

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
APRIL 22, 2008**

The Permanent School Facilities Building Committee held a meeting on Thursday, April 22, 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 (7:07 p.m.)
J. Quish (BOE)
C. Kopazna (BOE)
Ald. R. Vitali

Absent: Ald. R. Nunno

Also Present

W. Silver, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)
R. Michael Cummings (MPS)
D. Hourigan, Chairman (BOE)
J. Garagliano (MPS)
M. Meyers, Fuss & O'Neil
S. Connolly, Fuss & O'Neil

Consideration of the Minutes of April 3, 2008 meeting.

Mr. Creedon and Ald. Vitali made and seconded a motion to approve the minutes of the April 3, 2008 meeting.

Mrs. Kopazna pointed out in the 6th paragraph from the bottom on page 5 the word “*were*” should be eliminated from the sentence.

Motion carried unanimously with the correction noted above.

Status Report – Phase I – Foran High School

Mr. Bradbury reported he has not had any response from Bismark regarding the stair treads.

Mr. Silver stated at the direction of this Committee, Silver Petrucelli sent Bismark a sternly written letter regarding the boilers. He stated he was unsure what Bismark’s thoughts were with regard to the stair treads. Discussion ensued.

Mr. Quish asked about getting an RFP from another company to get the work done and deducting it from Bismark’s contract balance.

Mr. Bradbury responded it could be a possibility, but that there were several issues that still needed to be worked out. Discussion continued.

Chairman Woods requested Silver Petrucelli to send a letter to Bismark expressing this Committee’s dissatisfaction with the lack of work being completed and also that it has been documented that 14 treads remain to be repaired.

Mrs. Kopazna stated it was her understanding that the work was to have been done during the school vacation and that it is this Committee's expectation the work be completed.

Mr. Bradbury stated there is a detailed list and everything has been documented as to what stair treads failed. He continued with a lengthy explanation.

Mr. Creedon suggested Bismark attend the next meeting of this Committee. Discussion ensued.

Chairman Woods stated the letter to Bismark also express this Committee's displeasure at the lack of progress and that the Committee is requesting they be present at our next meeting and reiterate this Committee's dissatisfaction with their work.

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

Mr. Silver reported the boiler and chiller are in place and that concrete pads were poured.

Mr. Bradbury added the old boilers are still running as weather still requires heating.

Mr. Silver referred to page 10 of the handout. He stated the cooling tower would have been connected but explained that as the old tower was being removed, the concealed supporting steel structure that was intended to be reused is severely deteriorated and must be replaced with new galvanized steel beams. A discussion ensued.

Mr. Silver referred to page 1 of the handout pointing out an upcoming change order. He also pointed out a change order for an additional row of bleachers.

Mr. Cummings stated the additional seats (for a total of 1,000) were needed to accommodate the student body.

Chairman Woods asked if it is reasonable.

Mr. Silver responded yes.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve the change order to Bismark Construction Company in the amount of \$6,875.00 for the additional row of bleachers. Motion carried unanimously.

Mrs. Kopazna referred back to the chiller and commented it was her understanding this Committee put out a timeframe with regard to the delay.

Mr. Silver stated he was waiting for a response from Bismark. Mr. Silver continued with his explanation, referring to page 4 of the handout that shows the lists of activities for the boilers and science labs.

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

Mr. Silver stated there are no redline items for the Committee to consider.

Mr. Bradbury added the boilers would be shut down by the end of the week. He also reported the progress is good. He also reported a possible change order regarding the existing generator fuel tank.

Chairman Woods asked when heating season technically ends.

Mr. Bradbury responded April 15, but that they have been waiting due to recent cool weather.

Chairman Woods asked if they anticipated any unforeseen problems or if everything was going as expected.

Mr. Bradbury responded they are on track.

Status Report – Phase II – Science Labs (Law and Foran)

Before proceeding, Mr. Silver took the opportunity to introduce Mr. Matt Meyers and Mr. Steve Connolly, Vice President who have been working with this Committee for 16 years. Mr. Silver also reported with regard to the furniture move at Law recently, that Finegans did a very good job.

Mr. Bradbury echoed those remarks, stating they did a really good job and came in and got out very quickly.

Mr. Meyers added they were the best movers he has seen in a long time, especially with the way they got in and out. Mr. Meyers also reported the floor tile removal went well and that they ran the air tests. He continued with a lengthy detailed explanation of the project work. A brief discussion ensued regarding project monitoring.

Chairman Woods asked what was gained from their work in the schools during this school break.

Mr. Meyers replied they gained several weeks of coordination and if they get back in early June to that wing they will gain additional time for construction.

Ms. Garagliano interjected, stating she agreed to vacate the science room, but expressed concern in vacating the entire corridor.

Mr. Meyer stated having access to the entire corridor gained a month.

Mr. Silver asked if the contractor adhered to the anticipated April schedule he had set.

Mr. Meyer explained the contractor realized he would have to scale back somewhat, but that he was able to get all the hallways and a wing done and that he returned it back to service in time.

Mr. Bradbury added it was a smart move because there was so much on the line. Mr. Bradbury also reported they are trying to begin work on the 4th floor at Foran on or around June 6, 2008.

Mr. Cummings stated it was important from the outset that the work not impact instruction. He stated they are willing to do as much to get the workers in early, but if there is any impact to learning and it will not happen.

Mr. Quish asked about the impact on the students.

Mr. Cummings stated he spoke with the principal at Foran who in turn spoke with the science teachers and explained what they are looking to do. A brief discussion took place.

Mr. Quish asked about the temporary modification to the HVAC and that this Committee should know that up front so they don't have to pay for any change order to isolate the HVAC systems for abatement while school is in session.

Mr. Meyers also reported the stairwells were abated at Foran. He spoke as to the work on the 4th floor stairwell.

Chairman Woods gave a brief overview as to where we are with Phase II – Science Labs. He explained at the last meeting there was not enough money to award full bids. He reported the Boards of Finance and Aldermen at their last meetings approved the funding and that he would like to see this Committee award the contracts contingent on there not being any appeal, which would be 12:01 a.m. tomorrow. He also explained by signing the contract with the gross value we would be able to dispense with the “mini contracts”.

Mr. Silver agreed and explained Foran is 3 separate contracts (for bond funding purposes) referring the Committee to page 24.

Chairman Woods reminded the Committee this was contingent on there being no appeal. He stated the contract would increase by the amount authorized at the last meeting.

Mr. Silver asked the Committee not to consider the electronic white boards, which he explained are polyvision and that the Board of Education is still evaluating what board to use system-wide, possibly Smart boards.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve the amount of \$3,434,000 which is the base bid, base bid II, add alternates 1 and 2, plus the \$118,000 bid correction this Committee originally approved, to CT Carpentry Corporation for the science labs at Jonathan Law High School contingent upon there not being any appeal.

Mr. Quish suggested the Committee consider waiting before proceeding forward with this so that there is more time to review the information.

Mr. Creedon stated the Committee needed to make the decision tonight so that the contractors know the City is committed to the projects.

Motion carried unanimously.

Mr. Silver referred to the Law Construction Administration Phase services proposal and the summary on page 11 of the handout. He explained the Committee had selected Silver Petrucelli for the project in 2006, but committed funds only through bid opening, and will need to hire a construction administrator. He stated at Law the amount for A & E Construction administration services would be \$72,500 and the environmental construction administration fees not to exceed \$29,000. He stated this amount does not include the mini award.

Chairman Woods asked what the unit prices for the environmental CA were. Mr. Silver replied as approved in the prior month for the mini environmental CA award.

Mr. Quish stated he thought this Committee had talked about taking soliciting for A/E CA services, asking for guaranteed maximum fees and using hourly rates or going to a time not to exceed (NTE).

Mr. Silver explained there is a trade-off to both types of agreements. He stated here you know it will be \$72,500; based on the actual time spent the A/E could lose or win, but at least the value doesn't change to the City.

Mr. Quish asked Silver Petrucelli to give the Committee a NTE number noting it's just an idea and certainly something to gamble with.

Mr. Creedon commented Silver Petrucelli has put in more time then they are ever paid for. He stated he would recommend going with the \$72,500.

Mr. Creedon and Mrs. Kopazna made and seconded a motion to approve Silver Petrucelli for construction administration phase services in the amount of \$72,500 with a separate environmental administration fees NTE \$29,000.

Mr. Quish commented it was his understanding this Committee had previously talked about getting prices from other environmental companies. He asked if the Committee approves this number, if they can continue to field other prices from other contractors. A discussion ensued.

Mr. DeFlumeri asked what the history is regarding NTE's.

Chairman Woods explained it is based on unit prices and need.

Mr. Meyers stated that F & O knows the project and the client's needs. He stated his company would be happy to answer any questions and was confused as to why suddenly the Committee would want to go out to bid.

Mr. Bradbury added they have never had a problem with Fuss and O'Neil and that the Board of Education has a very good working relationship with them.

Motion carried 5 yes (Woods, Vitali, Creedon, Kopazna, DeFlumeri) and 1 no (Quish).

Mr. Silver referred the Committee to page 11 – "Special Testing Services". He explained these are required by the building code (referenced page 25 which shows recent bidding). Mr. Silver also explained the bidding process over the years noting they will need them for both Law and Foran due to the air-handling units on both buildings. He recommended the special testing lab with a NTE of \$5,000.

Mr. Creedon and Mr. Quish made and seconded a motion to approve the Special Testing Lab for Phase II – Foran in an amount NTE \$5,000 based upon unit prices (p. 25). Motion carried unanimously.

Jonathan Law – Progress Report

Mr. Bradbury reported they had begun work on the windows on the 2nd floor, as well as ceilings.

Ms. Garagliano added a connect-ed message was sent out through her office concerning the abatement process and what would be occurring at the school. She stated she received calls with regard to children's allergies and the like. Ms. Garagliano stated a second connect-ed call was sent out regarding the results and that everything was reported as ok.

Mr. Silver referred the Committee to page 11 of the handout, which included the activities over the last three weeks. He also reported they reviewed a lot of shop drawings and have been meeting with the IT people and went on to explain some of the other activities. Mr. Silver's one concern was the dusting of the concrete floor and that they would be making sure to keep it wet and clear. A brief discussion ensued.

Foran High – Progress Report

Mr. Silver explained the quote of Paragon Construction and that the dollar amount is the base bid and base bid II. He stated it their recommendation the Committee pick up asterisk work #'s 1 and 4 for a total amount of \$5,507,000.

Mr. Quish asked about the media Center power window blinds.

Mr. Cummings responded that area is extremely hot and that the carpet fades as well as the books and furniture unless window blinds are conveniently available and used.

Mr. DeFlumeri and Mr. Quish made and seconded a motion to approve the low bid of Paragon in the amount of \$5,507,000 which is the base bid, base bid II, add alternates 1 and 2, excluding add alternatives #3 for Foran High School contingent upon there not being any appeal. Motion carried unanimously.

Mr. Silver explained the proposed construction administration services are the same scope as discussed earlier with regard to Foran High School referring the Committee to the proposal in the package.

Mr. Creedon and Mrs. Kopazna made and seconded a motion to approve Silver Petrucelli for construction administrator phase services in the amount of \$110,500 with a separate fee for environmental administration fees NTE \$42,000.

Mr. Quish stated he wished to make two comments. First, he stated it is always good to shop your vendors so there is no uncertainty. He also stated he it is good to have an analysis of time spent by Silver Petrucelli. He also stated having the NTE is smart business and that he would advocate for that.

Mr. Silver responded they track all of their time electronically.

Mr. Meyers noted the environmental CA figure includes 3-4 weeks of double and triple shifts. He stated if they get into school ahead of time that number could drop.

Motion carried 5 yes (Woods, Vitali, Creedon, Kopazna, DeFlumeri) and 1 no (Quish).

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve Special Testing Laboratory for the base contract for special testing services at Foran High School – Phase II – Science Labs in an amount NTE \$5,000 based on the unit prices. Motion carried unanimously.

Mr. Silver referred to page 14 regarding the two future refills of acid neutralizing tanks. He explained that the acid requires neutralizing tanks that are part of the science lab renovations and the credit of \$2,183 for the limestone chips, which are unnecessary based on the volume of anticipated use by the science labs.

Mr. Creedon and Mrs. Kopazna made and seconded a motion to accept the change order credit of \$2,183 from Ruotolo Construction for the deletion of two future refills of acid neutralizing tank which have been deemed not likely to be needed in the near future.

Mr. Quish asked if it was just the original installation that was needed.

Mr. Silver responded yes and that it will last 3-5 years.

Motion carried unanimously.

Mr. Silver referred the Committee to page 15 of the handout. He explained this is to add sprinklers originally slated for Phase III and move them up to Phase II in the 2nd floor yellow wing media center.

Chairman Woods added it really wouldn't make any sense not to do this later after the ceilings had been replaced as part of Phase II.

Mr. Creedon and Mrs. Kopazna made and seconded a motion to approve the sprinkler installation, 2nd floor yellow wing media center and equipment needs change to Paragon Construction in the amount of \$39,375.
Motion carried unanimously.

Mr. Silver stated the colors were being considered and selected for the science lab, elevator, cabinets and 4th floor science lab bathroom and presented the current color preferences on a board to the Committee. He explained this Committee is usually kept informed, but would normally only get involved with colors if the staff is unable to make their decision. The Committee concurred. Mr. Silver referred to Committee to pages 5-6 explaining the changes that were requested from the media center staff. Discussion ensued.

Status Report - Phase III – Foran High School

Mr. Silver stated there was nothing to report at this time. He stated his office has had conversations with the interim State Building Official and that a new replacement will be made in the next week.

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

Mr. Silver reported there are four payment requisitions for consideration. He also reported the work by Central CT Acoustics has been completely satisfied. He stated the two Silver Petrucelli requisitions are only for the environmental CA work that has been deferred by this Committee last month and one for Bismark.

Chairman Woods asked if these had been reviewed and found to be in order and if payment is being recommended.

Mr. Silver replied yes. He noted the #22 and #24 were represented from last month.

Mr. DeFlumeri and Mrs. Kopazna made and seconded a motion to approve payment of Central CT Acoustics in the amount of \$4,188 for Jonathan Law Phase I additions/renovations. Motion carried unanimously

Mr. DeFlumeri and Mrs. Kopazna made and seconded a motion to approve payment of Silver Petrucelli (#22) in the amount of \$5,239.58 for F & O/Enviroscience abatement at Jonathan Law Phase II renovations.

Mr. Quish asked if invoice #1496, 16.5 hours was for two separate days.

Mr. Meyers responded it was for January 8, 10, 11, and 14. He continued with an explanation of the work in response to the questions this Committee brought up.

Mr. Quish asked if it is the same number.

Mr. Silver responded yes.

Ald. Vitali asked if every time there is a question or inquiry from the Committee requiring A/E attendance, if there is a charge to the Committee. He also commented the Committee is provided with this information prior to the meeting so it would seem many of the concerns being addressed could be asked ahead of time.

Motion carried unanimously.

Mr. DeFlumeri and Mrs. Kopazna made and seconded a motion to approve payment of Bismark Construction Co (#8) in the amount of \$100,149.00 for Boiler/Chiller work at Foran High School Phase II renovations. Motion carried unanimously.

Mr. DeFlumeri and Mrs. Kopazna made and seconded a motion to approve payment of Silver Petrucelli (#24) in the amount of \$2,268.75 for Enviroscience abatement at Jonathan Law Phase II renovations. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to adjourn at 9:02 p.m. Motion carried unanimously. The next meeting will be in mid May.

Respectfully submitted,

Kathleen K. Huber
Committee Secretary