

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
FEBRUARY 21, 2008**

The Permanent School Facilities Building Committee held a meeting on Thursday, February 21, 2008 in Conference Room B in City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Board Members Present

M. Woods, Chairman
Ald. R. Vitali (7:17 p.m.)
D. DeFlumeri
T. Creedon
C. Kopazna (BOE)

Also Present

W. Silver, Silver Petrucelli Assoc., A/E
P. Bradbury (BOE)
R. Michael Cummings (BOE)
C. Nardone, Silver Petrucelli Assoc. A/E

Excused: Ald. R. Nunno (vac.) and J. Quish (vac.)

Consideration of the Minutes of January 31, 2008 meeting.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve the minutes of the January 31, 2008 meeting.

Mrs. Kopazna noted on page 6, first paragraph should read “*Committee*”, not Board.

Motion carried unanimously as corrected above.

Status Report – Phase I – Foran High School

Mr. C. Nardone explained the work being done with the stairs to finally resolve that issue. He also provided the Committee with photographs depicting the work.

Chairman Woods asked if every tread would fail eventually.

Mr. Nardone replied not every one as it is impossible to predict, but he believed a number of them might. He continued with a lengthy explanation regarding the stairs and the installation and work. A brief discussion ensued.

Status Report – Phase I – Jonathan Law High School

Chairman Woods asked if the soundproofing was in.

Mr. Bradbury replied the soundproofing had not been installed as yet.

Status Report – Phase II – Foran High School/Jonathan Law

Chairman Woods reported he had good news and bad news with regard to the Phase II projects. He explained his hope was the Board of Finance would approve the supplemental funding by the end of the month and then it would go to the Board of Aldermen for March. Chairman Woods stated the good news is that the Mayor will support the full amount for funding, but the bad news is that it would not be submitted until the April meeting of the Board of Aldermen. Chairman Woods explained substantial communications work was being done for the Public Works and Police Departments and since those numbers have not been finalized and the Mayor only likes to do the bonding once, they will not go forward until April. Chairman Woods stated it was his understanding that the science labs needed to be completed before the start of the school year in the fall (2008). He also stated the Committee cannot negotiate with contractors until after a contract has been awarded, pursuant to the City Attorney's opinion.

Mr. Silver reported he met with Paragon (the apparent low bidder on the Foran Phase II science labs project) and that he has spoken with them regarding the pros and cons of starting in April. He spoke as to some of the problems of getting the abatement work done in April. He continued with his explanation referencing the handout. Mr. Silver explained the possibility of awarding a "mini-contract" as long as it and subsequent contract awards does not exceed the corresponding amounts in the gross bid. He stated he also spoke with the Purchasing Agent regarding this possibility and he would not have a problem with it. Mr. Silver stated he asked Paragon and Connecticut Carpentry (the apparent low bidder on the Law Phase II science labs project) to evaluate their bids and schedules to make sure they are able to complete this work in the allotted timeframe. He stated both are eager for the work. Mr. Silver continued with his explanation concerning the abatement work and the possibility of it being performed during the April vacation or in early June just prior to when school gets out. He stated the start date is important to have the work complete for the beginning of school in September. Mr. Silver also explained the cost of the project. Discussion ensued.

Mr. Silver stated it is a similar picture with Law but the difference is that Law does not have only science labs on one floor like Foran. Discussion continued. Mr. Silver reiterated the City's purchasing agent does not have a problem with awarding this "mini" contract to get the work started.

Chairman Woods asked about the monies they have deferred from Phase I funds.

Mr. Silver explained the monies concerning the phases and also spoke as to the aldermanic charge and the educational funding. Discussion continued.

Chairman Woods asked if the contractor for the Law project would be willing to do the same.

Mr. Silver response they were expecting the same response. Discussion continued.

Mr. DeFlumeri asked if they are talking about actually moving the children, possibly to another location.

Mr. Cummings explained that during exam time they could move the students within the building. He explained there are other spaces that could be used such as they gym, cafeteria.

Mr. DeFlumeri stated he was concerned that if children had to be moved out of the building that would affect transportation costs and also could cause some confusion with pickups, etc. Discussion continued.

Chairman Woods asked how they would go about structuring and signing the contract.

Mr. Silver explained they would award a “mini contract” structured into separate contracts that align with the aldermanic funding approvals while meeting the total approved and program restrictions.

Mr. Creedon and Mr. Vitali made and seconded a motion, subject to Finance Department approval, to award a mini contract to Paragon Construction in the amount of \$1,175,000 as allocated on page 12 of the handout.

Chairman Woods asked if this had to go to the Finance Department first.

Mr. Silver explained it had briefly been discussed with the Finance Director and is done in trust of expediency. He stated he would e-mail the paperwork to the Finance Department. Mr. Silver continued with a lengthy explanation as to the process, the legal issues, etc. Discussion ensued.

Chairman Woods asked about the contracts and questioned if there would be two, one structured for Phase 1 work and one for the Phase 2 work.

Mr. Silver responded yes.

Chairman Woods asked about Jonathan Law and if this Committee would need to meet again in two weeks for this same “mini” contract award.

Mr. Silver stated he would explain the process to Connecticut Carpentry adding he has not been through all the details with him as yet.

Mr. DeFlumeri asked if there is a bottom line number.

Chairman Woods responded yes, for Foran it is \$1,175,000 as shown on page 12 of the handout.

Mr. Silver added the Committee is approving the gross number and that he would structure the language to fit the projects. He stated with regard to Jonathan Law there is no Phase 1 work as that has all been completed.

Motion carried unanimously.

Mr. Creedon and Mr. Vitali made and seconded a motion to authorize the architect to work with Connecticut Carpentry regarding Jonathan Law, Phase II to come up with a similar dollar amount. Motion carried unanimously.

There was a question as to moving costs. Mr. Bradbury explained how it would work. The Committee had a brief discussion regarding moving costs. Mr. Silver advised that they would get the moving bid specifications refined and out to bid for the Committee’s consideration at the end of March.

Status Report – Phase II – Foran High School (Boilers)

Mr. Nardone explained he had a construction progress meeting last Wednesday. He reported the scheduling for ordering the equipment is on target.

Mr. Silver spoke as to the change order regarding Bismark at the last meeting. He stated they were not happy with the numbers. He referred to page 1 and 12 and explained the new proposals sought from other abatement contractors. He stated they were recommending \$4,350 to Bestech Environmental Services. A brief discussion ensued.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve a contract with Bestech Environmental Services in the amount of \$4,350 to abate the domestic hot water storage tank in the tunnel and abate the remainder of the pipe fitting insulations. Motion carried unanimously.

Status Report – Phase II – Jonathan Law High School (Boilers)

Mr. Silver reported sections of the boiler are in and that they are making a lot of progress. He stated they should be in service shortly. He stated there are two change orders at Law. He explained they instructed the contractor to briefly evaluate the existing gas piping because it was thought there might be some value to being able to re-use it. Mr. Silver explained part of the change order in the amount of \$2,695.61 is for separating the RTU (roof top unit) and went on to explain the work involved.

Chairman Woods stated he wished to clarify the contractor was charging \$2,659 to investigate whether the piping equipment could be re-used and then gave only a \$2,500 credit if the contract new piping was not installed, crediting the contract.

Mr. Silver stated they charged \$1,000 to evaluate the system. He explained it was legitimate and that the contractor expended the work and effort. He stated they were putting the charge before the Committee, but that they did not authorize expending any monies for the investigation. He referred to page 5.

Chairman Woods spoke as to offering a 50% credit for the investigation. A brief discussion ensued.

Mr. Creedon and Mrs. Kopazna made and seconded a motion to approve the change order for the plumber's testing and separation of gas service to the RTU in the amount not to exceed \$2,159.61 based on offering 50% for the investigative work.

Mr. DeFlumeri asked for clarification regarding the "interruptible gas service separation".

Mr. Bradbury explained it depends on the price of gas and explained the high usage and how they could shut him off and force them to switch over.

Motion carried unanimously.

Mr. Bradbury continued with an explanation of the second change order. He explained the installation of cleanout access to the under slab drain pipe with the total amount of the change order being \$2,738.15.

Mr. Silver referred to page 7 of the handout for an explanation from the contractor.

Chairman Woods asked if the price is reasonable.

Mr. Silver responded yes.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve the change order in the amount of \$2,738.15 to Paragon Construction to install cleanout access to under slab drain pipe. Motion carried unanimously.

Ald. Vitali inquired as to change orders in general and what happens if all contingency funds are not spent.

Chairman Woods explained it is money that just has not been spent, and not bonded for.

Mr. Silver added the initial budgeted contingency is almost always 10%.

Status Report Re: Elementary Schools Asbestos Abatement

No report.

Status Report - Phase III – Jonathan Law High School

Mr. Silver reported they had a ruling from the State Building Official that they did not expect. Mr. Silver went on to explain the history of modifications in the past with regard to the elementary schools. He explained this particular request was to create that wing (interior courtyard) and link to the building. It was approved to add to the building as long as the existing building is sprinklered. Mr. Silver stated the State Modification examiner spoke with the State Building Official, Mr. Laux and he would not endorse the modification. Mr. Silver also explained that it is the local Fire Marshal who is insisting on that tunnel, although no one else really favors it, even when it is not required. Mr. Silver explained the effect of the State ruling that they would have to get rid of the covered link and that basically it just would not have a canopy or doors, but still delivers the needed classrooms. He also spoke as to it as an immediate possible solution that would at least get this project out to bid.

Chairman Woods asked why not a roof.

Mr. Silver replied it would have to be a specific height and gave a brief explanation. He stated he would continue to work with the State and the local Fire Marshal to have something in place that meets the code.

Chairman Woods asked if this eliminates the tunnel.

Mr. Silver responded yes. Discussion ensued.

Mr. Silver stated they would continue to work on some solutions and work with the code officials in the interest of bidding the design as originally approved by the Committee.

Status Report - Phase III – Foran High School

Mr. Silver reported the BSF reviewer now believes they should seek modifications for the existing non-conforming fire safety conditions. He explained the deficiency is in at least two parts and explained part of it has to do with egress on the fourth floor. Mr. Silver continued with a lengthy explanation.

Status Report Re: Pumpkin Delight Elementary School – grant transfer

Mr. Cummings reported he spoke with Mr. Russell and he will look into this and get a report back to the Committee.

Ald. Vitali asked what this grant is.

Mr. Silver gave the history of this project and how the City received this grant for the site work. A brief discussion ensued.

Consideration of Payment Requisitions

Chairman Woods asked if Mr. Silver had reviewed each of the payment requisitions and if they were reasonable and if he would recommend payment.

Mr. Silver responded yes and they would recommend payment.

Mrs. Kopazna and Mr. DeFlumeri made and seconded a motion to approve payment of Paragon Construction Co. (#3) in the amount of \$288,301.25 for Jonathan Law Phase II renovations. Motion carried unanimously.

Mrs. Kopazna and Mr. DeFlumeri made and seconded a motion to approve payment of Silver Petrucelli (#19) in the amount of \$4,070.00 for Jonathan Law Phase II renovations. Motion carried unanimously.

Mrs. Kopazna and Mr. DeFlumeri made and seconded a motion to approve payment of Bismark Construction Co. (#6) in the amount of \$82,194.00 for Foran High School Phase II renovations. Motion carried unanimously.

Mrs. Kopazna and Mr. DeFlumeri made and seconded a motion to approve payment of Bismark Construction Co. (#7) in the amount of \$306,242.00 for Foran High School Phase II renovations. Motion carried unanimously.

Mrs. Kopazna and Mr. DeFlumeri made and seconded a motion to approve payment of Silver Petrucelli (#21) in the amount of \$4,950.00 for Foran High School Phase II renovations. Motion carried unanimously.

The next meeting will be March 6, 2008 at 7:00 p.m. Being no further business to discuss, the Committee adjourned at 9:05 p.m.

Respectfully submitted,

Kathleen K. Huber
Committee Secretary