

**Permanent School Facilities Building Committee
Special Meeting
April 6, 2016**

The Permanent School Facilities Building Committee held a special meeting on Wednesday, April 6, 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 A/Es
P. Jorgensen, Silver Petrucelli
D. Smith, Civil Engineer, S/P Consultant
P. Lisi, Antinozzi Architects
J. Tara, Silver Petrucelli
P. Bradbury (MPS)
P. Cavanna (MPS)
K. Krauss (resident)
P. Carlson (resident)

Consideration of Minutes

Ald. Hardiman and Mr. Ahrens made and seconded a motion to accept the minutes of the March 3, 2016 meeting as presented. Motion carried unanimously.

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

Mr. Silver reported the commissioning agent is confident they are near the end on this project. He explained they would be at the school during vacation week to check the completeness of the controls systems. Mr. Silver also reported they are waiting for asphalt plants to open to finish some road patch work. He noted the grass has come in on the field.

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

Mr. Silver stated Mr. Jorgensen would present the new design drawings that were requested by the administrators/educators. He also stated Ms. Tara from his office was present to go over proposed colors/schemes. Mr. Silver recognized Don Smith, Civil Engineer, Silver Petrucelli, who was present to address site questions/concerns of the Committee. Mr. Silver also reported the commissioning agent is underway starting to look at designs.

Chairman Woods asked what the staff was looking for that changed the designs.

Mr. Silver explained with the committee requested change with the glass to clerestory in the band rooms, the staff decided they wanted the window openings closer to grade in the event they needed to exit the building in case of emergency.

Mr. Jorgensen explained it is in the event of an intruder situation in the building.

Chairman Woods asked if the police department provided any feedback.

Ald. Vitali asked if the requested change was passed by the administrative offices and their security committee.

Mr. Jorgensen stated it is not a change with much of a cost impact, approximately \$1,000 per classroom. He stated there are approximately five (5) classrooms that were affected by this staff request. He continued with an explanation of the graphics for the project.

Mr. Ahrens and Mrs. Federico made and seconded a motion to authorize the escape window design change to the building plans for five classrooms at a cost of approximately \$1,000 per classroom, subject to any veto from the security committee for the district.

Ald. Vitali stated he would prefer to hear from Mr. Nielsen who is in charge of the district security. Discussion ensued regarding various situations concerning a lockdown.

Mr. Bradbury stated he has a security committee meeting next week. He stated he would bring this requested change to their attention.

Mr. Jorgensen explained the windows would be double hung.

Motion carried unanimously.

Mr. Silver stated they would be going up to the State on April 26, 2016 with the SCG for the first part of the new plan review process call the Design Development Review (DDR). He explained the review process, adding it does not stop the production of the drawings going forward. He stated the other two discussions tonight concerned parking and interior finishes. He deferred to Ms. Tara to go over the interior finishes.

Ms. Tara presented two different color scheme options for the new addition and renovations. She continued with an explanation of the two finish options.

Chairman Woods stated this Committee generally defers to school administrators and staff for the preferred color scheme but appreciated the preview.

Mr. Silver stated they would have to know color choices by July since the color, textures and schemes are a part of the specifications. Discussion ensued.

Chairman Woods stated Silver Petrucelli would work with staff to put together the color scheme. He stated the next issue is with parking and the number of spaces needed and the location.

Mr. Cavanna stated he spoke with Mr. Richetelli and Mr. Silver today regarding parking spaces. He cited the number of parking spaces at East Shore Middle School compared to West Shore.

Mr. Silver showed the Committee the parking drawings for East Shore Middle School.

Mr. Ahrens asked the difference of the parking spaces before and after construction at the school.

Mr. Silver explained the trees that were taken down adjacent to the Seabreeze Avenue neighbors and how close the new parking lots were placed to them.

Mr. Bradbury added work was done along the Treat Farm side and those neighbors.

When asked about the difference between City GIS maps online and their accuracy vs the A2 survey that was recently completed for the project, Mr. Smith explained the survey that was done specifically for West Shore Middle School. He stated it is an A2 standard, which is a highly accurate standard. He stated they also retained a soil scientist who comes out and delineates the type of wetlands.

Chairman Woods asked if the survey shows the 102 parking spaces and 5 handicapped spaces.

Mrs. Federico asked about the wetlands.

Mr. Smith explained a wetland is designated by the soil sample, which was done on the property.

Mrs. Federico asked the role of the City's Inland Wetlands Commission.

Mr. Smith stated the Inland Wetlands Committee looks at delineation, landscape, topography. He continued with an explanation of the grading, utility and erosion control plan and how it preserves wetlands.

Chairman Woods stated it was not the charge of this Committee to determine how many parking spaces are needed. He stated Milford School District would make that determination, and then the Committee would move forward.

Mr. Cavanna spoke of parity with the number of parking spaces as East Shore, which he pointed out has less students. He also commented it was important to consider what parking will be needed years down the road.

Mr. Ahrens stated at the last meeting the debate was regarding the day-to-day empty spaces, but that they needed to determine the need.

Mr. Cavanna stated there is an event coming up at the school on Friday. He stated in speaking with Mr. Richetelli and Mr. Bradbury they would have the police come and observe the event.

Mr. Bradbury stated they would have both the police and fire departments on hand at the event on Friday to determine safety and access to the school. He stated they are also looking at the needs of the school. He stated there can be a future change in school staffing; such as added paraprofessionals that requires more parking. He also stated as a part of the renovations project the parking would be reimbursable.

Ald. Vitali provided some history of parking issues at all of the schools, including the high schools, which he pointed out currently do not have adequate parking. Discussion ensued regarding parking concerns at West Shore Middle School.

Mr. Smith stated when possible you try not to impact wetlands.

Chairman Woods stated what first needs to be addressed is the number of parking spaces.

Mr. Smith continued with an explanation of the various scenarios for parking spaces. He stated the idea of the design is to minimize the impact to the property and neighboring properties. Discussion resumed.

Chairman Woods stated the options are 25 spaces behind the Krauss property, or secondly, to apply to the Inland Wetlands Commission, create a larger inland wetland impact and to go behind Jehovah Witnesses, the third option is building only 18 spaces. Discussion resumed

Chairman Woods asked the Committee how they wished to proceed and if the charge given to S/P would be to go before Inland Wetlands for the greater and more arduous approval.

Mr. Silver stated they had expected the simpler administrative approvals from Inland Wetlands for the first option.

Mr. Smith commented zoning regulations do state the minimum number of parking spaces for a school, but they are only a minimum and not addressing an actual need.

Mr. Bradbury stated input from fire and police is necessary for a final determination.

Mr. Silver stated the State will want completed specifications for the summer PCR review. He reiterated there is an administrative approval, but the process for the

second option would require going before Inland Wetlands could take as long as two months, which results in putting the July deadline in jeopardy. Discussion resumed.

Mr. Smith stated the result of option #2 may be for the engineer to provide viable alternatives for Inland Wetlands consideration.

Mr. Ahrens stated based on the ratio of kids at each school, West Shore should actually have 130 parking spaces.

Ald. Vitali spoke regarding parity. He stated there are times when there has to be give and take.

Chairman Woods reiterated the options. He stated there is one other option; of adding the 9 extra spaces to the Option 3, 18 spaces.

Mr. Silver stated they could go before the State without the parking option, which would help with the timing issue, but then the approved parking lot work might later be done as change order to the contract.

Mr. Nunno asked about reimbursement from the State regarding parking.

Mr. Silver explained if the parking spaces are done after the project is complete, it would not be reimbursable. Discussion resumed.

Mrs. Federico and Ald. Hardiman made and seconded a motion to direct S/P to design parking across the wetlands behind the Jehovah Witness and apply to Inland Wetlands, with the knowledge there would be additional design and later, possible construction change orders.

Motion carried 6 yes (Federico, Krushinsky, Vitali, Nunno, Hardiman, Ahrens) and 1 no (Woods).

Consideration of Payment Requisitions (Items 2 and 3)

Mr. Silver explained the Van Zelm \$10,000 change order granted in December is the funding basis for their invoices, last month and today.

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

Mr. Silver replied yes.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to the Van Zelm Engineers ADD Services (#41) in the amount of \$3,882.68 for East Shore Middle School Expansion and Alterations and Abatement Projects.

Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli, design through bid (#16-585) in the amount of \$41,401.50 for the West Shore Middle School Expansion and Alterations.

Mrs. Krushinsky asked about the fee basis, design through bid.

Chairman Woods stated SP+A fees/contract does not include construction administration phase services because the aldermen have not yet funded the project past the bid phase.

Motion carried unanimously.

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

Mr. Lisi stated they have been approved by the State to go out to bid.

Chairman Woods asked when bids would open.

Mr. Lisi stated a pre-bid conference would take place on April 12, 2016, with the bids being opened on April 26, 2016.

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

Mr. Lisi stated the bids came in and were all under budget for the roof projects. He explained the handout for each of the bidders. He stated he did some reference checks, he added they are a newer company, about 6 years.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve the low bid of Young Developers in the amount of \$836,570, including the add alternate for the Harborside Middle School Roof Replacement Project. Motion carried unanimously.

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

Mathewson Elementary School Roof Replacement Project:

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve the low bid of Silktown Roofing in the amount of \$1,046,690. Motion carried unanimously.

Calf Pen Meadow School Roof Replacement Project:

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve the low bid of Silktown Roofing in the amount of \$956,690. Motion carried unanimously.

Orchard Hills Elementary School Roof Replacement Project:

Mrs. Federico and Mr. Ahrens made and seconded a motion to approve the low bid of Silktown Roofing in the amount of \$1,054,690. Motion carried unanimously.

Pumpkin Delight Elementary School Roof Replacement Project:

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve the low bid of Young Developers in the amount of \$871,750. Motion carried unanimously.

Mr. Nunno asked about the warranty for the roofs. He suggested a 30 year warranty.

Mr. Lisi stated at this point it would be a change order since the bids have already been received. He spoke of the maintenance which takes it to another level.

Mr. Bradbury stated with a 20 year warranty, you still get close to 30 years without the additional costs.

Mr. Lisi stated there really is no added value. He stated you would basically be buying insurance. A brief discussion ensued.

Chairman Woods asked Mr. Lisi the change order cost and would be to upgrade to a 30 year warranty.

Mr. Lisi stated he would look to ask the contractors.

Consideration of Payment Requisitions (Items 2 and 3)

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

Mr. Lisi replied yes.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$32,135 for Jonathan Law High School. Motion carried unanimously.

Being no further business to discuss, Mrs. Federico and Ald. Hardiman made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 9:17 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary