

**Permanent School Facilities Building Committee
Special Meeting
March 30, 2017**

The Permanent School Facilities Building Committee held a special meeting on Thursday, March 30, 2017, at City Hall (west conference room). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

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

Also Present

B. Silver, Silver Petrucelli
P. Jorgensen, Silver Petrucelli
P. Lisi, Antinozzi Associates
P. Bradbury (MPS)
P. Cavanna (MPS)

Excused: M. Ahrens, J. Federico (BOE)

Consideration of Minutes

Ald. Hardiman and Mr. Nunno made and seconded a motion to accept the minutes of the February 16, 2017 special meeting, as presented. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to accept the minutes of the March 9, 2017 special meeting as presented. Motion carried unanimously.

Status Report RE: West Shore Middle School – Addition, Renovations and Code Compliance

Mr. Jorgensen reported the contractor is moving along, considering the weather swings. The excavations for footings, as well as footings for the gymnasium are moving along. At the last meeting the Committee discussed safety at the work site. He explained the steps that were taken.

Chairman Woods asked if there had been any significant weather delays.

Mr. Jorgensen responded no and that they have not meet the contract definition of significantly unseasonal weather.

Mr. Silver commented, given this is New England; there have been no major issues with time. He stated LaRosa has been working aggressively and provides detailed information on the project. Mr. Silver continued with an explanation of the progress and the drawings that have been submitted.

Mrs. Krushinsky asked about the storm-water galleys that were discussed last month.

Mr. Silver stated that is one of the change orders for the Committee to consider tonight. He explained the State allowed them to do the work and that there was a great deal of

negotiation. He spoke about the FF&E and the Phase II work which should go out to bid next week. Mr. Silver stated they need to wait for the CT SCG letter to arrive by U.S. Mail before moving forward. He reminded the Committee that the aldermen always charge this Committee with getting scope and bids that is as reimbursable as possible.

Mrs. Krushinsky asked what makes an item non-reimbursable.

Mr. Silver explained it is, generally, items that are being repaired or replaced. A brief discussion ensued.

Chairman Woods asked when the bids would be opened for the FF&E.

Mr. Silver replied early May. He stated once the bids are awarded they will hold their bids for 120 days. He commented there are likely to be multiple contractors/vendors.

Mr. Nunno asked about any updates to the schedule.

Mr. Jorgensen stated there have been no changes to the original schedule submitted.

Mr. Silver stated the office area should be completed prior to the start of school in September 2017.

Chairman Woods asked about any likely unexpected construction issues.

Mr. Silver stated the underground work yields the highest unknowns, but that the courtyard is the largest and last remaining site area that has not been ripped up as yet.

Mr. Jorgensen stated there are 5 change orders for the committee to consider. He stated the first change order in the amount of \$49,500 is regarding the detention pond/swale installation. He referred the Committee to p. 2 of the handout, which continued onto p. 3. He stated the civil engineer was recommending the \$49,500.

Mrs. Krushinsky commented regarding the labor costs provided on p. 3 of the handout.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve the change order to the LaRosa Building Group, LLC contract in the amount of \$49,500 for the detention pond installation by the parking lot which was required by the DEEP decision in January. Motion carried unanimously.

Mr. Jorgensen referred the Committee to p. 4 of the handout and p. 6-7 for the next change order concerning the ground water issue.

Mr. Silver stated this initially came to their office much higher. He stated the amount was just revised on March 21, 2017. He stated they would recommend the \$21,932.00.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to modify the previous change order, which was a not to exceed amount of \$50,000, to reflect a fixed sum of \$21,932.00.

Mrs. Krushinsky questioned the numbers on p. 5 of the handout.

Mr. Silver explained they were edits upon edits, which they were now recommending.

Motion carried unanimously.

Mr. Jorgensen stated the next change order in the amount of \$870.18 was for the added exit lights per the Fire Marshal's recommendation. He referred the Committee to p. 10 of the handout for the electrical plan.

Mrs. Krushinsky and Ald. Hardiman made and seconded a motion to approve a change order to the LaRosa Building Group, LLC in the amount of \$870.18 for the additional exit lights as requested by the Fire Marshal. Motion carried unanimously.

Mr. Jorgensen referred the Committee to p. 12 for the next change order for the box out in the existing walls for a roof drain leader which was uncovered in demolished wall construction during renovations.

Ald. Hardiman and Ald. Vitali made and seconded a motion to approve a change order to the LaRosa Building Group, LLC in the amount of \$1,591.29 for the frame and sheetrock around the leader formerly concealed in the old construction. Motion carried unanimously.

Mr. Jorgensen stated the final change order for the Committee to consider tonight was for the sink in the staff lounge. He explained the sink, piping, concrete and patch were not in the original bid documents. He stated it is a fair price.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a change order to the LaRosa Building Group, LLC in the amount of \$8,781.98 for the sink in the staff lounge which was not in the bid documents.

Mrs. Krushinsky asked if it was shown graphically and not picked up why the city is responsible for the charge.

Mr. Silver explained they take responsibility for any betterment the city does not realize. A brief discussion ensued.

Motion carried unanimously.

Chairman Woods asked about change orders coming down the pike.

Mr. Jorgensen stated there is a pipe that is going through the footing which likely will need to be modified. He stated it should not be a large amount of money.

3. Consideration of Payment Requisitions. (RE: Item 2)

Chairman Woods asked Mr. Silver if he found the payment requisition to be accurate and ready for payment.

Mr. Silver replied yes.

Mr. Silver stated there was one payment requisition for LaRosa

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to LaRosa Construction Co (#2) in the amount of \$227,149.99 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

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

Mr. Lisi stated he had nothing to report at this time.

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

Mr. Lisi reported the window project has been awarded to Orlando Annulli. They have been sent the intent to award and he stated he is in receipt of the contracts.

Mr. Nunno asked if the vetting had been completed.

Mr. Lisi replied yes. He stated he is waiting on schedules, sub-contractors. He stated they plan to be on site on June 19th, with the windows arriving the first week of July 2017. So far everything is on schedule. A brief discussion ensued.

6. Elementary Schools – Roof Projects

Mr. Lisi reported the bids were received yesterday and all came in under budget. He distributed a handout showing the bids that were received. He stated the apparent responsible low bidder was Silktown Roofing. Discussion ensued.

Mr. Nunno and Ald. Vitali made and seconded a motion to accept the bid of Silktown Roofing in the amount of \$1,279,000, including \$1,000 for the add alternate for the roof replacement project at John F. Kennedy Elementary School dated March 29, 2017.

Mr. Nunno asked if there is a 30 year warranty with the roof.

Mr. Lisi responded yes.

Ald. Vitali reiterated his concerns with spending monies for roof replacements if there is a potential of the closing of a school. He stated not knowing the future projections from the Board of Education is concerning.

Mr. Nunno commented the project is reimbursable and in the long run it benefits the city.

Mr. Bradbury explained if a school is closed after reimbursement is received, the money must be returned.

Chairman Woods reminded the Committee that whether or not a school closes it is not the purview of this Committee. Discussion ensued.

Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to accept the bid of Silktown Roofing in the amount of \$866,000, including \$1,000 add alternate for the roof replacement project at Live Oaks Elementary School dated March 29, 2017. Motion carried 4 yes (Woods, Hardiman, Nunno, Krushinsky) and 1 no (Vitali).

Mr. Nunno and Ald. Hardiman made and seconded a motion to accept the bid of Silktown Roofing in the amount of \$849,000, including \$1,000 for the add alternate for the roof replacement project at Meadowside Elementary School dated March 28, 2017. Motion carried 4 yes (Woods, Hardiman, Nunno, Krushinsky) and 1 no (Vitali).

Mrs. Krushinski and Mr. Nunno made and seconded a motion to accept the bid of Silktown Roofing in the amount of \$808,000, including \$1,000 for the add alternate for the roof replacement project at Orange Avenue Elementary School dated March 29, 2017. Motion carried unanimously.

7. Consideration of Payment Requisitions (Items 4, 5 and 6)

Chairman Woods asked if all of the payment requisitions were in order.

Mr. Lisi replied in the affirmative.

Ald. Hardiman and Ald. Vitali made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$918.00 for the Harborside Middle School window bidding phase. Motion carried unanimously.

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

The meeting adjourned at 8:23 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary