

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
REGULAR MEETING  
April 10, 2012**

The Permanent School Facilities Building Committee held a meeting on Tuesday, April 10, 2012 in the conference room City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman  
R. Nunno (BOA)  
R. Vitali (BOA)  
S. DiBiase (BOE)  
C. Saley (BOE)  
J. Quish  
M. Hardiman

Also Present

B. Silver, Silver Petrucelli Assoc., A/E  
P. Jorgensen, Silver Petrucelli Assoc., A/E  
P. Bradbury (MPS)  
J. Richetelli (MPS)  
W. Florkiewicz, Silktown Roofing  
B. Vogt, Quality Roofing  
D. Champagne, Quality Roofing

**Consideration of the Minutes of March 14, 2012 meeting**

Ald. Nunno and Mr. Quish made and seconded a motion to approve the minutes of the March 14, 2012 meeting as presented. Motion carried unanimously.

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

Chairman Woods welcomed Mr. Vogt and Mr. Champagne of Quality Roofing, the successful bidder on the project, and asked if they would provide the members with a brief overview regarding their company.

Mr. Vogt gave a brief overview of the work to be completed at Foran High School. He explained the call he made to the manufacturer regarding the observatory dome roof.

Mr. Silver suggested Mr. Vogt provide the Committee with past projects that Quality Roofing has completed.

Mr. Vogt stated they have done some very large roofing projects, such as VA Hospital in West Haven, Wesleyan University, VA in Newington, Merrimack High School, National Grid, a power company in New York to name a few. He stated they are familiar with jobs where students are on site.

Chairman Woods asked if there were any problems they could foresee with the Foran project.

Mr. Vogt replied no. He stated the dome and its fabricating would be somewhat of a challenge.

Ald. Nunno asked if the existing observatory dome would be removed.

Mr. Vogt replied yes. He stated they were not sure as yet what they would be using for the sides, but that they were working on that.

Ald. Nunno commented to his knowledge, this is the first time the roof is being done since 1973 when it was built.

He stated the actual re-roofing portion is simple. He stated once they have completed their discussions with the manufacturer making the dome he would report back to the Committee.

Mr. Saley asked if they had any concerns damaging the building contents when the dome comes down.

Mr. Vogt explained they would be taking the telescope down while they do the work.

Mr. Champagne stated one of the options was to build the dome on the ground and then proceed with the assembly.

Mr. Vogt reiterated they are working with the manufacturer and would have more information shortly.

Mr. Saley stated he was looking for details as to materials.

Mr. Quish interjected, stating the Committee was looking for contractor to demonstrate their understanding of the roof project.

Mr. Vogt provided the Committee with the details of the project. He stated new drains would be going in resulting in a fully tapered system. He stated the new drains were being installed to shed water. He also stated they would be sloping the membrane. Mr. Vogt stated the plumber will be running new drains prior to roof construction. He continued with additional details of the job such as a new walkway, pitchboxes, flashings.

Chairman Woods asked how much they tear off each day.

Mr. Vogt explained they tear off what they can fully seal that day. He also stated they would not be working when students are in the building, as they did not want to disturb the students.

Mr. Quish asked about the design documents and if Quality Roofing would have specified what Silver Petrucelli did.

Mr. Vogt agreed with the design, stating he did not personally like single ply EPDM. He stated they have done both hot and cold modified bitumen roofs.

Ald. Nunno asked if the old drains would be removed.

Mr. Vogt responded yes, as well as the vent flashings. He explained it is relatively easy and he did not foresee any problems. He stated they are having discussions regarding the timeframe with the dome issue.

Ald. Vitali asked when they expected to complete the project.

Mr. Vogt stated he believed it would take about one month.

Mr. Bradbury asked about the timeframe for the permit.

Mr. Vogt stated they are in the final stages of the permit. He also reported the materials have been ordered and ready to be shipped as soon as they have the permit.

Chairman Woods thanked Mr. Vogt and Mr. Champagne for being present tonight.

### **Status Report – Jonathan Law High School – Roof Replacement**

Chairman Woods welcomed Mr. Florkiewicz, Project Manager from Silktown Roofing, the successful bidder on the project.

Mr. Florkiewicz stated they are the largest roofing company in this territory and that they manage over 300 workers. He stated they have a small office in Derby and their main office is located in Manchester. He stated for this project he submitted the Firestone product. He explained the project includes new drains and pocket fasteners. He stated the drain portion of the project is huge because of the overflow requirement to comply with the codes. He also spoke of the tapered insulation.

Mr. Quish asked about the white roof.

Mr. Florkiewicz stated the options are white or black.

Chairman Woods asked what Silver Petrucelli was recommending.

Mr. Silver responded white.

Ald. Nunno asked if the white would act as a heat sink for the roof.

Mr. Florkiewicz stated the white would be reflective. He explained where it is a temperate climate, you can make a choice of either black or white with little cost benefit, but that it was decided this roof would be white. He also pointed out a white roof has a longer life.

Mr. Quish asked about the air conditioning burden in the building.

Mr. Silver stated it would help control on the 2<sup>nd</sup> floor summer heat gain.

Ald. Nunno asked about the air handlers that were added to the 2<sup>nd</sup> floor in Phase III.

Mr. Bradbury stated it has helped somewhat.

Chairman Woods asked about scheduling.

Mr. Florkiewicz stated the first set of plans was rejected by the building department. He stated the building department is knowledgeable, but that Silver Petrucelli is more knowledgeable than the department. He stated he would be submitting more information to the building department and hopefully they would move on the plans shortly.

Chairman Woods asked Mr. Florkiewicz could speak to the number of roofing jobs Silktown has completed.

Mr. Florkiewicz stated they are currently doing a number of jobs in Greenwich as well as upstate Connecticut, as well as a number of schools, including Trumbull.

Mr. Quish asked about the design and if he were to have designed the project, what he would have preferred.

Mr. Florkiewicz stated he would prefer hot application, because it is quick.

Chairman Woods asked when Silktown expected to get their building permit.

Mr. Florkiewicz stated he was hopeful for this week.

Mr. Quish asked about the contractor's cost to reroute the roof drains in the amount of \$250,000 and why that was necessary.

Mr. Silver stated for instance, that a small roof area for a 1960/s facility only required 2 drains then, but that now the new law requires at least 8 drains. He explained when you quadruple the slope its net effect can be to take 6" inches of code-conforming rigid insulation now up to 24" high of insulation. This has significant ramifications on all building aspects, including costs, appearance and function.

Ald. Nunno asked if it was pitched to the center.

Mr. Silver responded yes and went on to explain the slope and design analysis process. He stated State Statute requires 1/2" per foot pitch for reimbursed school projects and went on to explain the Code and requirements.

Ms. DiBiase asked if the schools are occupied during the summer, and if so, if the air conditioning is on throughout the summer.

Mr. Bradbury responded yes. There are administrators as well as students in and out of the building.

Mr. Silver stated there was one change order for the Committee to consider. He explained State law requires monitoring of asbestos at the school.

Chairman Woods asked why monitoring was required at Law and not Foran.

Mr. Silver explained that Foran does not have the asbestos on the drain bowls. He stated at Law it is on the horizontal pipes and drain bowls. He also pointed out Law was built in 1963 and Foran in 1971.

Mr. Quish stated he was not okay approving money for environmental services until the Committee could have a full handle on the extent of the abatement work. He asked how many roof drains there were and the order of magnitude.

Mr. Jorgensen stated initially estimated approximately 100-150.

Mr. Silver stated the Committee could approve the change order as a 'not to exceed'.

Mr. Saley asked why this was not included in the architect's original design proposal last year.

Mr. Silver stated they were not aware there was asbestos at the time they submitted the initial design proposal. Hazardous material testing does not take place until the fees are approved and the committee is not burdened with Haz Mat CA fees until their need is known.

Chairman Woods asked if the figure was based on unit price.

Mr. Silver responded yes. He stated it was based on the observations of Matt Myers.

Chairman Woods asked if the fee would be less if they found less.

Mr. Silver replied yes.

Chairman Woods asked if anyone wished to make a motion to approve the change order for the environmental construction administration services.

Mr. Saley stated he would like to find out how many drains there are.

Chairman Woods stated they were only going to be charged per hour, so the exact number did not impact the unit price.

Mr. Quish asked how many drains they would address each day. He also stated he did not see a schedule from the plumber. He stated this just did not make sense to him. He asked who would be doing the mechanical demo.

Mr. Silver stated the hope was the work would be done during the spring vacation week.

Mr. Jorgensen stated both contractors were in the process of submitting their abatement work plans to the State Department of Health.

Mr. Silver pointed out the letter from the contractor stated the work would be from April 13-20, 2012.

Mr. Saley asked the about the scope of the work.

Mr. Jorgensen explained the goal was to get the roof bowls abated and run the new lines. He stated Dan from the plumbing company has been out to the site to get an idea of the work. He stated Encon is the abatement contractor and they were trying to come up with the work plan. He stated they don't remove the drain bowls until they rip up the roof.

Mr. Silver added their goal was to remove the asbestos while the kids were not in school.

Mr. Quish asked why the drains were not being abandoned in place.

Mr. Silver stated if you leave the holes or drain bowls you can't screw new roof insulation boards to them, requiring the need to get rid of the underlying structure.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve a change order to the Silver Petrucelli contract for Enviro Science per unit prices dated March 24, 2012 in an amount not to exceed \$7,672.50, based on the proposal.

Mr. Quish stated he did not want to be pressured into making a decision and that he did not want to hear that “they could not wait” for additional information.

Chairman Woods asked what the alternative would be.

Mr. Silver stated the Committee could choose not to do the work during the Spring break. He stated it is the contractor who wants to accelerate the work. He stated the Committee could tell Silktown not to start the work until June.

Mr. Saley asked why the Committee was in a position to be receiving this information so late.

Chairman Woods stated Silktown does not have a signed contract as yet so Silktown is being proactive while trusting the Committee to assist in the acceleration.

Mr. Saley suggested the Committee give the contractor an amount they are willing to pay. Discussion ensued regarding monitoring and whether it is done now or in the summer months.

Chairman Woods explained this Committee is responsible to pay for asbestos monitoring whenever it is done, but that in this particular instance it is costing more.

Mr. Quish stated it would have been nice to know how many roof drains and the type of containment.

Mr. Bradbury pointed out they have already begun planning the drain abatement.

Chairman Woods asked if it is all basically all asbestos work.

Mr. Bradbury stated from what he has seen it is already all marked.

Mr. Quish stated he just doesn’t have a clear picture.

Mr. Jorgensen stated recounted the existing drains from the plans and he believed there are approximately 55 locations.

Chairman Woods asked if they are removing the hole as well.

Mr. Silver explained they are taking the asbestos off so the contractor can then come in to remove parts of the roof and drain and deck over the old hole.

Ald. Nunno stated the drains need to be operational during the school year.

The motion carried 4 yes (Woods, Hardiman, Vitali, Nunno) and 3 no (Saley, DiBiase, Quish)

### **Status Report - Elementary Schools Asbestos Abatement Project (J.F. Kennedy)**

Mr. Jorgensen referred the Committee to p. 2 of the handout. He stated they received a letter dated March 27, 2012 from THP regarding the April work and looking to accelerate their schedule. He stated several scenarios were discussed with them. Mr. Jorgensen stated following the last committee meeting Silver Petrucelli reviewed the request for the main corridor abatement and re-flooring (p.2) and p. 6 of the handout. He also referred the Committee to pgs. 3 & 4 of the handout. He stated the \$6,395 amount is fairly reasonable. He stated after discussions they went back and sharpened their pencil and this was the number they arrived at.

Mr. Quish asked if \$5.00 was the unit price in the contract and if that is the GC and not the subcontractor.

Chairman Woods directed the Committee to p. 2 of the handout which he stated was the actual bid and that pgs. 3 & 4 showed the back up.

Mr. Quish stated the sub-contractor should not get the \$5.00 and that only the general contractor can mark it up. He also asked the labor amount and what the material and equipment is. He stated basically he wanted to know what the unit price is in the contract. Discussion ensued as to the specifics of the unit price. Mr. Silver advised that the bid form did not request unit prices for new VCT as they scope was defined by the drawings.

Mr. Bradbury explained the work is for the front foyer which is tied into the left wing.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve a change order to the THP contract for the VAT Flooring and Replacement project in the main corridor and lobby in the amount of \$18,752.43 in accordance with the contract dated March 27, 2012, plus two days. Motion carried unanimously.

### **Status Report – Joseph A. Foran High School – Additions, Renovations, Code Compliance Phases III and III-A and Status Report – Joseph A. Foran High School – Phase II Lead Asbestos Abatement**

Mr. Silver reported the walls are going up and that the contractor is making good progress and that Paragon is working quite well.

Mr. Bradbury added that Paragon is very attentive to the project.

Mr. Silver reported they are still on target to complete the project in June. He stated there are two change orders for the Committee to consider. He also pointed out Mr. Nardone's field report was included in the packet on pgs. 11-12. Mr. Silver referred the Committee to p. 9 of the handout. He stated there was a significant change regarding the spray enclosure and how to deal with explosive gasses of the solvent spray paints. He stated these are changes they have been working on to satisfy the building inspector while meeting the needs of the educators. He spoke of the art room sinks. He also stated the original credit amount was \$400 and that Mr. Nardone worked with them to get the number to the \$610 figure.

Chairman Woods stated the original specifications called for 8 instead they were getting four. He asked if they would be sacrificing.

Mr. Silver responded no, adding it was a reasonable redesign.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve a change order credit to the Paragon Construction Company contract in the amount of \$610 for the credit for the four solids interceptors from art sinks. Motion carried unanimously.

Mr. Silver stated the next change order was due to the request from the Fire Marshal to add two fire alarm pull stations. He stated the Fire Marshal has stated the addition of the fire pull stations are in the best interest of life safety. He stated Mr. Nardone reviewed the costs with Paragon and found them acceptable.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve a change order to the Paragon Construction Company in the amount of \$1,634.12 for the addition of two fire alarm pull stations per the request of the Fire Marshal.

Mr. Silver stated the BSF process in which it wants the contractor to wait to the end of the job to accept the bonding change order as they accumulate on all change orders.

Motion carried unanimously.

Chairman Woods asked if the project is still on schedule.

Mr. Silver responded yes.

Mr. Richetelli asked about Phase III-A and the FF/E portion. He stated it was his understanding Paragon did confirm they would hold their bid price for furniture, fixtures and equipment. He explained it has been included in the Board of Education's FY2015 budget, however to be eligible for reimbursement it must go through the building committee. He stated he was asking tonight if the Committee would consider adding this as a change order. Mr. Richetelli stated it would be more advantageous to go back out to bid than to accept Paragon's \$180,000 bid.

Chairman Woods stated the question to the Committee is whether to go out to bid for the FF/E.

Mr. Silver suggested the educator's meet to decide specifically what FF/E is needed. A brief discussion ensued.

Chairman Woods stated the Committee could negotiate a change order with Paragon or go out to bid. He asked what the consensus of the Committee was.

Mr. Quish stated he would like to get a new list as to what the educators want. He stated he would recommend first going to Paragon.

Chairman Woods reiterated it was the consensus of the Committee to have the educators come up with the equipment needed for the addition and then move forward.

Mr. Richetelli stated he would check with the educators and report back at the Committee's next meeting.

### **Status Report – East Shore Middle School Additions/Replacements**

Mr. Silver referred the Committee to pgs. 22a & 22b which showed some of the contractors that had picked up. He stated they have also had some companies drop out, such as Malkin Construction. He went on to explain the



bid specifications. He stated the new bid opening date is April 26 at 3:00 p.m. extended from April 19. Mr. Silver also reported they went through a complex phasing schedule criteria session with the educators because they had asked the contractors to specify the phasing and project duration.

Chairman Woods asked how long it would take to vet the successful low bidder.

Mr. Silver replied 3-4 days. He explained they ask who their suppliers are, as well sub-contractors, etc. He stated it is a lot of information to absorb. He also stated the committee asked the A/Es to produce the changes for the deduct alternates.

Mr. Saley asked why the food services director did not do the design work and bid documents and asked why the need for a consultant. He stated these are common sense items that can be done in-house.

Mr. Silver stated the consultants work with the educators or Food Service director and quantify the need. He explained the food service director gives the serving criteria needs and the food design consultant puts it together. He stated it appears that Silver Petrucelli will likely go over the not to exceed change order that the committee changed from fixed fee at last month's meeting. He asked the Committee if they wished to continue to service the deduct change order needs, adding it is up to the Committee. No committee member objected to Silver Petrucelli finishing the deduct alternate tasks.

Ald. Nunno asked what was left to be done.

Chairman Woods stated when the Committee meets in early May that is when the Committee will face the difficult decision of what to do. He stated he is also concerned with the lowest responsible bidder, stating it is a large, complicated and lengthy project.

Mr. Silver stated it is a DAS certified job because of its size. He stated a non-certified contractor could not bid.

Ald. Nunno stated looking at the deduct alternates they are in the ballpark. He stated they would decide at the Committee but he believed the Committee knows how he feels. He stated if there is extra money this Committee needs to do the best they can for the teachers and kids and do the extra classrooms. He asked if the Committee can use the extra money from the Board of Education and get the extra classrooms.

Mr. Saley added there is a lot of money floating around the Committee might be able to use.

Ald. Nunno reiterated the Committee needed to find the funds for the classrooms.

Chairman Woods stated until the Committee has the bids in for the Asbestos – Phase III, there won't be a true picture of the surplus monies available from the other bonded projects.

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

Chairman Woods reported a letter went to bond counsel. He stated this is the last piece of these other two projects. He stated once they know what is left the Committee could use those funds for the asbestos abatement at East Shore Middle School.

Mr. Silver reported they received verbal approval on Phase III and that they should go out to bid mid May. He stated the intent is to do the work this summer.

Chairman Woods stated the Committee will need to know an idea of the abatement work at ESMS.

### **Consideration of Payment Requisitions**

Chairman Woods asked if 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 Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli A/F&O (Abatement CA) #12-614 in the amount of \$2,044.75 for Jonathan Law High School – Phase III Additions. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli A/F&O (Abatement CA) #12-537 in the amount of \$7,000.00 for Jonathan Law High School – Phase III Additions. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli A/F&O (Abatement CA #12616) in the amount of \$2,838.00 for Joseph A. Foran High School – Phase II Lead Asbestos. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli CA (#12-615) in the amount of \$5,789.20 for Joseph A. Foran High School – Phase III and IIIA Additions. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli IIIA CA (#12-593) in the amount of \$22,899.80 for Joseph A. Foran High School – Phase III and IIIA Additions. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli (12-553) in the amount of \$640.00 for Joseph A. Foran High School – Partial Roof Replacement. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (5) in the amount of \$445.00 for East Shore Middle School Expansion & Alterations. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli (#12-534) in the amount of \$44,723.68 for East Shore Middle School Expansion & Alterations. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli (12-566) in the amount of \$3,820.00 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to THP General Contractors (#2) in the amount of \$10,942.58 for John F. Kennedy Elementary School VAT Floor and Ceiling Replacement. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli (#12-488) in the amount of \$525.00 for John F. Kennedy Elementary School VAT Floor and Ceiling Replacement. Motion carried unanimously.

There being no further business to discuss, Ald. Vitali and Mr. Saley made and seconded a motion to adjourn at 10:12 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber  
Recording Secretary