

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE**  
**REGULAR MEETING**  
**February 17, 2011**

The Permanent School Facilities Building Committee held a meeting on Thursday, January 13, 2011 in the conference room at City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman  
R. Vitali (BOA)  
R. Funaro  
T. Creedon  
M. Hardiman (BOA)  
R. White

Also Present

B. Silver, Silver Petrucelli Assoc., A/E  
P. Jorgensen, Silver Petrucelli Assoc., A/E  
C. Nardone, Silver Petrucelli Assoc., A/E  
P. Bradbury (MPS)  
J. Barile (MPS)  
J. Garagliano (MPS)

Absent: T. Casey (BOE)

**Consideration of the Minutes of January 13, 2011 meeting**

Ald. Vitali and Mr. Creedon made and seconded a motion to approve the minutes of the January 13, 2011 meeting as presented. Motion carried unanimously.

**Status Report RE: Elementary Schools Asbestos Abatement Project**

Chairman Woods reported at the February 7, 2011 meeting of the Board of Aldermen they approved various resolutions including one assignment for asbestos abatement at various schools. He stated the first order of business would be to hire an architect.

Mr. Silver referred the Committee members to the Schedule of Proposals handout. He explained Orange Avenue, Orchard Hills, Mathewson and most of Pumpkin Delight School have been completed. He continued with an explanation of the numbers.

Mr. Bradbury recommended to the Committee that they considering doing only half a school at a time. He explained the difficulties for the custodial staff.

Mr. Silver continued with the explanation. He stated they would recommend finishing Pumpkin Delight and doing half of John F. Kennedy Elementary School. He also stated the proposals are separate due to reimbursement from the State and that they must be tracked separately.

Mr. White asked why Pumpkin Delight was slightly more.

Mr. Silver explained it was due to the confined space at Pumpkin Delight.

Mr. Bradbury stated they thought of doing half at Pumpkin and doing the back wings at Live Oaks and Calf Pen, that way you would get at least six classrooms done. Discussion ensued.

Chairman Woods stated it was the consensus once Pumpkin Delight was done, they would move to John F. Kennedy and do half and then Calf Pen or Live Oaks, if possible.

Mr. Silver noted the numbers in the handout reflect half the school. Discussion resumed.

Mr. White suggested doing as much as possible at one school since they would already be mobilized for that location.

Mr. Silver recapped they were going to look at a large portion of Kennedy and Pumpkin Delight. He noted the proposals were all included in the handout, all dated February 17, 2011.

Mr. Funaro and Mr. White made and seconded a motion to accept the Silver Petrucelli proposal dated February 17, 2011 as applied to Pumpkin Delight Elementary School. Motion carried unanimously.

Chairman Woods asked if the bid process would be the same.

Mr. Silver responded yes.

Mr. Funaro and Mr. Creedon made and seconded a motion to accept the Silver Petrucelli proposal dated February 17, 2011 for asbestos removal at John F. Kennedy Elementary School for one half of the school, plus the add alternate.

Ald. Vitali asked about the \$32,300 and going back to the floor plan to re-figure.

Mr. Silver explained they would go up to \$32,300 and Pumpkin Delight would remain as approved and Live Oaks and Calf Pen would be out of the picture right now.

Chairman Woods summarized they would be finishing Pumpkin Delight and doing as much of John F. Kennedy as possible and leaving Calf Pen and Live Oaks for next year. He asked what the next step would be.

Mr. Silver stated it would go to the State for plan review. He also explained the local review option.

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

Mr. Jorgensen reported they are complete and have been for some time. He stated the only piece missing is the roof warranty.

Chairman Woods asked if the project was 100% complete as soon as they receive the roof warranty.

Mr. Jorgensen replied yes.

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

Mr. Jorgensen reported they had schematics for the Committee to look at and hopefully approve. He stated they would be focusing on the lobby first and foremost. He went on to explain the handout detailing the plans which included the security location, control point doors and lobby. He also stated they were proposing a bench as well as new ceiling and lighting work. He continued with an explanation of the interior lobby renovations.

Chairman Woods pointed out the floor emblem should be turned slightly so that it faces the entrance.

Mr. Jorgensen spoke regarding the small mosaic tile, which would give the ability to add a little color to a dark area.

Mr. Silver explained they were proposing feedback from the Committee for the medallion and back drop designs. Discussion ensued.

Mr. White and Mr. Funaro made and seconded a motion to accept Plan A, rotating the medallion slightly so it faces the entrance. Motion carried unanimously.

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

Mr. Nardone reported he met with Mr. Bradbury and Mr. Girardi with the objective to take occupancy of the addition by the middle of April. He reported the substantial weather had pushed back the date slightly. Mr. Nardone stated they are nearing the substantial completion date. He stated the pavement has been done, pre-cast hung and the blue windows in the front are nearly done.

Chairman Woods asked how the Committee should handle the time extension of the completion date.

Mr. Silver replied the contractor would have to request it. He explained the contractor would have to prove how this winter has been extraordinary. He noted the contractor is quite aware of those liquidated damages and that they would need to follow through on their paperwork.

Mr. Nardone added they would have to consider those winterized reports which can actually work against them. Discussion ensued.

Chairman Woods asked when they would need to address this issue.

Mr. Silver responded only when the contractor requests.

Chairman Woods asked how the extension would relate to Phase III-A.

Mr. Nardone and Mr. Silver both replied there would be no impact as that project would not have started until the completion of Phase III.

Mr. Nardone referred the Committee to p. 2 of the handout for a change order. He stated they were taking a credit on stair #13. He explained they were originally going to put a light on that wall, but elected not to do so.

Chairman Woods asked why.

Mr. Nardone explained the location had a half wall.

Ald. Vitali and Mr. Funaro made and seconded a motion to approve a change order credit to the Mountford Construction Company contract in the amount of \$978.00 for Stair #13, landing light. Motion carried unanimously.

Mr. Nardone stated the next change order in the amount of \$3,683.00 was for the fire watch related to the wood shop sprinkler. He reminded the Committee the sprinkler main was cut off back in December.

Ald. Hardiman and Mr. Creedon made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$3,683.00 for the fire department fire watch. Motion carried unanimously.

Mr. Nardone stated the next change order in the amount of \$9,246.00 was for the precast/curtain wall support. He explained this was missing from the original documents. He referred to p. 19 and 22 of the hand out. He stated it is a fair value and reiterated it was not picked up during the bidding phase.

Mr. White and Ald. Hardiman made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$9,246.00 for the revised structural support per SKS-31. Motion carried 5 yes (Woods, Vitali, Creedon, Hardiman, White) and 1 no (Funaro).

Mr. Nardone stated the next change order was a credit for furniture and fixtures. He explained the negotiations back and forth and stated the credit was fair.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve a change order credit to the Mountford Construction Company contract in the amount of \$4,000 for changes in furniture per several meetings and per contractor backup. Motion carried unanimously.

Mr. Nardone referred the Committee to p. 32 of the handout for the next change order in the amount of \$5,587 for cable supports. He explained there is a substantial curved soffit which is hung in the lobby.

Mr. Silver stated there was further backup information on p. 40 and 41 of the handout.

Mr. Nardone continued with a lengthy explanation of the work.

Chairman Woods asked if the price of \$5,587 was fair.

Mr. Nardone stated they went back and forth with this one, especially regarding the 16 hours of labor. But he replied yes.

Mr. White asked if the observatory is wet or dry.

Mr. Nardone replied it is wet.

Mr. White asked why the change from dry to wet.

Mr. Nardone explained they put glycol under the ceiling and that there would be 8 heads above.

Ald. Vitali expressed concern regarding what was installed in 1999 and the current sprinkler system.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve the change order to the Mountford Construction Company contract in the amount of \$4,500 (as negotiated) for the observation sprinkler system, plus the 4<sup>th</sup> floor sprinkler work. Motion carried unanimously.

Mr. Nardone stated the next change order in the amount of \$2,037 for the additional fire dampers. He referred the Committee to p. 50 of the handout explaining this amount was the remaining balance.

Chairman Woods asked what they do.

Mr. Silver explained they stop the smoke from coming into occupied spaces.

Mr. Creedon and Ald. Hardiman made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$2,037 for the additional fire dampers on the first floor, per the request of the Fire Marshal's Office. Motion carried 5 yes (Woods, Vitali, Hardiman, Creedon, White) and 1 no (Funaro).

Chairman Woods asked if there were any future change orders coming up.

Mr. Nardone replied they still have not seen the change order for the roofing changes from the fall. He stated they are still negotiating an amount.

Mr. Funaro and Ald. Hardiman made and seconded a motion to approve Option E for the lobby floor design as presented by Silver Petrucelli. Motion carried unanimously.

#### **Status Report – Joseph A. Foran High School – Phase III-A**

Mr. Silver reported they have a PCT on May 5. He stated there was some concern if the BSF would let them separate the two facilities. He referred to p. 2. He noted the PCB did not put a dollar amount that is the new hazardous material fund. He went on to explain the sealant around the windows in the front of the current front doors. There will be some supplemental testing to see how far it has penetrated.

Chairman Woods asked if there would be drawings available at the March meeting and if it would come in under budget.

Mr. Nardone stated they would likely have the plans at the March meeting and the amount would depend on the PCB results.

#### **Status Report – Pumpkin Delight Elementary School Elevator**

Mr. Jorgensen reported the project is going well. He referred the Committee to p. 62 of the handout for a change order. He explained the Committee first heard about it back in January regarding the smoke separation. He explained the amount has been revised to \$4,923.75 but that they may not support it at this time.

Mr. White asked what the specifications called for.

Mr. Jorgensen responded it was generic.

Chairman Woods questioned if they were asked to deduct the plastic.

Mr. Jorgensen explained they were not debating the numbers, but rather the procedure.

Mr. Funaro suggested the Committee defer this.

Chairman Woods commented the contractor assumed the risk regardless of the building department's request.

Ald. Vitali suggested Mr. Jorgensen go back to the contractor.

Mr. Jorgensen explained they actually began with plastic but the building department did not accept it. He stated they have gone back and forth to this point.

Mr. Creedon and Ald. Vitali made and seconded a motion to approve a change order to the Olympus Construction Company in the amount of \$2,500 to erect the heavy duty smoke separation wall around the work area per the building official.

Mr. Creedon stated he would withdraw his motion and defer this to a later date. Ald. Vitali withdrew his second.

Mr. Jorgensen referred the Committee to p. 77 of the handout for the next change order in the amount of \$9,914.18. He explained the pipe shown on the original drawing, but they weren't exactly sure where it would be. He stated it is located 18" into the hoist way.

Mr. Creedon asked how it would impact the budget.

Mr. Silver replied there is still \$63,000 in the contingency.

Mr. White and Mr. Creedon made and seconded a motion to approve a change order to the Olympus Construction Company contract in the amount of \$9,914.18 for the unforeseen storm drain on one edge of the expanded hoistway, needing relocation. Motion carried (Woods, Vitali, White, Creedon, Hardiman). (Note: Mr. Funaro was not present for the vote).

Mr. Jorgensen stated the next change order in the amount of \$1,522.95 for the concrete encased electrode grounding system. He explained the grounding footing pad.

Mr. Creedon asked if it was the grounding rebar.

Mr. Jorgensen responded yes.

Mr. Silver stated they argued this with the building official.

Mr. White and Mr. Creedon made and seconded a motion to approve a change order to the Olympus Construction Company contract in the amount of \$1,522.95 for the grounding of addition as required by the building department per permit review. Motion carried unanimously.

Mr. Silver reported to the Committee regarding the materials testing, Fairfield Testing. He stated they are on board. He referred the Committee to p. 74 regarding the bids and noted Fairfield Testing was the most aggressive.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve Fairfield Testing in an amount not to exceed \$5,000. Motion carried unanimously.

Mr. Jorgensen referred the Committee to p. 76 of the handout for a potential request for a time extension due to weather conditions. He explained they have not seen an actual request, but they appearing to be making a paper trail at this point.

#### **Status Report – East Shore Middle School**

Chairman Woods explained the history concerning this school. He stated the project is now back and funds have been appropriated for the design portion. He stated tonight the Committee would need to hire an architect.

Mr. Silver referred the Committee to p. 7 of the handout for the scope of the project and explained the details of the pre-design concepts. He noted they have not spoken with the educators or administrators as this time. He continued with the explanation. He noted that Fuss & O’Neil services were included. Discussion ensued.

Mr. Funaro and Mr. White made and seconded a motion to approve the Silver Petrucelli proposal dated February 17, 2011 for the East Shore Middle School addition/renovation project. Motion carried unanimously.

Chairman Woods asked the timetable.

Mr. Silver replied about three months for the schematics, four months for construction, which would bring them to October. He stated that should put them on-line to have them to the Board of Aldermen for bonding in February 2012.

#### **Status Report – Jonathan Law High School – Roof Replacement**

Mr. Silver reported the roofs are over 20 years old that will be replaced. He stated they would be replaced with a positive pitch as required by State law. He referred the Committee to p. 4 for the fees schedule, which he stated included construction administration.

Mr. Creedon and Mr. Funaro made and seconded a motion to approve Silver Petrucelli Architects proposal dated February 17, 2011. Motion carried unanimously.

Chairman Woods asked the timetable.

Mr. Silver responded they would need to get it to the BSF and the local for review, so he was not sure of the timetable.

Chairman Woods asked how long the actual work would take.

Mr. Silver replied in the proposal they planned for 8 weeks, but it would depend on the size of the crew. He stated they would go through all of the roofing options with the Committee in another month or so.

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

Mr. Silver explained the roof replacement at Foran would include the observatory roof, which was dicey. He went on to explain the fee proposal in the amount of \$28,900 and noted the aldermen bonded in full.

Mr. White and Mr. Creedon made and seconded a motion to approve Silver Petrucelli Architects proposal as dated February 17, 2011. Motion carried unanimously.

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

Mr. Silver stated the roofing work would cover the green and red hallways.

Chairman Woods asked if this would include floor tile and lead above the ceiling.

Mr. Silver responded yes.

Mr. Funaro and Mr. White made and seconded a motion to approve Silver Petrucelli Architects proposal as dated February 17, 2011. Motion carried unanimously.

### **Consideration of Payment Requisitions**

Chairman Woods asked if 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 noted the first request from Fairfield Testing was included.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Malkin Construction Corporation (16) in the amount of \$9,995.99 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Silver Petrucelli & Lobby DS (#14) in the amount of \$1,900.00 for Jonathan Law High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Silver Petrucelli (Abatement CA & Art CDs #11) in the amount of \$1,250.00 for Joseph A. Foran High School – Phase II Lead Asbestos. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Mountford construction (#11) in the amount of \$269,126 for Joseph A. Foran – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Fairfield Testing Lab in the amount of \$242.76 for Joseph A. Foran – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Silver Petrucelli CA & Art CDS (#10) in the amount of \$18,965 for Joseph a. Foran – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Olympus Construction (#3) in the amount of \$19,712.50 for Pumpkin Delight Elevator. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Fairfield Testing Lab (#31-01-11) in the amount of \$887.40 for Pumpkin Delight Elevator. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Silver Petrucelli (#7) in the amount of \$1,440.00 for Pumpkin Delight Elevator. Motion carried unanimously.

Being no further business, Mr. Funaro and Mr. Creedon made and seconded a motion to adjourn at 9:30 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber  
Recording Secretary