

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
REGULAR MEETING  
February 16, 2012**

The Permanent School Facilities Building Committee held a meeting on Thursday, February 16, 2012 in the conference room at Foran High School. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

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

Also Present

B. Silver, Silver Petrucelli Assoc., A/E  
C. Nardone, Silver Petrucelli Assoc., A/E  
P. Bradbury (MPS)  
J. Richetelli (MPS)  
M. Myer, Fuss & O'Neil  
K. McCarthy, Fuss & O'Neil

Excused: M. Hardiman

**Consideration of the Minutes of January 19, 2012 meeting**

Mr. Quish and Ald. Vitali made and seconded a motion to approve the minutes of the January 19, 2012 meeting.

Ald. Nunno referred to p. 5 of the minutes. He stated he directed a question to Mr. Silver; however the response was not in the minutes. The following sentence should be included in the minutes following paragraph 5, from the bottom of the page.

***Mr. Silver replied no, that he did not believe the whole project, including contingency and financing would come in lower than \$12,000,000.***

Motion carried unanimously with the correction as noted above.

**Status Report - Elementary Schools Asbestos Abatement Project (J.F. Kennedy)**

Kennedy School – Mr. Silver reported the kick-off meeting was held with contractor THP and noted the contract is fully signed.

Mr. Bradbury stated he would like to see some work done in April and reported he is working with the movers.

Mr. Silver referred the Committee to p. 12 of the handout, which showed the schedule that will occur this summer beginning with the north and south halves of the project areas.

Mr. Bradbury added they asked the contractor prepare a proposal to complete the central corridor in the add alternate area for the Committee's review, as it is the main circulation link of the school.

Chairman Woods asked about storage.

Mr. Bradbury stated they hoped to use the gymnasium.

Ald. Vitali asked what “stuff” they were talking about.

Mr. Bradbury explained mostly furniture, but possibly some classroom contents.

Chairman Woods asked if the work would begin the day after school ends.

Mr. Bradbury replied yes, weather permitting.

Mr. Silver referred the Committee to p. 13. He explained this environmental CA services proposal was held over from last month. He recalled the Committee raised the question as to why full time monitoring versus part-time monitoring. He pointed out the cost is \$31,917 for 35 full days for the full time monitoring.

Mr. Myers explained with full occupancy the CT Department of Public Health, via its work approval process, requires full time monitoring. He stated with partial or no occupancy you can try part-time monitoring. He cautioned the Committee that this project’s abatement subcontractor did a job in Bridgeport recently and it ended up costing the City more money because of problems that arose from part-time monitoring. He also pointed out the State has been requiring environmental monitors to be at a site 50% of the time, even if the monitoring is part-time. Discussion ensued.

Chairman Woods stated after discussion that the consensus seems to be that the project start with part-time monitoring and see how it goes along.

Mr. Quish and Ald. Nunno made and seconded a motion to approve the Fuss & O’Neil proposal dated January 13, 2012, modified to provide part time monitoring at a price not to exceed \$25,916.

Chairman Woods asked how the Committee will know if the part-time monitoring is not working.

Mr. Bradbury commented he is the one that has to deal with the parents, contractors, etc. and he will surely hear about it. He stated he wanted it known that he is in complete disagreement with part-time monitoring. He stated he has seen what goes on when someone is not watching all of the time. He stated he is not comfortable with this.

Mr. Quish stated he completely understands, but added there is another layer to consider. He stated the sub-contractor or the architect who should make sure the subcontractor understands their contractual obligations.

Mr. Saley commented he did not understand why this Committee would be hiring a contractor they are not comfortable with. Discussion ensued.

Ms. DiBiase asked if there are people in the building during the summer.

Mr. Bradbury responded yes, mostly office staff.

Chairman Woods stated it would be Fuss & O'Neil and Silver Petrucelli who would decide to "pull the plug" if it is not working out, and thereafter recommend to the committee that full-time monitoring be instituted as a change order to the Fuss & O'Neil contract.

Motion carried 5 yes (Woods, Nunno, Quish, Saley, DiBiase) and 1 no (Vitali).

#### **Status Report – Jonathan Law High School –Phase III-A**

Mr. Silver reported the structural testing was done and they have received the final invoice. He stated the project could now be closed out.

Chairman Woods asked as of what date.

Mr. Silver replied today.

Mr. Quish and Ald. Nunno made and seconded a motion to accept the Law III-A (which also includes the Phase III) project as 100% complete as of February 16, 2012. Motion carried unanimously.

Mr. Silver stated the final payments are in the requisitions to be considered tonight.

#### **Status Report – Jonathan Law High School/ Joseph A. Foran High School – Roof Replacement**

Mr. Silver referred the Committee to p. 10 of the handout. He explained the letter is a standard boiler-plate language. He stated the bids are due on March 8, 2012. He stated the pre-bid is on February 21, 2012. He explained they will have the opportunity to do both projects under one bid and went on to explain the process of the pre-bid.

#### **Status Report – Joseph A. Foran High School – Phase II Lead Asbestos Abatement**

Mr. Nardone stated the challenge is in the waiting for the general building permit. He stated they met with Mr. Richetelli, Ms. Mathiasen and the Building Officials and Fire Marshal. The conclusion of the meeting is that the general building permit was promised by the Building Official, perhaps with conditions, by tomorrow.

Chairman Woods asked how much time has been lost on the project.

Mr. Nardone replied about 1-1 ½ weeks. He stated the PCB demolition process will begin early next week during the break.

Mr. Quish asked if there is language in the contract if something is not done right away and what action can be taken.

Mr. Silver replied yes. He explained when the job finishes out the architects look at any delays.

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

Mr. Silver referred the Committee to p. 2 of the handout and explained the new abatement containment ruling from the Connecticut Health Department.

Mr. McCarthy stated the Health Department is requiring them to build containment for outdoor abatement.

Mr. Silver added when they received the new ruling regarding cavity wall abatement, it will have ramifications on projects all across the State.

Mr. Quish stated he has 25 years in the business and he has heard these comments before, however they are not backed up. He stated he does not think it is a ‘done’ issue.

Mr. Myers stated his company wrote to Mr. Skomro, Environmental Health Section, Department of Public Health, State of Connecticut asking for a written ruling.

Mr. Silver referred the Committee to p. 2 of the handout and explained the AWP. He stated Mr. Stapleton’s ruling has been challenged in this formal AWP regarding the outside containment. Discussion ensued.

Mr. Richetelli commented Milford Public Schools has stretched dollars in the III-A project. He pointed out it does not include furniture, fixtures, equipment, but that the Board of Education is budgeting for this needed equipment. He asked if the equipment would be eligible for reimbursement if they go through this Committee.

Mr. Silver stated the Bureau of School Facilities (BSF) may not look favorably at a plan that was not bid out per the BSF’s original approval.

Mr. Richetelli stated he would like to ask the Committee to allow the district (Milford Public Schools) to go through this Committee.

### **Status Report – Joseph A. Foran High School – Phase III Lead Asbestos Abatement**

Mr. Nardone reported the BSF re-accepted the plans for final review in the extraordinary PCT 3. He stated he and Mr. Myers were at the State and they received a verbal endorsement that all of the lead work would be acceptable for reimbursement. He stated they indicated they would give their full support. Mr. Nardone stated they should have approval to bid next month.

Ald. Nunno asked if there was any word the reimbursement would be at the high number.

Mr. Nardone stated this project ED-049 preceded the deadline for the recent reimbursement increase so it may be reimbursed at the 2011-2012 rate.

### **Status Report – East Shore Middle School Additions/Replacements**

Chairman Woods stated the Board of Finance and Board of Aldermen approved the \$12,000,000 for the project which includes financing and contingency.

Mr. Silver referred the Committee to p. 9 of the handout and explained the deduct alternates.

Chairman Woods stated there is \$9,813,000 available for construction which includes everything except environmental CA services, A & E CA and contingency. He stated what the Committee has decided is whatever contingency remains the Committee will spend all of it on furniture, fixtures, equipment, etc. He stated the hope is the bids will come in under-estimate, but right now the Committee will need to decide on the deduct alternates priority rankings.

Mr. Nardone continued with an explanation of the deduct alternate numbers on p. 9.

Ald. Vitali commented he is all too familiar with the need for smooth educational operations in the building during the school year. He cited as an example the cafeteria and long lunch lines, which can disrupt the entire school day.

Mr. Quish stated he did not feel the Committee needed to decide on the deduct alternates until the bids come in and they know the numbers. He also pointed out the deduct alternates will be included as part of the base bid.

Chairman Woods stated he wanted to avoid inefficient cuts and stated the Committee should start to prioritize now.

Ald. Nunno acknowledged the presence of Mrs. Williams, Principal at ESMS and suggested the Committee hear from her to know firsthand what should be on the priority rankings.

Mrs. Williams stated one of her suggestions was to cut from the cafeteria. She stated the architect also spoke with the Director of Food Services for input. Mrs. Williams stated the problem they currently have is that they serve from within the eating area.

Mr. Quish questioned if Mrs. Williams was aware of the various alternates and if she could weigh-in on her priorities. Mrs. Williams said the 4 classrooms were the highest priority, followed by FF+E and then by the technology systems.

Mr. Nardone reported they had a PRR meeting with the BSF this past week regarding plan review responses. He stated there were 30-40 comments closed out and they are waiting on 3 code modification actions from the State Building Inspector. He explained one has already gone up to the State and they are waiting on the other two.

Chairman Woods asked how plans are submitted to the State with this many deduct alternates.

Mr. Silver explained they develop those that they feel are simple and endorsable by the BSF. Discussion ensued regarding the comparison with the ESMS expansion and the recent Foran High School addition/expansion project.

Mr. Silver reminded the Committee that there will be portions of the existing school that are going to remain unimproved, and will look as old as the 1950's and 1960's, with the exception of the ceilings. This project is not a Renovate-as-New action which is often selected by many towns in the state.

Chairman Woods asked when the project was expected to go out to bid.

Mr. Silver replied in the next 3 weeks, with bids being opened in mid-April. He stated in that time they have to prepare the deduct alternates. He stated the code modifications are with the building inspector and once he signs off they will go up to the State. Brief discussion ensued.

Mr. Silver referred the Committee to p. 5-7 of the handout. He stated these pages contained the remarks/comments of the commissioning agent, VanZelm Engineers. He explained it is the commissioning agent's responsibility to look over the architect's shoulder specific to the M/E/P engineering design and logic. He stated these pages are the detail of their work, which he stated is what the BSF wants to see. Mr. Silver stated many of the comments were qualitative and have been met by the architect. He reminded the Committee that the commissioning agent is an unfunded mandate.

Chairman Woods asked why it was done after the plans went to the State.

Mr. Silver explained they have been working with them since before the schematics were approved.

[Note: Ald Vitali left at 8:24 p.m.]

Mr. Silver stated the Committee asked last month what the A/E cost would be to develop the deduct alternates. He explained they went through each with their consultants and there will be over 40 drawings that will have to be re-issued. He mentioned the details and tags, reflective ceilings, mechanical, plumbing and electrical engineering which has to be re-designed, etc. Mr. Silver stated they would then need to bring these documents to the BSF after bidding, which is a new BSF rule. He stated if they did not do this the State could declare the addendum ineligible. He stated the \$24,000 represents Mr. Nardone's time and that of the engineers.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve a change order to the Silver Petrucelli contract in an amount not to exceed \$25,600 as set forth in the proposal dated February 16, 2012.

Mr. Quish stated he has asked in the past and this Committee talked about completing this redesign task on a time and materials basis. He asked if it is something that could be considered.

Mr. Silver replied yes and that it is something they have done.

Motion carried unanimously.

Ald. Nunno expressed his appreciation in receiving all of the project emails and information in the last few weeks. He stated it has helped a lot and makes the understanding of some of the items clearer.

### **Consideration of Payment Requisitions**

Chairman Woods asked if 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. He also pointed out that the Nosal requisitions are final payments.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Nosal Builders, Inc. III-A (6) Final in the amount of \$13,101.89 for Jonathan Law High School – Phase III Additions. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Nosal Builders Inc Security (5) Final in the amount of \$1,308.70 for Jonathan Law High School – Phase III Additions. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Fairfield Testing Lab (#11-12-18) in the amount of \$446.76 for Jonathan Law High School – Phase III Additions.. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Paragon Construction (2) in the amount of \$134,465.99 for Joseph A. Foran High School – Phase II Lead Asbestos. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Paragon Construction (1) in the amount of \$14,878.76 for Joseph A. Foran High School – Phase III and III-A Additions. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Paragon Construction (2) in the amount of \$29,128.75 for Joseph A. Foran High School – Phase III and III-A Additions. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli Architect (Abatement CA (#12-280) in the amount of \$11,000 for Joseph A. Foran High School – Phase III and III-A Additions. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli CA (#12-280) in the amount of \$1,843 for Joseph A. Foran High School – Phase III and III-A Additions. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli IIA CA (#12-249) in the amount of \$8,733 for Joseph A. Foran High School – Phase III and III-A Additions. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (4) in the amount of \$890 for East Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli (#12-216) in the amount of \$2,010 for East Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to THP General Contractors (#1) in the amount of \$3,420 for John F. Kennedy Elementary School VAT Floor and Ceiling Replacement. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli (#12-165) in the amount of \$1,050 for John F. Kennedy Elementary School VAT Floor and Ceiling Replacement. Motion carried unanimously.

There being no further business to discuss, Mr. Quish and Ms. DiBiase made and seconded a motion to adjourn at 8:33 p.m. Motion carried unanimously.

The next meeting will be held on Wednesday, March 14, 2012 in the conference room in City Hall.

Respectfully submitted,

Kathleen K. Huber  
Recording Secretary