

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
February 19, 2013**

The Permanent School Facilities Building Committee held a meeting on Tuesday, February 19, 2013 at City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

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

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)
Dr. E. Feser, Superintendent (MPS)
J. Richetelli (MPS)
E. Faustich (MPS)
T. Casey, Chairman (BOE)
J. Raucci, Bismark Construction Company
D. Funaro, Bismark Construction Company

Excused: R. Nunno, M. Hardiman

Consideration of the Minutes of the Special Meeting held January 30, 2013

Mr. Quish and Ald. Vitali made and seconded a motion to approve the minutes January 30, 2013 meeting.

Chairman Woods pointed out on p. 1; first paragraph should read the meeting was held on January 30, 2013.

Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project

No current projects.

Status Report – East Shore Middle School Additions/Replacements – Phase I

Chairman Woods distributed a copy of a letter detailing State reimbursement on school projects. He noted it is likely reimbursement will be 55%.

Mr. J. Raucci introduced Dave Funaro from Bismark who he stated would be the Project Manager on site every day. He reported because of the shortened February break they were only able to get a little of the asbestos work done.

Mr. Saley asked where they were in the permit process.

Mr. Raucci stated the building inspector has not signed off as yet, but is aware of site progress and is allowing continuance, but noted the building inspector has been out sick.

Mr. Funaro reported he expected by Monday to be able to prep the mockups to get the masonry work done.

Mr. Silver stated there were some minor change orders for the Committee to consider. He referred the Committee to p. 1 of the handout. He explained there are four change orders they are entertaining, with back up on p. 11. He stated they were not ready to act on the elimination of the roof penthouse. He presented the change order for the replacement of manhole at the courtyard due to its poor condition.

Ald. Vitali and Ms. DiBiase made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$1,656.00 for the replacement manhole. Motion carried unanimously.

Mr. Silver stated there were two other change orders they were not ready to bring to the Committee tonight regarding the sanitary sewer and utility relocation.

Mr. Nardone explained they are still negotiating the prices.

Mr. Silver stated there was also a change order credit for the Committee to consider regarding the elimination of the temporary sprinkler service in the amount of \$23,000. Discussion ensued regarding the elimination of the order from the old sanitary system.

Mr. Quish and Mr. Saley made and seconded a motion to approve a change order credit in the amount of \$23,000 for the elimination of the temporary sprinkler line. Motion carried unanimously.

Status Report – East Shore Middle School Additions/Replacements – Phase II

Chairman Woods reported the bonding Ordinance was advertised on February 7, 2013, so this Committee can now move forward and award the Phase II project.

Mr. Quish asked if that is base bid only.

Chairman Woods responded yes.

Mr. Quish and Mr. Saley made and seconded a motion to approve the base bid of Bismark Construction Company in the amount of \$7,017,000.

Mr. J. Raucci stated over the last two weeks they have been going over the monitor credit. He also stated they are still reviewing the list they provided with regard to value engineering.

Chairman Woods suggested the Committee award the bid without the change order deduct.

Mr. Quish stated he would agree unless there was a particular add alternate they preferred now.

Mr. Silver explained the Committee was awarding the contract based on value and whatever else they agreed on. He also stated the Committee may want to consider adding a caveat that the contract duration be less than the bid 450 days.

Mr. Saley commented he felt this was something the Committee should discuss.

Mr. J. Raucci stated he had not completed the schedule as yet, but would do so and submit it to the Committee for review.

Mr. Silver pointed out this project is 30% less cost and yet has a longer duration than Phase 1. He also explained the schedule is never the criteria of an award. He also stated the bid documents don't dictate the schedule, but leaves it to the contractor. Discussion ensued.

Mr. Saley withdrew his second and Mr. Quish withdrew his motion.

Mr. Quish and Ald. Vitali made and seconded a motion to accept the bid of Bismark Construction Company in the amount of \$7,017,000, with scheduling based on less than 450 days. Motion carried unanimously.

Mr. Silver referred the Committee to p. 25 of the handout for an explanation of the asbestos abatement award in Phase 1 which he explained is a separate contract. He went on to explain the Phase 1 and Phase 2 Contract Award. Mr. Silver stated the funds are in place and that the Committee could extend the contract now.

Chairman Woods asked Mr. Raucci how long they would keep the add alternate bids for the canopy and bathroom renovations open.

Mr. Raucci stated they were willing to work with the Committee. He commented he would think the canopy would be a higher priority.

Chairman Woods stated the Committee previously discussed putting only the footings in.

Mr. Raucci stated he would also be concerned with the bathroom alternate.

Mr. Silver referred the Committee back to p. 25 regarding other soft costs which he stated are placeholders. He continued on p. 26, explaining funds were not available for furniture or it could wait for Phase III. He stated the Committee now had the ability to award the Smartboards based on the sufficient contingency amount, but that the Committee did not have to decide tonight.

Mr. Quish suggested they continue with value engineering and see where they stand with overall contingency. Discussion ensued regarding the add alternates, canopy and FF&E.

Dr. Feser commented the canopy is a permanent fixture, but they certainly did not want to deny furniture, but from a practical standpoint the canopy is something you would want. Discussion continued.

Mr. Saley questioned if Dr. Feser if she was saying the canopy was the first priority because he did not want to continue to go back and forth.

Mr. Quish noted an increase in the cost for the canopy from Phase I to Phase II and asked if something changed.

Mr. Raucci replied it was likely the steel prices.

Mr. Silver stated the furniture was a priority for the 8 new classrooms because the thought was to move the students to the new classrooms so the contractor could continue to work in the school. He also stated the media center would require bookcases as well or else they'd be reusing the old, inappropriate shelving. He stated it would be ideal to know now instead of later this year, due to long lead times if they would be buying furniture. Mr. Silver pointed out a lot of coordination needs to get done, i.e. technology, etc. Discussion ensued.

Ald. Vitali stated he would be in favor of doing the canopy, furniture and Smartboards.

Chairman Woods stated they needed to look at the big picture which is putting up the building. He went on to explain the numbers. He also stated there are environmental CA fees, materials testing, etc. He stated there is approximately \$890,000 left, excluding any value engineering credits under consideration.

Mr. Quish stated he would rather err on being conservative tonight.

Ald. Vitali reiterated he would like to see the canopy done as well as FF&E for the media center and the Smartboards.

Ald. Vitali and Mr. Saley made and seconded a motion to award add alternate 1, which is the canopy at a cost of \$187,000.

Mr. Quish asked when that work would likely get done.

Mr. Raucci stated it would be this summer.

Motion carried unanimously.

Mrs. Casey stated he wished to take the time to remind the Board of Education members that they represent the entire Board. She stated it was the Board of Education who voted on what they determined would go into the project.

Chairman Woods reminded the Committee of the bond the Board of Aldermen approved in the amount of \$242,000 for school security which is not under the purview of this Committee.

Ald. Vitali and Ms. DiBiase made and seconded a motion to award the Media Center Package D FF&E to W.B. Mason in the amount of \$45,575.

Mr. Quish stated it may be premature to order the furniture at this time.

Motion carried 4 yes (Woods, Vitali, DiBiase, Saley) and 1 no (Quish).

Chairman Woods asked the Committee if it was the consensus to wait on the Smartboards.

Mr. Quish asked if it is the Board of Education or contractor that installs the Smartboards.

Mr. Silver explained how the rooms are readied for the Smartboards and explained the installation.

Mr. Raucci stated coordination of the back boxes is crucial with the Smartboard vendor.

Ald. Vitali asked if the Smartboards were a State bid.

Mr. Silver replied no, adding it was City public bid.

Chairman Woods commented just like they did not want to tear up sidewalks for the canopy, the last thing this Committee wants to do is tear down new walls for the Smartboard connections.

Mr. Raucci commented models can be updated frequently and reiterated that is why coordination is so crucial.

Mr. Saley asked if this is awarded now is it ordered now.

Mr. Raucci explained yes as it coordinates the materials in a timely manner.

Mr. Silver explained if there is an upgrade and the order is forthcoming they can negotiate with the vendor.

Mr. Nardone added there is a sound system package that goes with the Smartboards, which needs to be coordinated as well.

Mr. Quish and Ms. DiBiase made and seconded a motion to award the contract to RNB Enterprises in the amount of \$60,432 for the Smartboards package. Motion carried unanimously.

Mr. Silver stated a big part of the value engineering that was discussed at the last meeting was the cafeteria/kitchen. He introduced Mrs. Eileen Faustich, Food Services Director of the Milford Public Schools, who was available to answer any questions.

Chairman Woods asked if the current population of students was 460.

Dr. Feser replied yes, roughly.

Mr. Saley asked about the serving equipment.

Ms. Faustich explained they are re-using every piece of existing equipment they can.

Mr. Saley commented he initially thought the equipment prices seemed rather high, adding he uses his own personal experiences when looking at prices.

Mr. Quish stated they talked about expanding into the weight room/fitness area, adding they are just exploring ideas.

Mrs. Casey commented any revised plans would have to go back to the Board of Education.

Chairman Woods referred to p. 25 and discussions regarding value engineering options. He stated he felt the Committee needed to decide on the “clouds” in the media center and cafeteria.

Mr. Nardone referred to the original drawings and explained the cloud design.

Dr. Feser spoke as to the acoustics concern. She stated there is nothing more frustrating for kids as well as adults as not being able to carry on a conversation without yelling. She stated it is her understanding the cafeteria will function as an assembly area as well and asked the Committee to think long term on their decision. She stated there is the possibility that the school could function serving different purposes in the distant future, too.

Chairman Woods asked about the decibel differences.

Mr. Silver stated it is clearly a benefit and that they are putting these clouds into all schools. He stated they create a better environment for kids and that they are elements that make kids want to spend time in school. He referred to the choice at West Shore Middle School where they chose transecting beams, which are “cloud like” and providing an acoustic benefit in that cafeteria. Mr. Silver asked the Committee not to think of these clouds as just aesthetic.

Mr. Saley stated he was only trying to balance out the needs for this school.

Mr. Quish suggested the Committee address value engineering of the clouds at a later date.

Chairman Woods pointed out \$118,000 has been added to the contingency in Phase I with the elimination of the monitor. He stated if it is not all used could it be used in Phase II. Discussion ensued.

Chairman Woods asked the strategy at this point for pursuing value engineering.

Mr. Quish asked that the contractor come back to this Committee with a flushed out list with adequate breakdowns for each priority item previously selected by the committee.

Chairman Woods stated there is still a need for the CA construction administration proposal and asbestos CA and materials and asked Mr. Silver to bring those numbers to the Committee.

Mr. Silver replied he would. He also stated there is a new interpretation from the BSF regarding wheelchair lifts which the BSF recently waived at recent stage renovations. He stated as architects they are struggling with whether wheelchair lifts are in fact required, which could possibly save \$45,000 if the State no longer mandates them. They have asked the BSF for a formal interpretation.

Status Report – Jonathan Law High School – Roof Replacement

Mr. Silver reported they are still waiting for a final requisition from Silktown.

Chairman Woods asked if the project could be declared 100% complete.

Mr. Silver replied the Committee could, but they usually wait for the final requisition and therefore would not recommend it at this time. A brief discussion ensued.

Ald. Vitali and Ms. DiBiase made and seconded a motion to accept the Jonathan Law High School – Roof Replacement project 100% complete as of February 19, 2013. Motion carried unanimously.

Status Report - Joseph A. Foran High School – Roof Replacement

Mr. Silver reported a test of the observatory roof operation was done today. He stated the company would be coming out to check out a minor punchlist item and would not recommend the Committee declare this project as 100% complete.

Consideration of Payment Requisitions

Chairman Woods asked Mr. Silver if he could represent to the Committee that 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.

Chairman Woods asked if the Pumpkin Delight Elementary School VAT Replacement project and Joseph A. Foran High School Phase II – Lead project and Joseph A. Foran High School – Phase III and IIIA project could be removed from the Requisition summary at this time.

Ms. DiBiase and Ald. Vitali made and seconded a motion to approve payment to Quality Improvements, LLC (#5), in the amount of \$14,131.00 for Joseph A. Foran High School – Roof Replacement. Motion carried unanimously.

Ms. DiBiase and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli (13-121) in the amount of \$128.00 for Joseph A. Foran High School – Roof Replacement. Motion carried unanimously.

Ms. DiBiase and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli CA + Env CA (#13-221) in the amount of \$10,300.13 for East Shore Middle School Expansion and Alterations and Abatement Project. Motion carried unanimously.

Ms. DiBiase and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli (#13-220) in the amount of \$1,138.75 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

There being no further business to discuss Mr. Saley and Ms. DiBiase made and seconded a motion to adjourn at 9:20 p.m. Motion carried unanimously.

The next meeting will be March 12, 2013.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary