mr. Silver replied they were looking at April vacation.

Chairman Woods suggested they just not vote on it tonight.

Ald. Nunno rescinded his second and Mr. Quish withdrew his motion.

Mr. Silver explained the process for bids and per City Ordinance it may have to be under \$7,500.

Chairman Woods suggested Mr. Silver look into the bid process and that hopefully by the next meeting they would have a new figure.

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

Mr. Silver reported the basement trench has been filled with gravel and infilled with concrete and the work is continuing.

Chairman Woods asked if this Committee’s decision not to raise the slab 7” was in error (if water had infiltrated into the basement in the last month).

Mr. Bradbury responded no.

Status Report Re: Elementary Schools Asbestos Abatement

No report.

Foran – Phase II – Science Labs

Mr. Silver explained when the first bid sets went out in May, 2007 it was known that it was not a good time to be bidding summer work. He compared the numbers on page 11 and noted they really did not realize as much with the re-bid on the science labs as they had hoped. He added they lost a little ground on the accumulated bid but in light of the 8 month duration from the first bid it was interesting that escalation did not boost the rebid prices any more.

Mr. Quish asked if there was any change in the scope.

Mr. Silver responded there was none. He continued by explaining the project would add 8-10 active classrooms, plus 2 computer labs as well as gaining program space upstairs, which they desperately need in this building. Mr. Silver went on to explain the 2nd floor classroom wing work as well as the abatement in that area. He explained the base bid numbers in Phase II and the media center and some aesthetics.

Mr. Quish asked what the amount is approved in the budget.

Mr. Silver referred to page 26 and explained the figures for the lab alone that would leave only \$7,000 in contingency. He stated an additional funding request of \$2,200,000 would have to go to the Aaldermen should the committee want to select all of the add alternates.

Chairman Woods stated it was his understanding that does not include the contingency or financing. He explained the finance director would add in the financing.

Mr. Silver responded yes he was correct.

Chairman Woods stated they would still need \$2,223,874 plus contingency and financing. A brief discussion ensued.

Chairman Woods stated there was not enough money in the budget to accept any bid. He explained when we decided to split these into phases we decided the boilers were most critical and that we still don't have the money for the science labs.

Mr. Quish spoke as to the base bid and keeping a portion of it and then bond the rest of the project and let it out of the bid. He stated it is close to getting it done at \$3,300,000.

Mr. Creedon commented the issue is whether the Committee is allowed and if you would be putting the State reimbursement in jeopardy.

Chairman Woods stated the bottom line is the lowest bid is Paragon at \$4,100,000 for all four phases.

Jonathan Law – Phase II – Science Labs

Mr. Silver reported the re-bids came in on Tuesday and the activity was a lot more aggressive. He referred to page 24 of the handout, and noted many more contractors bid than last time when there were only two. He explained in April 2007 the low bid was \$3,538,000, compared to the re-bid of \$3,149,000 from Connecticut Carpentry one year later, which is a 12% savings. Mr. Silver stated since they have never worked with Connecticut Carpentry they called to qualify them. He stated they received good references from Gilbane and O & G. He stated their number is very aggressive.

Mr. Quish asked if they would self perform the window replacement work.

Mr. Silver responded they would sub it out. He also spoke as to the completion date and encouraged the Committee to have the abatement contract in place for February and April vacation work.

Chairman Woods referred to page 26 and asked about the add alternatives totaling \$207,000.

Mr. Silver explained the \$207,000 is a combination of three adds alternatives; the window replacements, electronic white boards; and the translucent panel wall in the auxiliary gym. A brief discussion ensued.

Chairman Woods summed up, if they were to do all the work at both schools, science labs, media work, etc, there is a shortfall of \$4,144,411, plus contingency, plus financing.

Mr. Quish asked how much they have remaining.

Chairman Woods replied \$1,436,288.

Mr. Creedon commented he believed this should go to the Board of Aldermen and that the options were something that needed to be brought before that Board.

Chairman Woods stated the strategy for going back out to bid was the hope we would not need to go back to the Board of Aldermen. He further stated the plan was to do the boilers, get new bids and then go back to the Board of Aldermen only if necessary. He also commented as to the costs overall.

Mr. Cummings added that every piece of each project ties to another piece.

Chairman Woods explained the process to bring this forward to the Board of Aldermen as well as the Board of Finance.

Mr. Quish spoke as to value engineering. A brief discussion ensued.

Chairman Woods stated if we focused only on the science labs, we would be \$1,200,000 short doing both schools.

Mr. Quish stated we should just do one school now and do the other school at another time.

Mrs. Kopazna encouraged the Board not to choose one school over the other and spoke as to equity in our schools.

Chairman Woods stated he agreed and commented if we can't do both schools he would vote not to do either.

Mr. Creedon echoed those comments of Chairman Woods and Mrs. Kopazna and also noted the re-bidding really was not much different than the original bidding.

Mrs. Kopazna asked if they knew why the change in numbers.

Mr. Silver responded they were happy with the Law bids, but disappointed with Foran where there weren't as many contractors. Mr. Silver noted that one contractor stated the work high on the fourth floor at Foran is daunting.

Chairman Woods stated he would entertain a motion that the Committee request through the Mayor to the Board of Finance and Board of Aldermen that they seek the additional money. He also stated bids are good for 120 days.

Ald. Vitali and Mr. DeFlumeri made and seconded a motion to send a letter to the Mayor requesting the additional funding as set forth on page 26 of the handout.

Mrs. Kopazna asked for clarification that this is Phase II only.

Chairman Woods responded yes. He went on to explain the function of the Committee and that they are here to build and that we come to this Committee together not as separate Board of Education or Board of Aldermen members.

Mr. Quish stated he is looking for something more definitive. He stated they needed to show the Board of Finance and the Board of Aldermen that they are attempting to save the money.

Chairman Woods explained the basic picture is that we have been out to bid twice with no reasonable prospects that the bids will be any lower and noted we could scrap the whole thing.

Mr. Quish asked about the process.

Chairman Woods explained the Mayor would have to have the bond counsel prepare the bond papers, then the Board of Finance would consider whether the City could afford the extra money, and the next step would be the Board of Aldermen. A brief discussion ensued.

Motion carried unanimously.

Chairman Woods stated he would send out the letter next week and see what happens from there.

(Note: Ald. Vitali left at 8:24 p.m.)

Mr. Silver recommended the Committee release J.R.Rosa from its bid and explained, referring to page 16. He stated they believed their bid contained a credible error and that they called within one hour after the bids were opened reporting their error.

Mr. Quish and Mr. Creedon made and seconded a motion to allow J.R.Rosa to withdraw its bid and not pursue its bid bond.

Chairman Woods advised that effectively they would not be on the hook for their bid bond. A brief discussion ensued.

Motion carried unanimously.

Mr. Silver referred to pages 20-21 concerning the bid protest regarding Bismark. He explained Bismark had filed a protest indicating Paragon had filled out the bid forms incorrectly. His communications with the city's purchasing agent were reviewed and they both agreed there is no basis to this claim.

Status Report - Phase III – Foran High School

Mr. Silver reported he received the Code Modifications from the building inspector who turned them around in a timely fashion. He stated they have been signed and accepted by the state building official. He stated they should be out to bid next week assuming that the Connecticut DOE BSF turns around the final review quickly.

Mr. Quish asked the amount bonded.

Chairman Woods said nothing will be bonded until after the bids come in.

Mr. Silver stated they estimate a cost at Foran of \$8,033,000, which does not include the contingency and administration fees.

Chairman Woods asked when the bids would open.

Mr. Silver replied hopefully by the end of February.

Chairman Woods noted there was not anything more to do with this until the bids are received.

Status Report - Phase III – Jonathan Law High School

Mr. Silver reported the plan review was not available until February 5, 2008 due to scheduling. He spoke as to the suspected transcript error made by the State Building Inspector in granting a necessary code modification in that they mandated that the entire school being sprinklered as a condition of the mod. He explained they called right away when they saw this to correct it. He also reported they expect this to be out to bid the week after the Foran bid.

Chairman Woods commented it sounded like we would not be doing these projects until next year. He reminded the Committee that the Mayor usually only likes to do bonding once a year. A brief discussion ensued.

Chairman Woods asked if we put it out to bid now if we would get a better response.

Mr. Quish commented he felt we needed to be careful we did not burn bridges with contractors if we were going out to bid just to bid with no intent of awarding any of the bids.

Chairman Woods asked how much it costs to go out to bid.

Mr. Silver responded it is approximately \$6,000 and explained the numbers as to advertising and printing. He stated he was of the opinion the Committee should go out to bid.

Ald. Nunno and Mr. Creedon made and seconded a motion to recommend we go out to bid for the Phase III work for Foran and Law.

Mr. Creedon stated he was in agreement with doing this.

Mr. Silver agreed, stating the market is good right now.

Mr. DeFlumeri asked where the \$6,000 comes from.

Mr. Silver replied it comes from the Committee's design budget assigned by the Aldermen. A brief discussion ensued.

Motion carried unanimously.

Unfinished Business

Chairman Woods stated the Committee had agreed to conclude Pumpkin Delight traffic improvement project a while back; however, he recalled the Committee had a discussion at the last meeting concerning the City's unspent \$50,000 grant. He stated he would add it to the agenda for the next meeting, but asked who would be drafting the motion and ensuring that the Finance Director would approve it.

Mr. Cummings stated he would speak with Mr. Russell to get the details

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 received these this afternoon and that there is nothing technically wrong with them and that the work has been completed and that Silver Petrucelli would recommend payment for all at this time. He also stated he spoke with the contractor that they were told they would need to receive these payment requisitions in a more timely fashion.

Mr. Creedon and Mrs. Kopazna made and seconded a motion to approve payment of Paragon Construction Co. (#3) in the amount of \$83,101.25 for Jonathan Law Phase II additions/renovations.

Mr. Quish commented again that he would like to see these ahead of time and that he would not vote to approve them.

Ald. Nunno stated he agreed with Mr. Quish that we should see them ahead of time.

The motion failed, 3 no (Quish, Nunno, DeFlumeri) and 3 yes (Kopazna, Creedon, Woods).

Chairman Woods stated the Committee would consider the payment requisitions at the next meeting.

The next meeting will be February 21, 2008 at 7:00 p.m.

The Committee had a brief discussion about the “renovate as new” concept and Milford’s history with it on the high school projects.

Being no further business to discuss, the Committee adjourned at 9:06 p.m.

Respectfully submitted,

Kathleen K. Huber
Committee Secretary