

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
March 12, 2013**

The Permanent School Facilities Building Committee held a meeting on Tuesday, March 12, 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. Nunno (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)
C. Williams, Principal ESMS (MPS)
K. McCarthy, Fuss & O'Neill
J. Raucci, Bismark Construction Company
D. Funaro, Bismark Construction Company

Excused: M. Hardiman, Ald. R. Vitali

Consideration of the Minutes of the meeting held February 19, 2013

Mr. Quish and Mr. Saley made and seconded a motion to approve the minutes February 19, 2013 meeting.

p. 4, 10th paragraph from the top, 4th word should read *she* and not he.

Motion carried with the change as noted, with 1 abstention (Nunno).

Status Report RE: Elementary Schools Asbestos Abatement Project

No current projects.

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

Mr. Nardone stated most of tonight's discussion would focus on the change order package.

Mr. Funaro reported the masonry work for the classroom addition had started. He also reported they have done the underground sanitary work for the media center. He commented he has received bits and pieces of the permit, but has not received the full building permit from the building inspector.

Chairman Woods asked what the holdup was.

Mr. Funaro stated the building inspector simply was not ready to issue the permit. He explained they have a foundation permit for everything else, except the media center. Mr. Funaro stated he would be meeting with the building inspector in the next week or so.

Ms. DiBiase asked if this was the normal process.

Mr. Funaro stated it was not typical.

Mr. Nardone referred the Committee members to SK-ES1 providing an explanation, followed by a discussion. He then referred the Committee to p. 5 of the handout for the first change order concerning the breezeway utility relocation.

Chairman Woods questioned the relocation. He stated he thought it was temporary.

Mr. Nardone stated it was going to be temporary, but they looked at it and found a way to make it permanent.

Mr. Quish asked about a credit.

Mr. Silver stated there was no credit.

Mr. Nardone explained the gas piping was previously planned across the administration wing and the new art wing to the 1994 classroom wing. He explained tonight the Committee was being asked to consider approximately 19-20 change order requests. He continued with an explanation of the changes depicted in the plans.

Mr. Quish asked why it couldn't be built the way it was designed.

Mr. Silver stated part of the \$50,000 allowance is for unknown phasing which this change order is presenting. Discussion ensued.

Chairman Woods asked the Committee how they wished to proceed with the change order.

Mr. Nardone suggested it could be approved as a NTE, time and materials.

Mr. Saley stated he would rather get the exact price now.

Mr. Funaro interjected stating they would be holding up the entire wing waiting for a price. He explained they can't physically get in until the breezeway is physically removed.

Mr. Saley questioned the cost of the road plates. He stated he felt there needed to be a better way. He also stated he personally did not like the idea of time and material change orders. Discussion ensued regarding various options for the road plates.

Mr. Quish and Ms. DiBiase made and seconded a motion to approve a change order to the Bismark Construction Company contract in an amount NTE\$54,785 for the utility relocation at the breezeway.

Chairman Woods explained the site work is a NTE cost of \$10,198, plumbing NTE \$3,900 and electrical work on a time and material amount NTE \$32,928, which would take care of all of the utility work.

Mr. Raucci addressed the power feed which they were not sure where it was.

Mr. Saley commented he did not want to stall the project, but that it appears mistakes have been made, so everyone should share in these costs. He stated he just did not agree with just cutting a check. Discussion ensued.

Chairman Woods asked about markup.

Mr. Silver explained what the contractor was presenting is what is allowable by statute.

Chairman Woods commented there is the possibility they may be able to save around \$4,000 on the road plates, and Bismarck agreed to look into alternatives.

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

Mr. Silver stated the next change order was the courtyard sanitary sewer piping revision.

Mr. Corey explained the original specifications for piping under the media center.

Mr. Silver added it was an 8" SDR.

Mr. Funaro explained it is a thin wall pipe and was asked to be revised by the City Engineer. He stated they are looking for something stronger. He stated they have proposed the PVC pipe which was approved by the City Engineer. He stated the amount is \$1,002.00. Mr. Funaro stated they were basically replacing the previous pipe with heavy duty pipe.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$1,002.00 to change the contracted PVC piping to heavy duty PVC piping per the City Engineer. Motion carried unanimously.

Mr. Nardone referred the Committee to p. 15 of the handout for the next change order, with the back up on p. 19, which shows the labor involved.

Ald. Nunno and Mr. Saley made and seconded a motion to approve a change order credit to the Bismark Construction Company contract in the amount of \$94,730.00 to eliminate the roof penthouse over the eight classrooms. Motion carried unanimously.

Mr. Nardone stated the next change order for consideration by the Committee was to add air conditioning in the eight classroom addition at a cost of \$8,484.38. Mr. Nardone referred the Committee to p. 65 of the handout for the backup.

Mr. Funaro explained the \$8,482.38 figure.

Mr. Quish commented the request for air conditioning came from this Committee and not the Board of Education.

Mr. Saley and Mr. Quish made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$43,362 to provide air conditioning to the eight room classroom addition.

Chairman Woods commented in the future, this Committee should look to air condition all future classroom projects. Mr. Silver advised that this change proposal had just come in from the contractor and that it may not be inclusive of all of the controls, etc. that may be necessary but it appeared to comply with the building committee's wishes.

Motion carried unanimously.

Chairman Woods asked if there were any other critical path change orders.

Mr. Nardone referred the Committee to p. 31 of the handout regarding operable windows. He stated there are a total of 96 windows.

Chairman Woods asked the function of the operable windows, specifically if they were exit windows or operable windows.

Mr. Silver stated they were for ventilation only as fire protection sprinklers eliminate the need for egress windows, and explained each classroom has 7 bays of windows. Discussion ensued.

Mr. Silver reminded the Committee if they eliminate the windows, they eliminate the screens as well. He also pointed out there would be alternating color tones and textures should the operable windows be eliminated, which would be visually unusual.

Mr. Quish stated he did not feel the Committee was getting the best price, and that he would like to see something aesthetically pleasing.

Mr. Saley stated the Committee should get input from the principal.

Ms. Williams stated she had difficulty visualizing what they would look like but that as much teacher-controlled ventilation is preferable. Discussion ensued.

Chairman Woods stated he would entertain a motion to approve a change order for the elimination of 96 windows for a total of \$45,100.

Mr. Quish stated he would like to see a plan that addresses the ventilation windows with a better unit price.

The Committee agreed no action would be taken at this time.

Mr. Silver referred the Committee to p. 28 of the handout regarding the gym roof. He stated this would be a credit of \$53,930. He stated there is no new equipment or interferences on the roof and that a 5,000 square foot roof would have generally been a \$100,000 credit in today's roof bidding market.

Chairman Woods stated if there is no greater savings, the Committee should consider installing the roof as contracted. No action was taken.

Mr. Silver referred the Committee to p. 53 of the handout regarding the skylight. He stated the amount was \$7,500, which increased to \$7,800.

Mr. Nardone stated the amount currently is at \$8,100.

Mr. Silver commented it would be unfortunate to lose the natural light in that area. He spoke of how the State is nearly mandating the integration of natural light in current school construction projects.

Mr. Quish asked about the location of the skylight.

Mr. Silver stated it is in the main corridor intersection of the school. He also stated the State does now reimburse for skylights, which they did not before.

Mr. Saley and Mr. DiBiase made and seconded a motion to eliminate the skylight at the main intersection for a change order credit to the Bismark Construction Company contract in the amount of \$8,100.

Motion failed 3 no (Woods, Quish, Nunno) and 2 yes (DiBiase, Saley).

Mr. Silver referred the Committee to p. 36 of the handout regarding the handicap lift. He stated there is no formal interpretation yet from the State as to its requirement. He also pointed out the \$25,000 for the lift was a good value.

Mr. Bradbury stated the issue at the school has been where to store the current portable lift.

Mr. Quish and Ms. DiBiase made and seconded a motion to eliminate the permanent accessible lift at the stage, conditional on BSF authorizing the elimination, for a change order credit to the Bismark Construction Company contract in the amount of \$34,279. Motion carried unanimously.

Mr. Silver referred the Committee to p. 39 of the handout. He stated this change order credit is for the phenolic panels at the lobby.

Mr. Nardone explained it is essentially a pressed board panel.

Mr. Quish asked what was there currently.

Mr. Silver stated it is an aged maple panel which dates back to the late 1940's.

Mr. Funaro stated he initially thought the paneling was coming down and that they would be repairing the plaster.

Chairman Woods commented he would like to see the Committee use part of the change order credit to refinish the existing underlying walls in some manner.

Mr. Saley and Ald. Nunno made and seconded a motion to delete the phenolic panels at the lobby and replace some type plaster and painting for a change order credit to the Bismark Construction Company contract in the amount of \$29,214.

Mr. Quish commented the lobby is your first impression when you enter a school that has gone through a \$20 M renovation. He stated he is conflicted with his decision.

Motion carried 3 yes (Woods, Saley, Nunno) and 2 no (DiBiase, Quish).

Mr. Nardone referred the Committee to p. 43-46 of the handout for an explanation of the work in the cafeteria regarding the “clouds”. He continued with a detailed explanation and an explanation of the acoustic performance graphs.

Mr. Silver stated if the Committee really wanted to eliminate this, there were other alternatives. Discussion ensued.

Mrs. Williams stated her first choice would be to have the clouds in the media center and then in the cafeteria.

Chairman Woods stated he did not feel they should eliminate the clouds in the cafeteria and recalled the work that was done at Jonathan Law cafeteria (senior lounge) and the ensuing problems with noise levels where no ceiling treatment was provided.

Mr. Quish stated he was looking at the studies and the cheapest material solution is the best sound solution.

Mr. Nardone stated it would not have the durability that is desirable for a middle school. Discussion resumed.

Mr. Nardone referred the Committee to p. 53 of the handout regarding the specifications for the band/choir area.

Mr. Silver stated they were recommending option 3 found on p. 43 of the handout for the band/choir/art classrooms in the credit amount of \$9,603. He explained it is a high performing system.

Mr. Nardone stated for the cafeteria they were recommending option 10, found on p. 44 of the handout in the credit amount of \$63,326. He stated with regard to the media center, they were recommending reducing the trim to 10”, for option 6, found on p. 43 of the handout, which would save \$2,415. He also pointed out the edge banding does not change the aesthetics or acoustics.

Mr. Quish and Ald. Nunno made and seconded a motion to accept options 3, 6 and 10 for a total change order credit to the Bismark Construction Company contract in the amount of \$75,344.

Mr. Saley commented he felt it was a lot of money. He also commented they have come a long way and felt the Committee should go with the acoustics advancements designed with the project.

Mr. Quish asked if the Committee were to approve this and then ask for another solution for the band room, if it would be sufficient.

Mr. Nardone stated he would be concerned with adding something else later.

Mr. Silver pointed out there is no longer the reflective lights off the ceiling with this scope reduction.

Mr. Saley stated he was concerned with getting this project done, noting there is so much more work to be done down the road in the district. He stated it was important to make sure there was enough money to get this project done.

Ald. Nunno withdrew is second and Mr. Quish withdrew his motion.

Mr. Quish and Ald. Nunno made and seconded a motion to accept option 6 (cafeteria) in the credit amount of \$63,326, option 6 (media center) in the credit amount of \$2,415 and option 1 (band/choir/art classroom) in the credit amount of \$58,185 for a total change order credit to the Bismark Construction Company contract in the amount of \$123,926. Motion carried unanimously.

Mr. Nardone referred the Committee to p. 56 of the handout regarding the roof parapets. He explained this is the entire connection between the media center.

Chairman Woods suggested passing on this item until the next meeting.

Mr. Silver referred the Committee to p. 60 of the handout regarding the grease trap. He added the breakdown was provided on pgs. 62 & 63. He stated they received this on Monday and did not have the opportunity to dissect it.

Mr. Saley asked if the Engineering Department had approved this.

Mr. Silver replied yes.

Mr. Saley asked if they could talk to the City and possibly do this as part of the sanitary sewer infill project. Discussion ensued.

Chairman Woods announced after discussion it was the consensus of the Committee to pass on the grease trap at this time.

Mr. Silver stated the next change order was for the Phase II construction administration and environmental construction administration services in the amount of \$248,800, which he explained would run the project to September 2014 and overlap with the phase 1 construction administration. He also referred the Committee to p. 22 and 24 of the handout which showed the estimated time and PCB work.

Mr. Funaro explained it was their intention to do the abatement work over the two vacation periods, but that the time has now been lost because of the weather which cancelled both school vacation breaks. He stated they brought Mr. McCarthy out to look at options and addressed the idea of doing the work while school is in session.

Mr. McCarthy stated one idea they were entertaining would be to do 2nd shifts or they could do shifts all night for four consecutive weekends.

Mr. J. Raucci stated one concern is a shortage of asbestos workers, adding Milford is not the only town that has had construction work hampered by the storms.

Mr. Quish asked why it was the Committee's expense and not the construction company.

Mr. Funaro stated there is no other time to do the work other than the summer, which would impact the project. He stated once the boiler comes down this spring for replacement, they have to have heat back to the building by October 15, 2013.

Chairman Woods asked Mr. McCarthy when they would have the State's approval.

Mr. McCarthy stated he believed the weekend plan was likely the easiest plan because no kids would be in the building.

Mr. Saley asked the total amount.

Mr. McCarthy stated it is about the \$18,000 range.

Mr. Silver stated it would be a reduction off the \$110,000 number in the proposal.

Chairman Woods asked what amount had already been approved.

Mr. Silver referred the Committee to p. 22 of the handout which he stated shows the \$20,000 amount.

Mr. Quish asked if the same person oversees PCB and asbestos.

Mr. McCarthy replied yes, but there is just one charge.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve the Silver Petrucelli Associates proposal dated March 11, 2013, in a not to exceed amount of \$282,460, including the full time monitoring while the tunnel is abated during occupancy.

Mr. Quish asked if the tunnel abatement was included in the \$40,000.

Mr. Silver stated it could actually be included in the \$248,000.

Motion carried unanimously.

Mr. Silver addressed the issue of the 450 days in the Bismarck bed when the Phase II bid was accepted. He stated the question is why the additional days are required and clarification that the contractor was in fact looking for 539 days to the end of August, 2014.

Chairman Woods read the motion from the previous meeting which accepted the contract which stated the work would be completed in less than 450 days.

Mr. J. Raucci stated he based his calculation on work days.

Mr. Silver stated the contract document stipulates calendar days. Discussion ensued.

Ms. DiBiase and Mr. Saley made and seconded a motion to extend the completion date with no additional charges to August 27, 2014. Motion carried unanimously.

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

Mr. Silver referred the Committee to p. 1 of the handout for one change order credit for the unused steel deck allowance in the amount of \$3,850.

Ald. Nunno and Mr. Quish made and seconded a motion to approve a change order credit to the Quality Improvements, LLC contract in the amount of \$3,850.00. Motion carried unanimously.

Mr. Saley and Ms. DiBiase made and seconded a motion to accept the Joseph A. Foran High School – Roof Replacement as 100% complete as of March 12, 2013. Motion carried unanimously.

Consideration of Payment Requisitions

Chairman Woods asked Mr. Silverif 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.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli A/F & O (Abatement CA) #13-430 in the amount of \$880.00 for Jonathan Law High School – Phase III Addition. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli IIIA CA (#13-326) in the amount of \$2,436.50 for Joseph A. Foran High School – Phase III and IIIA Additions. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Quality Improvements, LLC (#6 FINAL) in the amount of \$18,535.00 for Joseph A. Foran High School Roof Replacement. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Bismark Construction Company (Gen Const) (#4) in the amount of \$418,879.70 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Fairfield Testing Lab (#13-01-10) in the amount of \$2,308.50 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (9) in the amount of \$3,282.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli Toilets (#13-296) in the amount of \$2,830.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli8 CA + ENV CA (#13-346) in the amount of \$11,734.72 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve payment to Silktown Roofing, Inc. (#11) FINAL in the amount of \$25,000 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

There being no further business to discuss Ald. Nunno and Ms. DiBiase made and seconded a motion to adjourn at 10:25 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary