

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
March 10, 2011**

The Permanent School Facilities Building Committee held a meeting on Thursday, March 10, 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) (7:30 p.m.)
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)

Absent: T. Casey (BOE)

Consideration of the Minutes of February 17, 2011 meeting

Mr. Creedon and Mr. White made and seconded a motion to approve the minutes of the February 17, 2011 meeting as presented. Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project

Mr. Jorgensen reported regarding the work at Pumpkin Delight Elementary School. He noted it should be a quick turnaround, however there was one twist. He explained there would be some additional abatement of the countertops because the old tile needed to be removed. He stated they would be replacing the entire counter. He explained the specifications from Fuss & O'Neil came in where they expected at \$149,000.

Mr. Silver stated approval is needed from this Committee for the BSF.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve the plans for the countertop at Pumpkin Delight Elementary School in the amount of \$149,000 as presented. Motion carried unanimously.

Mr. Silver stated this would get this project up to the state. He explained there is a secondary reviewer that should be able to turn the review around within 30 days. He went on to explain why this committee generally does not do a local review for the floor tile.

Mr. Bradbury reported regarding John F. Kennedy Elementary School asbestos removal. He reported they are looking at tiles, but that they just don't have clear documents as to what is abatement. He stated they will continue their research so they don't double up on the abatement work.

Chairman Woods asked the timetable.

Mr. Bradbury replied he would be meeting with Matt from Fuss & O'Neil next week. He reiterated he just did not want to double up on the abatement work.

Status Report – Jonathan Law High School – Phase III

Chairman Woods stated at the last meeting the only item missing was the roof warranty. He asked if it had been received.

Mr. Jorgensen stated they observed what they believed to be the manufacturer walking the roof with Malkin Construction this past week.

Mr. Silver stated they should have the paperwork later in the week.

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

Mr. Silver stated the work was being done as a change order.

Mr. Jorgensen added they are working on the construction documents and pricing and should have something for the Committee next month.

Chairman Woods asked if the next step was to file the shop drawings.

Mr. Silver explained the next step would be to accept the change order. He went on to explain the reimbursement.

Chairman Woods asked if they would have a change order for the Committee to approve next month.

Mr. Jorgensen replied yes, that it was their goal.

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

Mr. Nardone reported the winds have started going in, but they have not made significant progress due to the manufacturers delay in getting the windows to the site. He also reported there were five change orders for the Committee to consider. Mr. Nardone stated they should be able to button up that area by next week. He stated the substantial completion date is in April, which is 6 weeks past date. Mr. Nardone stated the company has not put anything in writing asking for an extension.

Chairman Woods asked what change orders there were to consider.

Mr. Nardone stated the first change order was for additional painting for two rooms and the back stairs. He explained the back stairs (emergency egress door) that goes back and two storage rooms. He noted the work has not been done as yet and that the work had been requested by staff. He referred the Committee to p. 4 of the handout.

Mr. Creedon and Mr. White made and seconded a motion to approve the change order to the Mountford Construction Company contract in the amount of \$3,852, plus two (2) days for the additional painting of two (2) rooms and stairs, requested by staff.

Mr. Funaro asked if they were giving the two days.

Mr. Silver responded yes and that they were recommending it.

Motion carried unanimously.

Mr. Nardone referred the Committee to p. 12 for the next change order in the amount of \$13,935. He explained the change order was for additional support for the soffits and catwalks to clean the high windows. He stated staff would not be able to get to the windows to clean them because of the height. He noted originally this was not designed to be walk able.

Mr. Bradbury explained he thought this area was going to be open. He stated he had great concern of someone walking up to that area where they would be walking on sheetrock. He stated it was important the area could not have access and also pointed out the area that goes to the daycare should not allow anyone in that area.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve the change order for the catwalks for lobby window cleaning in the amount of \$13,935. Motion carried 5 yes (Woods, Vitali, Creedon, White, Hardiman) and 1 no (Funaro).

Mr. Nardone noted the construction company had also asked for a two-week extension for this work, but that they were not recommending the time extension. He stated the next change order was for fire dampers in the amount of \$840.00 to fix them to a permanent open position. He explained they had two sets in line, but that the second set was not required by the local authority so they came up with a solution to get them permanently open.

Mr. White asked if they would both be inoperable.

Mr. Nardone replied not, that they were talking about the dampers next to the storage room.

Mr. White and Mr. Funaro made and seconded a motion to approve the change order in the amount of \$840.00 to make the basement fire dampers inactive as permitted by code. Motion carried unanimously.

Mr. Nardone referred the Committee to p. 26 of the handout for the next change order in the amount of \$3,518, plus one day for the welding of the lobby column collars. He explained the plan was to remove the bolted tabs from the finished columns.

Ald. Vitali stated he was having trouble understanding why they would need to be cut off as well as be covered. He asked if their function is to hold lighting.

Chairman Woods noted the last two change orders were clearly add alternates.

Mr. Nardone responded yes.

Chairman Woods asked what they were recommending.

Mr. Silver stated they would be looking for something of an architectural look. He went on to explain the process of welding the lobby columns.

Mr. White asked if there would be lights no matter what.

Mr. Nardone responded yes.

The matter was tabled until next month for more information.

Ald. Vitali and Ald. Hardman made and seconded a motion to approve the change order to the Mountford Construction Company contract in the amount of \$4,807, plus one day for the pipe supports for the column light fixtures. Motion carried 4 yes (Woods, Vitali, Creedon, Hardiman) and 2 no (Funaro, White).

Chairman Woods asked about the roofing change order.

Mr. Nardone responded they were still negotiating with the contract. He explained there was some disagreement between the roofing contractor and the contractor and that all of the change order was not due to the hot tar. He stated there were other issues regarding the roof pitch, height, etc.

Chairman Woods asked if they were looking for a time extension.

Mr. Nardone responded no, not at this time. Discussion ensued.

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

Mr. Nardone reported they are ready to present the construction documents next week to the Board of Education for their approval. He stated they are still on track.

Mr. Funaro and Mr. White made and seconded a motion to approve the construction plans and drawings along with estimates for Joseph A. Foran High School – Phase III-A.

Mr. Nardone spoke regarding the PCB and reported it seems to only be in the existing windows. He stated the existed windows would be removed as well as the caulking and one course of brick.

Motion carried unanimously.

Mr. Silver reported they are still on for the PCT for early May with the BSF. He stated they were hoping to go out to bid this summer.

Mr. Nardone spoke regarding the color board for the upgrades and finishes.

Mr. White asked if what the Committee approved included the upgraded finishes.

Mr. Nardone responded yes.

Mr. Silver explained one addition to the bid package was for the LCD screen, which he stated included the electronics. He stated they were asking the Committee tonight for permission to do the LCD screens as part of the bid. He explained it would be done as a network and that it was important to make sure it was all wired. He also stated they would be able to get reimbursement by keeping it as part of the package.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve to include the LCD electronics package as part of the bid package. Motion carried unanimously.

Mr. Silver referred the Committee to p. 27 of the handout regarding the PCB issue. He explained they included 4 PCB testing, but that there could be additional fees needed to test the sealant. He stated the \$1,850 was not encumbered on the job. He stated they were looking for an “not to exceed” for the supplemental PCB testing in the amount of \$12,300.

Mr. White and Mr. Funaro made and seconded a motion to approve the change order to the Mountford Construction Company contract for the PCB sealant in an amount not to exceed \$12,300. Motion carried unanimously.

Status Report – Pumpkin Delight Elementary School Elevator

Mr. Jorgensen reported they would be pouring concrete for the slab tomorrow. He stated it is quite an ordeal to get into a very tight space. He stated during the month of April the abatement and cut through the roof would be done.

Chairman Woods asked about the issue with the smoke walls.

Mr. Jorgensen stated he relayed the concerns of this Committee to the contractor. He reported the contractor wished to move forward with the project so there were no further delays and discuss it later.

Mr. Bradbury reported the contractor was doing a very good job working within the school and keeping dust to a minimum.

Mr. Jorgensen also reported they have heard some noise about lost time because of the winter and that fact that there was no February break, but they have not put anything in writing.

Status Report – East Shore Middle School

Mr. Silver reported the kick-off was yesterday with the educators and administrators as well as the architect. He stated they talked about everything from classroom size to media needs. He stated they have not gotten to all of the details. He stated they expected to have the first of the conceptual drawings in the next three weeks. Overall, he reported it was a good meeting.

Status Report – Jonathan Law High School – Roof Replacement

Mr. Jorgensen reported he had walked the roof areas with Mr. Bradbury and that they have begun to talk about the next step which would be to canvas the roof and document all of the existing conditions and also look at the asbestos testing. He stated they would have a schematic in the next month or two.

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

Mr. Jorgensen reported he and Mr. Bradbury also walked the roof at Foran. He stated the work at Foran is relatively smaller compared to Law, with the exception of the observatory.

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

Mr. Nardone reported they have identified the remaining areas that have to be done. He stated they would prioritize and assign the dollar amounts, but that they were not sure if the timing would work for this summer. Mr. Nardone stated they identified the lowest priority and that they would be bidding the family consumer science area. He stated the work would likely depend on the numbers. He noted a considerable amount of areas were identified.

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.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve payment to Omni Data (#6536) in the amount of \$7,363.64 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli & Lobby DS (#15) in the amount of \$1,900.00 for Jonathan Law High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli (Abatement CA & Art CDs #11) in the amount of \$1,000.00 for Joseph A. Foran High School – Phase II Lead Asbestos. Motion carried unanimously.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve payment to Mountford construction (#12) in the amount of \$437,426.00 for Joseph A. Foran – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve payment to Fairfield Testing Lab (#30-01-11) in the amount of \$887.40 for Joseph A. Foran – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve payment to Olympus Construction (#4) in the amount of \$29,450 for Pumpkin Delight Elementary School – Phase III – Elevator project. Motion carried unanimously.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli (#8) in the amount of \$2,880 for Pumpkin Delight Elevator. Motion carried unanimously.

Being no further business, Mr. Funaro and Ald. Vitali made and seconded a motion to adjourn at 8:50 p.m. Motion carried unanimously.

Respectfully submitted,
Kathleen K. Huber
Recording Secretary