

**Permanent School Facilities Building Committee
Special Meeting
March 3, 2016**

The Permanent School Facilities Building Committee held a special meeting on Thursday, March 3, 2016, at City Hall (west conference room). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods
R. Vitali (BOA)
S. Krushinsky (BOE)
J. Federico (BOE)
M. Hardiman (BOA)
M. Ahrens
B. Nunno

Also Present

B. Silver, Silver Petrucelli Architects
P. Lisi, Antinozzi Architects
D. Funaro, Bismark Construction
J. Richetelli (MPS)
P. Bradbury (MPS)
P. Cavanna (MPS)
K. Krauss (resident)
P. Carlson (resident)

Consideration of Minutes

Mrs. Krushinsky and Mr. Ahrens made and seconded a motion to accept the minutes of the February 4, 2016 meeting as presented. Motion carried unanimously.

Status Report RE: East Shore Middle School Addition/Renovations – Phases I & II

Mr. Silver reported very good progress regarding the HVAC controls. He stated he spoke to the commissioning agent who felt they are down to only 4-5 items. Mr. Silver stated at this point they were not concerned with the seasonal changing controls as the correction of the core controls will likely produce positive control during the dehumidification cycles, etc. He also spoke of the upgrades to the control system for air flow and that they are waiting on a flow meter. He also reported Mr. Funaro has also spoken with the commissioning agent.

Chairman Woods asked what else was left besides controls.

Mr. Funaro spoke regarding the marker boards and that he expected their arrival on site sometime this month. He stated it was likely they would be installed in April, likely the spring break. Discussion ensued as to when the project might be declared complete.

Chairman Woods stated the Committee would not declare the project complete until it is fully completed.

Mr. Silver stated the Committee did not have to wait for seasonal testing. He stated it is the manufacturer specifications that needed to be addressed.

Status Report RE: West Shore Middle School Addition/Renovations/Code Compliance

Mr. Silver reported they are in the middle of the design development phase. He stated the Phase 1- Environmental Site Assessment (ESA) had been completed, which provides a full history of the West Shore Middle School site. He also pointed out the report meets a State grant obligation.

Mrs. Federico asked if any further action was required regarding the report.

Mr. Silver replied no. He stated the report makes the City aware of any potential site conditions that might influence development. He referred to p. 1-5 of the handout, explaining the history of the site. He also pointed out the aerial photographs which provide the graphic history of the site. Mr. Silver also explained they now have a final Schematic Design report based on the discussions over the last two months; the revised estimates, reprogramming of the work, etc. He referred the Committee to p. 6-8 of the handout and described the 3-D modeling. He stated the A/Es would be looking to get an appointment with the State for the Design Development Review (DDR). He continued onto p. 9 of the handout which he explained shows the parking development, how water drainage would be handled. He added they would be staying out of the wetlands, but they had met with the Inland Wetlands Compliance Officer regarding wetland mitigation. He also pointed out to the buffer.

Chairman Woods asked about the encroachments, the playscape and swimming pool, as well as a fence.

Mr. Richetelli stated some of the neighbors were in attendance tonight that wished to address the Committee.

Karl Krauss stated he has lived in his home for 17 years and just became aware of the encroachments. He also expressed concern regarding the environmental impact of the parking lot. He stated he has counted at least 38 open parking spaces at the school on a regular basis, 4 of which were taken up with dumpsters. Mr. Kraus questioned the necessity of the additional parking spaces and the impact of the parking on his property. He stated he felt there were other areas on the school grounds where he felt those additional parking spaces could be located.

Ald. Vitali asked how many parking spaces were actually needed. He spoke to the need to keep the integrity of the neighborhood and not impact the neighbors.

Mr. Krauss asked if consideration had been given to other areas for parking, possibly along the side of the Jehovah Witness site.

Mrs. Federico stated it was her recollection parking on the side of the building was discussed, but there was an issue with the fire department.

Mr. Silver stated there were three different schemes that had previously been evaluated and discussed.

Peter Carlson (Nells Road) interrupted and stated he was concerned with traffic issues on Milford Point Road.

Mr. Krauss stated he came tonight to ask the Committee to consider a different location for the parking spaces.

Mr. Nunno pointed out the number of spaces was remaining the same.

Mr. Ahrens asked if it was a given those empty spaces Mr. Krauss spoke about were empty on a regular basis.

Mr. Nunno replied no.

Mrs. Krushinsky asked if there were any code requirement as to the number of parking spaces.

Mr. Silver replied no.

Mr. Cavanna commented he receives complaints from parents on a regular basis that there is not enough parking.

Mr. Krauss reiterated if the Committee felt the spaces were needed, he would ask consideration be given to relocating the proposed parking spaces away from his property. Discussion ensued.

Ald. Vitali stated there needed to be a reasonable fix and that the neighbors needed to be taken into consideration. He suggested a reconfiguration.

Chairman Woods asked if the 25 extra spaces were needed.

Mr. Cavanna stated he would look at the number of spaces for his staff and school needs. Discussion ensued.

Chairman Woods asked if it were possible to separate out the parking.

Mr. Silver replied yes, but at an added cost.

Mr. Bradbury stated the Committee needed to take into consideration the future s. He provided as an example, the need for paraprofessionals at a school can change, as well as the number of teachers.

Mr. Krauss pointed out the grade elevation is not changing. He reiterated if it is determined the 25 spaces are needed, that consideration be given for relocation.

Mrs. Federico stated this first determination is whether the spaces are needed, and if it is, she stated they needed to work with the neighbors to make it palliative.

Mr. Ahrens asked how deep the lot is.

Mr. Krauss stated it is possible 10-15 feet. He also stated he would be attending the Inland Wetland meeting to voice his concerns regarding the environment.

Mr. Silver explained the Committee needed to make a decision as to the parking so that they could make the appropriate application to the Inland Wetlands Agency. Discussion ensued.

Chairman Woods summarized the Committee was asking Silver Petrucelli to address other parking options, which did not include the existing east field play area.

Consideration of Payment Requisitions (Items 2 and 3)

Mr. Nunno and Mrs. Federico made and seconded a motion to approve payment to the Van Zelm Engineers ADD Services (#340) in the amount of \$1,906.07 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Mr. Nunno and Mrs. Federico made and seconded a motion to approve payment to Silver Petrucelli Design Thru Bid (#16-234) in the amount of \$76,106.07 for the West Shore Middle School project.

Mr. Ahrens asked about payment to Silver Petrucelli.

Mr. Silver explained the monthly payment.

Motion carried unanimously.

Status Report RE: Jonathan Law High School – Hazardous Material Abatement

Mr. Lisi recapped last month's meeting when the colors were approved by the Committee. He stated he was asking the Committee tonight for approval of the building plans so that he could then go to the Board of Education for approval and then sent to the State Office of School Construction Grants. Mr. Lisi proceeded to provide an overall review of the plans dated March 3, 2016.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve the plans and specifications submitted by Antinozzi Architects dated March 3, 2016 as presented. Motion carried unanimously.

Chairman Woods asked how the job would be broken down for bid purposes.

Mr. Lisi stated the project will be bid as one base contract with four (4) deduct alternates to address possibly scheduling issues and to assure the project does not come in over budget.

Chairman Woods asked Mr. Lisi when he expected to go out to bid.

Mr. Lisi stated he would be presenting to the Board of Education on March 14th and that he would be seeking their approval. He stated once approved, he would go up to the State for their approval.

Mr. Richetelli explained the process once the Board of Education approves the project.

Chairman Woods asked if the bids go out early April, when the bids would open.

Mr. Lisi stated bids are usually open 2-3 weeks, so potentially the end of April. Discussion ensued.

Mrs. Federico asked about the high impact gypsum above the lockers.

Mr. Lisi stated typically in a high school they look for something more durable.

Status Report RE: Harborside Middle School Roof and Window Replacement Project

Mr. Lisi stated the window replacement work would be done the summer of 2017. He asked about the grant application.

Mr. Richetelli stated the paperwork would be going up to the State in the next two weeks.

Mr. Lisi reported he met with the purchasing agent regarding the process for going out to bid for the roof. He stated he would go out to bid not later than March 15th, with bids in by April 1.

Mr. Nunno brought up a question concerning payment. Discussion ensued.

Status Report RE: Elementary School Roof Replacement Projects (8)

Mr. Lisi explained how the elementary roof projects would be bid. He stated they would follow the same bid schedule as the Harborside roof project. Discussion ensued.

Consideration of Payment Requisitions (Items 2 and 3)

None.

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

The meeting adjourned at 8:49 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary