

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
SPECIAL MEETING
FEBRUARY 4, 2016**

The Permanent School Facilities Building Committee held a special meeting on Thursday, February 4, 2016 at City Hall (west conference room). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods
R. Vitali (BOA)
S. Krushinsky (BOE)
J. Federico (BOE)
M. Hardiman (BOA)
M. Ahrens

Also Present

B. Silver, Silver Petrucelli Architects
P. Jorgenson Silver Petrucelli Architects
P. Lisi, Antinozzi Architects
J. Richetelli (MPS)
P. Bradbury (MPS)
P. Cavanna (MPS)

Excused: B. Nunno

Consideration of Minutes

Mrs. Krushinsky and Mr. Ahrens made and seconded a motion to approve the minutes of the January 7, 2016 meeting as presented. Motion carried unanimously.

Status Report RE: East Shore Middle School Addition/Renovations - Phases I & II

Good progress has been made. White boards and tack boards are due in shortly. The plan is to install them after hours. He spoke of the other major items, of those 9 major items they have completed 7 of them. One of the items to be installed is the flow monitor. JCI stated after getting HVAC 1 operational the damper lock was not operating properly. He stated that is a warranty item and not necessarily operational.

Ahrens asked if the 180 items were commissioning items.

Mr. Silver stated yes.

Ms. Ahrens asked if the 9 items were part of the 180.

Mr. Silver replied yes. He continued with an explanation of the items they will continue to sample. A brief discussion ensued.

Mr. Bradbury stated the sequence of operations is what they looked at. He stated his concern is the maintenance contracts and who owns them at this point. He stated he continues to communicate with Johnson Controls.

Ms. Federico asked about the warranty contracts.

Mr. Bradbury explained since the work is not done, it comes down to who the warranty belongs to.

Mr. Ahrens asked if the "limbo" would create any additional costs. Discussion ensued.

Mr. Silver stated Mr. Funaro is pushing to get the last 20% or so of items completed.

Chairman Woods asked if the job would have been accepted as complete last year without a commissioning agent.

Mr. Silver explained before commissioning agents, it would not have been likely that architects would have gone through each item.

Chairman Woods asked if the target date is March.

Mr. Silver stated they still needed to wait on the commissioning agent.

Mr. Ahrens asked if the funds that were approved at the last meeting were used up. Discussion ensued.

Chairman Woods stated it appears the committee would have to appropriate additional monies.

Hardiman/Ahrens made and seconded a motion to approve a change order to the Van Zelm contract in an amount not to exceed \$10,000. Motion carried unanimously.

Ahrens/Hardiman made and seconded a motion to approve a change order credit to the Bismark Construction Company contract in an amount not to exceed \$10,000.

Mrs. Krushinsky asked how much would be left.

Mr. Silver explained the amount reduces their gross.

Motion carried unanimously.

Mr. Ahrens asked about references and who would be the contact.

Mr. Silver stated a reference request would generally go through Mr. Bradbury, Mr. Richetelli and/or Chairman Woods. A brief discussion ensued.

Status Report RE: Hazardous Material Abatement/Tile Replacement Project

A. Joseph A. Foran High School - Mr. Silver referred

Mr. Nunno and Mr. Ahrens made and seconded a motion to approve a change order to the Bismark Construction Company for the increased bond cost in the amount of \$214.28 per SCG Standard. Motion carried unanimously.

Status Report RE: West Shore Middle School Addition/Renovations/Code Compliance

Mr. Silver

Chairman Woods went over the response tabulation for the selection of a commissioning agent for the West Shore Middle School project.

Ald. Vitali asked about the impact of the claims against some of the commissioning agents.

Chairman Woods read the claims as stated. Discussion ensued.

Federico/Ahrens made and seconded a motion to accept the proposal of Innovative Engineering dated 1/20/16.

Motion carried unanimously.

Mr. Silver stated he would notify Innovative and prepare contracts. He referred to the handout regarding building information modeling. Phase I report has been completed and submitted. He explained the requirements of the State. He stated he has received the report back which is over 200 pages. He continued with the details of the report and history and topography of the site. He deferred to Mr. Jorgensen.

Mr. Jorgensen stated he has met with the various departments for approval. He spoke of his meeting with Inland Wetlands and some minor restrictions.

Ms. Federico asked if there would be any issues that would impact MPS ability to maintain the area.

Mr. Bradbury replied no and spoke of the guardrails.

Mr. Silver stated this project is the first school project that would need to go to Inland Wetlands for approval.

Mr. Jorgensen continued with an explanation of the plan proposal and the request from the fire department for an service road. He continued with an explanation of the proposal.

Chairman Woods asked what changes were made to the building.

Mr. Jorgensen stated the components added were media center, science center and band chorus. He stated they cut down in the courtyard area with regard to office space which was moved. He stated the other proposals remain the same.

Mr. Cavana addressed the plans and the pleasure of his staff with the changes.

Ald. Vitali commented as to the location of the STEM classes which isolate from the media area. Discussion ensued.

Mr. Jorgensen continued with an explanation of the exterior.

Mrs. Krushinsky stated she wished to be clear the exterior window were being removed.

Mr. Ahrens asked if enrollment comparisons were in line with the design and estimates.

Mr. Silver went over the proposed budget for the project. He went over the significant changes.

Ald. Vitali asked the bottom line total budget.

Chairman Woods stated it is \$15,000,000.

Mr. Silver stated the figure did not include the contingency.

Ald. Vitali asked about air conditioning in the addition. He stated he felt any new addition in any school should be air conditioned.

Chairman Woods stated the air conditioning should be an add alternative. Discussion ensued.

Mr. Silver continued with a explanation of the other potential add alternatives. Discussion resumed.

Mr. Silver asked if the Committee wished to provide a consensus to continue with plans.

Mrs. Krushinsky asked if furniture, fixtures, etc were included.

It was the consensus of Mr. Richetelli and Mr. Cavana to proceed with the plans as presented tonight.

Mrs. Federico asked what was lost by scaling back.

Mr. Jorgensen stated the chorus/band area is slightly smaller, but comparable to East Shore Middle School.

Mr. Silver discussed the schedule as distributed. He stated at this point they are pushed out to August, but they would do their best to make up time. He stated they still have to go to the State and also local authority. He stated the Fire Marshal's Office would do their review in-house. He stated it would be bonding October/November bonding. He also spoke of the proposed cuts in Hartford and the potential for delays.

Mr. Ahrens asked the length of time for bidding.

Mr. Silver stated through the end of August, then opening bids in September and to aldermen by October November.

Mrs Federico asked when shovels would actually go in the ground.

Mr Silver stated it could be as soon as December.

Consideration of payment requisitions (Items 2 and 3)

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

Mr. Silver replied yes.

Hardiman/Federico.

Chairman Woods stated Foran Phase V could be removed.

Motion carried unanimously.

Mrs. Federico and Mr. Nunno made and seconded a motion to approve payment to Van Zelm Engineers Add Services (#38) in the amount of \$13,914.25 for East Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Lisi reported

Lisi (Shanna Armburst)

Vitali/Ahrens reorder the agenda and bring forward item 7. Motion carried unanimously.

Status Report RE: Elementary School Roof Replacement Projects (8)

Mr. Lisi stated

Elementary roofs

Mr. Lisi stated he expected to get State approval on the roofing projects and go out to bid after that.

Status Report RE: Harborside Middle School Roof and Window Replacement Project

Mr. Lisi presented the plans dated January 29, 2016. He stated if the Committee accepts the plans tonight, they would then go to the Board of Education on Monday, February 8th. He went on to explain the description of the proposed work.

Hardiman/Federico made and seconded a motion Subject to the understanding the 4 classroom addition from 1993 would be addressed. Motion carried unanimously.

Chairman Woods asked about the Windows.

Mr. Lisi stated those would be done the following summer.

Status Report RE: Jonathan Law High School – Hazardous Material Abatement

Paul Lisi, Antinozzi Associates, provided the Committee with a project update.

Mr. Lisi stated he spoke with Mr. Bradbury

Hardiman/Krushinsky made and seconded a motion Change order to Antinozzi Associates contract in the amount of \$7,000 for the aisle lighting. Motion carried unanimously.

Mr. Lisi reported he spoke with the Fire Marshal regarding the center aisle lightning and that he was looking for one foot candle. He stated this is required by code. Mr. Lisi stated he was proposing 4 additional fixtures in the ceiling in each aisle. Discussion ensued.

Mr. Lisi \$1,147,792 is the project budget for Jonathan Law. He stated Fuss & O'Neil has done testing beyond the floors and that there is roughly an additional \$185,000 abatement work, which would bring the project over budget.

Mrs. Krushinsky asked where the additional abatement was necessary.

Mr. Lisi stated it is transite paneling above the lockers, which was tested.

Mr. Bradbury stated he asked that the areas around the tack board also be looked out.

Mrs. Krushinsky asked if it is the lockers throughout the school.

Mr. Bradbury stated yes. He said since there is no planned abatement planned on the 2nd level, it likely would not be done at this point.

Mr. Lisi stated he would look to the Committee as to how they wish to proceed. Discussion ensued.

Mr. Bradbury stated as he does the areas, they would do the additional remediation as required. He stated initially the focus would be the first floor.

Chairman Woods stated the order of priority would be the floors and then the transite paneling. He asked that it be broken down.

Mr. Bradbury stated in a room where there will be containment, he stated he wished to do all of it.

Mr. Lisi stated beyond the flooring there is transite paneling, pipe fitting, blackboards and floor tile on the second floor underneath the cabinets.

Mr. Bradbury reiterated if a room was being contained, he wanted to do the entire room.

Mr. Lisi stated he would bring back to the Committee new budget for the Law project. He stated tonight he wished to have the Committee approve the finishes.

Ms. Armburst continued with an explanation of the proposed finishes.

Ald. Vitali and Ald. Hardiman made and seconded a motion to approve the color and finishing schemes as presented.

Mrs. Krushinsky asked about the light colored wall.

Mr. Bradbury stated it is high enough.

Motion carried unanimously.

Consideration of payment requisitions (Items 6, 7 and 8)

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

Mr. Lisi replied yes.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to the Antinozzi Associates contract in the amount of \$21,841.88 to for the schematic design and construction for work to be performed at Calf Pen Meadow Elementary School. Motion carried unanimously.

The next meeting of the Permanent School Facilities Building Committee will take place on Thursday, March 3, 2016.

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

The Committee adjourned at 9:24 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary