

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
February 18, 2010**

The Permanent School Facilities Building Committee held a meeting on Thursday, February 18, 2010 at City Hall, in the conference room. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
Ald. R. Vitali
T. Creedon
R. Funaro
R. White (BOE)
T. Casey (BOE)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
J. Barile, Principal – Foran High School
P. Bradbury (MPS)
A. Tomasko, Malkin Construction
T. Yahn, Malkin Construction

Absent: Ald. M. Hardiman

Consideration of the Minutes of January 6, 2010 meeting

Mr. Creedon and Ald. Vitali made and seconded a motion to approve the minutes of the January 6, 2010 meeting as presented. Motion carried unanimously.

Status Report –Foran High School – Phase II

Chairman Woods stated the only item outstanding were the Eno boards. He stated they were still waiting for the close out of the Milford Academy project to transfer funds and purchase the balance of each high school's Eno boards. He asked if there were any problems with the installation of the Eno boards.

Mr. Barile responded no, adding the teachers are being trained.

Mr. Silver stated they are working on some hot spot/registration issues and that the invoices were a part of the Committee's packet.

Chairman Woods stated it was his understanding, in order for this project to be complete, the teachers needed to be trained.

Status Report – Jonathan Law High School – Phase II

Chairman Woods stated the situation is the same at Law with the Eno boards.

He stated additionally at Law there is the problem with Connecticut Carpentry. He gave the background regarding the problems they have had. Chairman Woods noted this project was accepted as substantially complete on August 30, 2008 and that the Committee saw the long delayed punch list on December 9, 2009, at which time this Committee directed Silver Petrucelli to notify Connecticut Carpentry they had seven days to complete the items on the punch list.

Mr. Bradbury stated initially there was a flurry of activity the first few days after the letter arrived and then nothing, with Connecticut Carpentry being ordered off the job on January 29, 2010. Mr. Silver estimated that the remaining work would require the efforts of two additional plumbers, two carpenters, two electricians and a painter, with the potential for needing two more carpenters.

Chairman Woods asked the cost to complete the work.

Mr. Silver responded approximately \$16,000.

Chairman Woods asked who would be hired to do the work.

Mr. Silver responded they would need a general contractor because they would still need to have a superintendent to manage and control quality of the job. He went on to explain the work.

Ald. Vitali asked if there would be a charge for the general contractor.

Mr. Yahn stated they would write up a proposal and present it to this Board and it would be considered as time and material or a hard bid. Discussion ensued.

Mr. Funaro and Ald. Vitali made and seconded a motion to hire Malkin Construction, time and material by trade to complete the punch-list items at Jonathan Law High School (Phase II – Science Labs), not be exceed \$7,500 per trade. Motion carried unanimously.

Status Report – Jonathan Law High School – Phase III

Mr. Silver commented the winter weather protection effort is impressive. He stated the deck is ready for roofing and that Mr. Jorgensen has been on-site and is very pleased with the progress.

Mr. Tomasko (Malkin) reported the masonry work would be completed in March. He also reported the windows would be measured in the next day or two. Mr. Tomasko reported the abatement work was done today and the sprinklers would be going up. He stated the weather protection has proved to be very helpful as they were able to get the slabs done.

Mr. Silver commented even with the winter weather they are still projecting the same scheduled completion, which is early July.

Chairman Woods asked if there were any change orders.

Mr. Silver referred the Committee to p. 6 of the hand out. He went on to explain the first change order for the concrete encased electrode in the amount of \$16,115.63. He explained the unique grounding required by the building department and recent state interpretations.

Mr. Creedon and Mr. Funaro made and seconded a motion to approve the change order to Malkin Construction contract in the amount of \$16,115.62 for the concrete encased electrode at Jonathan Law High School – Phase III.

Chairman Woods noted the amount was below the previously approved not to exceed amount \$18,000.

Motion carried unanimously.

Mr. Silver explained the next change order in the amount of \$4,427.14 was for the re-insulate abated hot water piping in the tunnels. He explained the old pipe insulation was in poor condition and needed to be replaced and insulated, which was not in the bid documents and therefore not bid.

Mrs. Casey and Mr. Creedon made and seconded a motion to approve the change order to the Malkin Construction contract in the amount of \$4,427.14 for the re-insulate hot water piping in the tunnels at Jonathan Law High School – Phase III. Motion carried unanimously.

Mr. Silver referred the Committee to p. 13 for the backup for the next change order. He explained the change order in the amount of \$7,852.79 for the static pressure sensors and VFD's (variable frequency drive).

Mr. Bradbury stated the sensors are for the roof top units and went on to explain the new system, which he stated is high speed and works to move air around the room.

Chairman Woods asked why this was not in the original design.

Mr. Silver responded it was due to the cost.

Mr. Creedon asked how much energy would be saved.

Mr. Silver replied it is substantial.

Chairman Woods asked if the cost was reasonable.

Mr. White noted it is a very good price.

Mr. White and Mr. Funaro made and seconded a motion to approve the change order to the Malkin Construction contract in the amount of \$7,852.79 for the static pressure sensors and VFDs at Jonathan Law High School – Phase III. Motion carried unanimously.

Mr. Silver explained the next change order in the amount of \$2,867.66 for structural and masonry work which was not on the bid documents. He explained the tie-in revisions between the new and existing at the gymnasium connection.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve the change order to the Malkin Construction contract in the amount of \$2,867.66 for the tie-in revisions, structural and masonry work at Jonathan Law High School – Phase III. Motion carried unanimously.

Mr. Silver deferred to Mr. Tomasko regarding the change order for the steel lintel at wall breakout in the existing two-story building.

Mr. Tomasko explained the bar joist on the structural block wall goes all the way to the roof.

Chairman Woods stated the work appeared clearly necessary.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve the change orders to the Malkin Construction contract in the amount of \$7,623 for the structural lintel at the corridor for the Jonathan Law High School – Phase III. Motion carried unanimously.

Mr. Silver stated the Committee previously approved the winter protection allowance in an amount not to exceed (NTE) \$50,000. He went on to explain each of the items, which he explained were a fulfillment of the \$50,000.

Mr. Creedon commented the \$50,000 seemed more like an allowance and not a NTE. He also noted it has been a difficult winter and that the numbers appear to represent honest and accurate amounts.

Mr. Tomasko stated they needed to get the slab done, which was crucial to the project.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve the 4 part change order to the Malkin Construction contract in the total amount of \$76,623.17 for the winter protection and cold weather concrete admixtures for the Jonathan Law High School – Phase III.

Chairman Woods asked if these were the actual costs so far against the \$50,000 winter weather protection allowance that was first assigned by the committee on 11/10/09. Mr. Silver said yes.

Mr. Tomasko went on to describe the 2” gas piping extended from the existing building to the outside. He also stated the protection allowed them to do the slab work. He stated because of the temperatures they needed the additive mixture for the slab. He also described the slab preparation work.

Chairman Woods asked if this is the full extent of the winter protection.

Mr. Tomasko responded any additional snow removal could add to it.

Mr. Creedon commented as to the importance of maintaining the heat to maintain the structure. He also noted the forecast is for more snow next week, which could result in additional snow removal. A brief discussion ensued.

Motion carried unanimously.

Status Report – Joseph A. Foran – Phase III

Chairman Woods reported the aldermen approved the Ordinance for the work at Foran High School – Phase III and the elevator at Pumpkin Delight School at their February 1, 2010 meeting. He stated no appeals had been filed, so this Committee could now award the contract. He stated it appeared the lowest bidder was Mountford with a bid of \$7,168,000 and \$225,000 for the third floor abatement work.

Mr. Silver stated they would recommend Alt. #3 for the emergency lighting substitute. He stated this would be in addition to the core addition project in the base bid amount of \$7,168,000.

Mrs. Casey and Mr. Creedon made and seconded a motion to award the Joseph A. Foran High School – Phase III project to Mountford in the amount of \$7,181,000, including alternate 3.

Mr. Funaro asked for some background information on Mountford.

Mr. Silver stated they are based in South Windsor and that they have good strength fiscally. He also explained the make-up of their staff and explained the process in place for the major construction project and the classification Mountford has. He explained their Class C rating which he stated is higher than the required Class B, which most companies have.

The motion carried 5 yes (Vitali, Creedon, Casey, White, Woods) and 1 no (Funaro).

Chairman Woods stated the Committee would also need to award the contract for the asbestos work.

Mr. Creedon and Mrs. Casey made and seconded a motion to award the 3rd floor Part D work to Mountford in the amount of \$225,000.00.

Mr. Silver explained the aldermanic resolution for the Phase II asbestos removal which goes back to 2007.

Chairman Woods asked if the \$225,000 was eligible for CT DOE reimbursement.

Mr. Silver responded yes. A brief discussion ensued.

The motion carried 5 yes (Vitali, Creedon, Casey, White, Woods) and 1 no (Funaro).

Mr. Silver referred the Committee to p. 33 of the handout for the breakdown of the amount approved.

Chairman Woods stated it was his understanding the Committee needed to approve the contract for the architect engineering fees and construction support services.

Mr. Silver responded yes, and explained the architectural fees and the handout.

Mr. White and Mr. Creedon made and seconded a motion to approve the construction administration contract with Silver Petrucelli & Associates for the project in the amount of \$184,300 fixed for construction administration.

Mr. Silver also explained the environmental contract which is all the lead monitoring. This proposal was from the environmental designers, Fuss and O'Neill. He stated they are very competent and the cost was an amount NTE \$50,000.

Mr. White withdrew his motion and Mr. Creedon withdrew his second.

Mr. White and Mr. Creedon made and seconded a motion to approve the construction administration contract with Silver Petrucelli & Associates for the project in the amount of \$184,300 fixed for construction administration and the environmental construction administration NTE \$50,000.

Mrs. Casey asked for clarification regarding the numbers.

Mr. Silver referred the Committee to p. 33 of the handout and explained.

Motion carried unanimously.

Mr. Silver explained the necessary Phase II asbestos abatement at Foran High School and the administrative time and coordination change order to the Silver Petrucelli contract.

Mr. Funaro and Mr. Creedon made and seconded a motion to amend the Silver Petrucelli Phase II abatement contract in the amount of \$39,300 for the administration fee and coordination. Motion carried unanimously.

Mr. Silver referred the Committee to p. 34 of the handout regarding the code required materials testing. He explained it is a code requirement and that the Committee could award this as a \$45,000 NTE time and materials. He also stated the Committee may wish to consider awarding this to Fairfield Testing, who was the low bid on the Jonathan Law – Phase III project. He stated they presented the best value and performed well on that project. He also explained the Committee could also go out to bid if they wished.

Mr. Creedon noted when they considered companies for the Jonathan Law project; travel time was a big consideration.

Mr. Creedon and Mr. White made and seconded a motion to approve Fairfield Testing for the Phase III addition in an amount NTE \$45,000. Motion carried unanimously.

Mr. Silver stated he would obtain additional proposals to the Committee for moving companies.

Status Report Re: East Shore Middle School – Portable Classrooms

Chairman Woods explained the history behind this project. He stated the Committee received this from the Board of Aldermen and that plans were approved and the project went out to bid and then it was cancelled in mid-bid. He stated the Board of Aldermen has not withdrawn its charge; however this Committee will not be acting on it at this time.

Status Report Re: Pumpkin Delight Elementary School Elevator

Chairman Woods reiterated the Board of Aldermen approved this Ordinance at their February 1, 2010 meeting and that there were no appeals. He distributed to the Committee an e-mail he received from M. Cummings, Acting Superintendent of Schools dated February 18, 2010, that he received earlier today.

Ald. Vitali commented looking at the numbers he would question why Pumpkin Delight School, which it stated is a hypothetical question.

Mrs. Casey stated there have been no discussions to this point by the Board of Education about closing any school buildings and that it really was pre-mature. A lengthy discussion ensued.

Chairman Woods stated as the Building Committee we were delegated this project. He stated the question is whether or not they hire an architect in light of the e-mail received. He stated this Committee had two options; hire an architect and move forward or wait a month and revisit the item. Discussion resumed.

After discussion, it was the consensus of the Committee not to hire an architect at this time and revisit this issue at the next meeting.

Consideration of Payment Requisitions

Chairman Woods asked if the payment requisitions were in order and if payment was recommended.

Mr. Silver responded yes. A brief discussion ensued regarding the requisitions for HB Communications.

Mr. Creedon stated he would not have a problem paying the full HB Communications requisition.

Mr. Silver suggested keeping it simple and paying the Foran High School portion and holding the Law portion which amounts to 40%.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Malkin Construction Corporation (5) in the amount of \$363,446.37 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Fairfield Testing Lab (#29-12-15) in the amount of \$4,049.40 for Jonathan Law High School – Phase III. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Fairfield Testing Lab (#30-01-08) in the amount of \$568.14 for Jonathan Law High School – Phase III. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli Construction Administration (#6) in the amount of \$3,185.00 for Jonathan Law High School – Phase III. Motion carried unanimously.

Ald. Vitali and Mr. White made and seconded a motion to approve payment to HB Communications (ENO Bds) #1 in the amount of \$980.00 for Foran High School – Phase II. Motion carried unanimously.

Ald. Vitali and Mr. White made and seconded a motion to approve payment to HB Communications (ENO Bds) #2 in the amount of \$27,580.74 for Foran High School – Phase II. Motion carried unanimously.

Being no further business, Mr. Funaro and Ald. Vitali made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 9:12 p.m.

Respectfully submitted,
Kathleen K. Huber
Recording Secretary