

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
APRIL 3, 2008**

The Permanent School Facilities Building Committee held a meeting on Thursday, April 3, 2008 in Conference Room B in City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
T. Creedon
D. DeFlumeri
J. Quish (BOE)
C. Kopazna (BOE)
Ald. R. Nunno
Ald. R. Vitali

Also Present

W. Silver, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)
R. Michael Cummings (MPS)
D. Hourigan, Chairman (BOE)

Consideration of the Minutes of March 13, 2008 meeting.

Mr. DeFlumeri and Mr. Quish made and seconded a motion to approve the minutes of the March 6, 2008 meeting.

Mrs. Kopazna stated in the second paragraph from the bottom entitled Status Report – Phase I – Foran High School noted there is a typo: “Schoo” should be changed to “***School***”.

Motion carried unanimously with the correction noted above.

Status Report – Phase I – Jonathan Law High School

Mr. Bradbury reported the work is done. He also noted that Ms. Garagliano had a recent meeting in that room and was very pleased with the results of the work.

Mr. Cummings added he was at the school recently and noted the change and it is much better.

Chairman Woods asked if this portion of the project is considered 100% done and could be taken off the agenda for the next meeting.

Mr. Silver responded it is complete.

Ald. Nunno and Mr. Creedon made and seconded a motion to accept the Jonathan Law Phase I project as 100% complete as of April 3, 2008. Motion carried unanimously.

Status Report – Phase I – Foran High School

Mr. Silver reported the few #3 stair treads would be reset during the spring break and noted the contractor would be on site.

Mr. Bradbury added one stair-cleaning machine was trial tested and was not satisfactory. He stated they purchased their own type of power washer and it is working out well.

Chairman Woods asked what work remained before they could close this out.

Mr. Bradbury replied only the stair tread repair.

Mr. Silver added it is stairwell #3.

Mr. Bradbury stated they were also waiting on Bismark. He reported there was one small leak with the new stairwell HVAC and went on to explain the details.

Chairman Woods asked when they could anticipate closing this out.

Mr. Silver replied it should be by May.

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

Mr. Silver reported one boiler has been dismantled. He also reported the contractor has been working closely with the staff. He explained the idea was to have the chiller up and running by the end of April but it does not look like they will make that timeframe. A brief discussion ensued regarding the language in the contract as to time constraints.

Chairman Woods noted the comments of Mr. Quish during the Committee's discussion and agreed it would be a good idea to send a letter to the contractor to expedite their work as indicated in the agreement, which is that the chiller be up and running by the cooling season. Mr. Silver said he would send the letter.

Mr. Silver referred to page 1 (Foran Phase II noted in red) and said it was for the Committee's information only and not for action. He explained those change order items are being evaluated. He explained the need for action regarding the addition of a row of bleachers to meet the program need of 1,000 total seats in the entire gym. Mr. Silver went on to explain the deep condensate tank and that the existing tank was thought to only be 4 feet, but turned out to be nearly 10 feet, so there was a need for an additional 6 feet of fill. He will present change order requests at the next meeting.

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

Mr. Silver reported work continues and is going well.

Mr. Bradbury added that two boilers are in and they are "jacket" ready. He reported the water tanks have been insulated and that work continues every day.

Mr. Silver stated there is a change order for the Committee to consider. He explained the need to relocate the gas vent line interfering with a 12" steam pipe and that they would need to relocate the gas vent line at a cost of \$1,304.00.

Mr. Quish asked if the steam pipe is new and also if it could be have been foreseen to be rerouted.

Mr. Bradbury replied no, explaining it is a significant 12” main.

Chairman Woods asked if the price is reasonable.

Mr. Silver replied his mechanical engineers had reviewed it and felt it is reasonable. A brief discussion ensued.

Ald. Vitali spoke regarding the bid documents and why this might have been overlooked and if the architect should absorb the cost.

Mr. Silver and Mr. Woods explained it is only when there is no material gain for the Owner that the architect typically would have to pay.

Mrs. Kopazna and Mr. DeFlumeri made and seconded a motion to approve the change order in the amount of \$1,304.10 to Paragon Contractors regarding the Jonathan Law – Phase II (boiler replacement).

Mr. Quish asked if the bidding contractors had the opportunity to see the field condition during bidding.

Mr. Silver responded yes, but that by case law they are not responsible to make extensive or exhaustive pre-bid investigations. He explained a pre-bid inspection is not a purchasing department standard in Milford. Discussion continued.

Ald. Nunno stated the problem he was having was the lack of details. He stated there just wasn’t enough information to determine if this is reasonable.

By roll call vote, the motion carried 5 yes (Creedon, Vitali, Woods, DeFlumeri, Kopazna) and 2 no (Nunno, Quish).

Mr. Silver noted as a point of information for the Committee that the State Department of Education has declared parts of change order #'s 2 & 3 ineligible for reimbursement. He explained this is instead of the full 40% reimbursement that the City would normally get. He stated the testing of the gas piping is also ineligible. He stated there would always be some ineligible items rooted out by the CT DOE BSF, which basically affects reimbursement. A brief discussion ensued regarding reimbursement.

Chairman Woods explained the role of this Committee and that we serve as a building committee with its efforts being to get the best value for the money and that this Committee is charged with getting the job done.

Status Report – Phase II – Foran High School – Science Labs

Mr. Silver referred to page 2 of the handout, which he explained provides a full description of the activities for the month of March 2008 on this project. He explained the details of the ongoing gym floor evaluation.

Mr. Bradbury added his concern is that Foran is not a conditioned space, which essentially means you cannot control humidity.

Mr. Silver stated they are trying to get a one on one replacement continuing with an explanation of the system currently there.

Mr. DeFlumeri asked about a synthetic floor.

Mr. Silver replied that is always a possibility. He spoke as to the athletic director's preference and wood's health benefits. Discussion ensued. Mr. Silver referred to page 1 of the handout and explained some of the value engineering ideas and efforts. He stated sometimes it is better to expend a little more now and get 20 years worth of higher value. Discussion continued.

Mr. Silver explained the contractor wants to abate the stairs as soon as possible and he referred to the Contractor's schedule (p5 of handouts). He noted they would do some limited abatement during the April break.

Mr. Bradbury stated stairwells #1 and #4 would be done.

Mr. Silver stated the contractor is still trimming their schedule. He stated he would be providing a summary of activity beginning during April break and then June activities.

Status Report Re: Foran High School/Jonathan Law High School –Phase II – Science Labs – Consideration of Furniture Moving Bids.

Mr. Silver explained the moving bids, with the apparent low bidder for Law and Foran being Finnegan's Moving out of Newburgh, New York. He explained each of the bids received from the bidders. A brief discussion ensued.

Mr. DeFlumeri asked about off site security.

Mr. Silver explained it must be a secured site and they must be bonded. Discussion continued.

Chairman Woods commented his concern would be that the bonding is adequate.

Ald. Vitali spoke as to substantiating the inventory. Discussion continued.

Mr. Quish and Mr. Nunno made and seconded a motion to approve the bid of Finnegan's Moving in the amount of \$49,980 for moving services for both Jonathan Law High School and Joseph A. Foran High School including the add alternate for Foran Media Stack moving.

Mr. Bradbury commented he had discussions with P. Russell and that he has concerns regarding overtime for schools' staff to move and sort the inventory.

Chairman Woods asked how this Committee would reimburse individuals of the Board of Education. Discussion ensued.

Mr. DeFlumeri asked how many computers were involved.

Mr. Bradbury responded there are 40 at Foran on the 3rd floor, in the computer lab another 30, in the yellow wing 25-30, and another 30 on the 4th floor.

Mrs. Kopazna asked what staff is moving the computers.

Mr. Cummings responded it would be the IT technicians. Discussion continued.

Chairman Woods asked if it was his understanding from these discussions that the Board of Education would present this Committee with a bill? More discussion is needed.

Motion carried unanimously.

Mr. Silver referred to p. 13 of the handout, stating there was one change order. He explained the Committee did not have to act on this tonight, but he wished to bring it before the Committee. He explained the 2nd floor “yellow wing” addition of sprinklers is slated for Phase III, but moving it to Phase II because of the current ceiling work.

Mr. Creedon asked about the timing.

Mr. Silver responded it could wait if the Committee wishes. He referred to page 15 of the handout for the contractor’s backup. He stated Mack would be the contractor doing the work and they had provided a very good price to do the job.

Chairman Woods stated he would like to make sure the Committee has the funding in place and suggested the Committee wait until after the Aldermanic funding meeting. Discussion ensued.

Chairman Woods noted it was the consensus of this Committee to hold off until the next meeting.

Mr. Silver referred the Committee to page 13 of the handout regarding the need for environmental construction administration services, which were had not been previously presented or approved by the committee. He noted p. 19 is Law and p. 22 is Foran with the minimum estimated hourly basis amount being \$42,000 to \$68,000.

Mr. Quish spoke as to saving money by re-thinking this. He stated they could re-shop this noting there are 15 other possible environmental consultants who could do the work. He stated he would also like to reduce the daily full-time oversight and redefine the scope of work.

Chairman Woods commented he agreed with the first part of Mr. Quish’s comments, but not the second. He spoke as to the timeframe. Discussion ensued.

Chairman Woods asked if they ever go out to bid under new statutes.

Mr. Quish noted it is prudent to do so and that it is an opportunity to save a substantial amount of money. Discussion continued.

Mr. Bradbury commented he agrees with low risk abatement, but the project is in one week in April, adding it is an aggressive schedule. He spoke as to the importance of being ready when the kids come back.

Chairman Woods asked about hiring EnviroScience at the stated unit prices for April. Discussion continued.

Mr. Quish and Ald. Nunno made and seconded a motion to approve the hiring of EnviroScience Consultants at Foran High School for the environmental work in April for the unit prices as stated in the handout.

Chairman Woods noted that Silver Petrucelli would then obtain sealed bids for the June work.

Mrs. Kopazna stated she wished to be clear they are hiring EnviroScience for the April break.

Motion carried unanimously.

Chairman Woods commented as to how this Committee decides how they wish to bid with regard to full time/part time hourly time this summer. Discussion ensued.

Status Report – Phase II – Jonathan Law High School – Science Labs

Mr. Silver referred to pages 3 and 4 of the handout. He stated on page 4 it explains the activities during March 2008 at Law and page 3 discusses value engineering ideas and efforts. Mr. Silver provided the Committee with a lengthy explanation as to item #1 (p. 3) and the benefits of savings. Mr. Silver also reported the Baystate application is at the State. He noted they would not be doing the science lab abatement in April but are mobilizing for a large section of the 2nd floor during vacation week. He also referred to page 19 of the handout for the explanation of the proposed work.

Ald. Nunno and Mrs. Kopazna made and seconded a motion to approve EnviroScience Consultants project monitoring working thru Silver Petrucelli, at the April break as shown on page 19 of the handout. Motion carried unanimously.

Status Report - Phase III – Foran High School

No report.

Status Report - Phase III – Jonathan Law High School

No report

Status Report Re: Pumpkin Delight Elementary School – grant transfer

No update.

Consideration of Payment Requisitions

Chairman Woods asked if Silver Petrucelli could represent to the Committee that they have reviewed these payment requisitions and found them to be in order.

Mr. Silver replied yes. He noted part of the reason for four payment requisitions to Silver Petrucelli is that is represents requisitions for February and March.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve payment of Paragon Construction Co. (#5) in the amount of \$186,096.37 for Jonathan Law Phase II additions/renovations. Motion carried unanimously

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve payment of Silver Petrucelli (#20) in the amount of \$8,170.20 for Jonathan Law Phase II additions/renovations.

Mr. Quish referred to page 19 of the handout. He questioned the hourly rate of pay for the EnviroScience invoice attachments to the Silver Petrucelli invoices. He asked that this be removed from consideration until they receive clarification as to the tasks performed at the various rates. Discussion ensued. Chairman Woods suggested the Committee consider payment to Silver Petrucelli removing the disputed amount from the total until they receive clarification.

Mr. Quish and Mr. Nunno made and seconded a motion to amend payment of Silver Petrucelli (#20) to approve payment in the amount of \$4,725.00. Motion carried unanimously.

On the main motion, motion carried unanimously.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve payment of Silver Petrucelli (#21) in the amount of \$4,725.00 for Jonathan Law Phase II additions/renovations. Motion carried unanimously.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve payment of Bismark Construction Co. (#8) in the amount of \$312,873.00 for Foran High School Phase II additions/renovations. Motion carried unanimously.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve payment of Silver Petrucelli (#22) in the amount of \$9,693.75 for Foran High School Phase II additions/renovations.

Mr. Quish stated again he would refer to page 19 of the handout and questioned the EnviroScience hourly rate of pay.

Mr. Quish and Mr. Nunno made and seconded a motion to amend payment of Silver Petrucelli (#22) to approve payment in the amount of \$7,426.00 for Foran High School Phase II. Motion carried unanimously.

On the main motion, motion carried unanimously.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve payment of Silver Petrucelli (#23) in the amount of \$9,900.00 for Foran High School Phase II. Motion carried unanimously.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to adjourn at 9:15 p.m. Motion carried unanimously. The next meeting will be April 22, 2008 at 7:00 p.m.

Respectfully submitted,
Kathleen K. Huber
Committee Secretary