

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
May 2, 2012**

The Permanent School Facilities Building Committee held a meeting on Wednesday, May 2, 2012 at East Shore Middle School. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

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

Also Present

Mayor Benjamin G. Blake
B. Silver, Silver Petrucelli Assoc., A/E
P. Jorgensen, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli Assoc., A/E
Dr. E. Feser (MPS)
J. Richetelli (MPS)
P. Bradbury (MPS)
C. Williams, Principal, ESMS
M. Myers, Fuss & O'Neil
K. McCarthy, Fuss & O'Neil
A. Ridinger, Paragon Construction

Excused: R. Vitali (BOA)

Consideration of the Minutes of April 10, 2012 meeting

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve the minutes of the April 10, 2012 meeting as presented. Motion carried unanimously.

Chairman Woods asked if it was the consensus of the Committee to re-order the agenda and bring forward item 5a.

Ald. Nunno and Ms. DiBiase made and seconded a motion to re-order the agenda and bring forward Item 5a. Motion carried unanimously.

Status Report – East Shore Middle School Additions/Replacements

Chairman Woods reported that A. Secondino & Son, Inc. had withdrawn their bid. He also stated because all of the bids had come in over budget the Committee had to decide how to move forward. He stated there were a number of considerations. The Committee could scrap the project, which he would not recommend, the Committee could seek additional funding from the Board of Aldermen, which would likely be unreasonable, or the Committee could ask the architect to re-design and rebid the project. Chairman Woods stated the final suggestion, with input from the Mayor and Chairman of the Board of Aldermen would be to break the project into two phases and design one phase for this year and then next year.

Mr. Saley asked the percentage on how area contractors could bid on the project.

Mr. Silver stated they could try to make it at \$12 million job, with \$9.5 million allocated for actual construction. He stated some medium size contractors could not bid this time because it exceeded their bonding capacity. He stated the Committee could certainly ask Mr. Ridinger's opinion as well.

Chairman Woods suggested the Committee go through the components of the job that they think could be successfully bid under the \$12 million bond cap, such as the 8 classrooms.

Mr. Silver referred the Committee to p. 11 of the handout which showed architect's perspective on potential First Phase components and lower priority Second Phase elements since they had been working with the educators since last March. He went on to explain the items in the First Phase ReBid of the project and those that had been put into the Second Phase Rebid, all of which were part of the original bid.

Chairman Woods asked if phasing of the project made sense from a practical standpoint.

Mr. Silver replied yes. He stated they are also looking at what the BSF will likely approve, specifically the sprinklers which were required by statute for the additions. He explained when you create a courtyard; technically you have to sprinkler the existing building. He continued on with a thorough explanation of the components of Phase I. He stated it has been suggested that the octagon shape be eliminated, but pointed out that would eliminate one required classroom and 25% of the media space. He also explained this Phase reduced the scope of the kitchen equipment.

Ald. Nunno stated he did not want to lose space.

Mr. Silver stated they could eliminate the octagon sloped structural steel.

Mr. Nardone showed the plans of the current layout.

Mr. Quish asked if the component existed and better value is the space.

Mr. Silver stated they have learned the zinc octagon roof was \$200,000.

Mr. Saley asked the percentage up charge for square space v. trapezoids and angles.

Mr. Silver deferred to Mr. Ridinger.

Mr. Ridinger replied it could be up to 10%.

Chairman Woods spoke of the long term value of the aesthetics of the project and stated if it is a question of a small amount of money, the original design should be preserved. Discussion ensued.

Chairman Woods stated this Committee should be building something that will serve at least two generations, so the Committee should create something that looks good.

Mr. Saley stated educating kids is his priority.

Ald. Nunno stated the focus should be on the front of the school. Discussion resumed.

Mr. Silver continued with an explanation of the items in the First Phase Rebid. He stated the cafeteria could be bid without the canopy which would make it more linear resulting in less direct exterior access, but maintaining the necessary additional space for the kitchen. He stated this Phase included dollars for the kitchen equipment, comparable to what was asked for in the deduct alternates. He then referred the Committee to p. 9 of the handout and explained the numbers regarding the deduct alternates.

Mr. Quish asked the difference of cost of zinc siding vs. masonry.

Mr. Silver stated the brick is about 20% more. He stated the zinc is a sustainable material. He also pointed out they needed to keep an eye on the statute requiring for high performance standards in school design.

Mr. Quish asked the cost of the zinc per square foot.

Mr. Nardone stated the standard doesn't have a square foot figure, but a full cost which is about \$500,000. Mr. Quish asked the order of magnitude for options to reduce the bid costs.

Mr. Silver estimated zinc at approximately \$13 per square foot and the brick veneer at \$22 per square foot. Discussion ensued regarding the possibility of redesigning the media center more square to allocate more space with the elimination of the octagon shape.

Mr. Nardone stated what was being suggested would expand the footprint which would cost possibly \$300,000.

Mr. Quish stated it would be in the best interests at this point to do substantial value engineering. He asked how the Committee could proceed with that.

Chairman Woods stated the Committee first needed to decide the phasing of the project.

Mr. Quish stated he disagreed and reiterated you needed to know where your values are first.

Mr. Saley commented he believed the Chairman was asking the Committee to consider what would be in each phase of the project.

Mr. Quish stated they were at this point because the project was substantially over budget.

Chairman Woods reminded the Committee that this project has been in the works for a year and that \$600,000 had already been spent in A/E fees.

Mr. Saley stated he is looking to make minor adjustments that are cost effective.

Mayor Blake stated the Board of Aldermen authorized \$12 million. He stated what he believed Mr. Quish was saying if any elements are custom, you should consider redesigning for standard features.

Mr. Quish added they may need to choose less expensive design, i.e. changing materials, design, etc.

Chairman Woods asked if it was value designed when it was designed.

Mr. Silver replied yes. He stated besides the A/E team that was always value discriminating, the Committee retained the statute required Commissioning Agent which primarily value engineers the mechanical, electrical and plumbing systems of the entire project.

Chairman Woods asked how the Committee goes about solving this problem. He stated it was his understanding that Mrs. Williams had not had an opportunity to look at the suggested phases. He stated the Committee needed to move forward and not study the plans to death. He stated once the Committee decides on value engineer choices they need to give the choices to the architect to re-do the plans so they can go back to the State BSF for re-approval and then go back out to bid.

Mr. Quish asked the architect if there was anything they saw that they might find to reduce the project's cost.

Mr. Silver asked if he was asking if an octagonal roof was more costly than a flat roof. He deferred to Mr. Ridinger.

Mr. Ridinger stated a flat roof could be less expensive. He stated he was not sure there was any additional value reduction for the project, because if you cheapen the materials, the building life is shortened. He stated the question would be is how long you want the building to be around. He stated it looks as though the Committee is looking to cut basically 25% of the job to arrive at a specific number, which he stated is a lot of value engineering and reducing the building's life.

Chairman Woods stated he would entertain a motion to reject all of the bids as submitted.

Ald. Nunno and Mr. Saley made and seconded a motion to reject all of the bids as received April 26, 2012. Motion carried unanimously.

Chairman Woods stated the Committee would be meeting next week to consider the bids of the Foran III Lead and Asbestos project. He asked Mrs. Williams if that would give her enough time to review and comment on the phasing recommendations.

Mr. Silver added he would get feedback from the BSF regarding timing and turnaround of another re-review.

Mr. Saley questioned if the project needed to go through the whole process again.

Mr. Silver explained the BSF rules prohibit changes to previously approved documents unless it is by bid addendum otherwise portions of the project would lose reimbursement.

Mr. Saley asked if the bid alternates made the bid process more complex.

Mr. Ridinger explained the process of the bid with regard to suppliers, manufacturers, etc. He stated it is the bid duration that is important for adequate bidding.

Mr. Silver stated there were numerous bid anomalies, such as only one masonry bid, one electrical bid and a sole source bid for the HVAC controls. He cited the A/E's analysis of the larger school project in Seymour that had a much smaller controls bid for a more complex controls system than East Shore's. He moved to describe the proposed Second Phase Rebid elements. He asked the Committee what they would want in Phase II. He

stated they tried to dissect and blend the estimated values with the actual bid schedule of values, i.e. sprinklers were bid less than what was estimated. He noted sprinklers must be in Phase II, however, and the local officials may require them in Phase I. He stated the roof replacement was already capital planned in 2 years, so they placed it in this phase.

Mr. Saley suggested putting the cafeteria into the second phase.

Chairman Woods replied it was his impression this was a priority with the educators. He asked if there was anything else that could impact the phasing.

Mr. Silver spoke regarding prior debates of construction manager services on this or any project. He explained this Committee went away from that methodology shortly after the middle school conversions. He noted there are some towns that mandate when a project is over a certain dollar amount that a construction manager be integrated into the design process. He asked the Committee is this job was worthy of a construction manager.

Mr. Ridinger stated he did not believe so. He stated it is virtually a series of 4 small additions so he did not see the value of construction manager services.

Chairman Woods stated the other action this Committee needed to take was with regard to the Silver Petrucelli effort for the additional deduct alternate. He explained Silver Petrucelli prepared the work for the deduct alternate site work which is #9. He stated the work expedited in good faith trusting that the Committee would authorize the work.

Mr. Silver referred the Committee to p. 12 of the handout which he stated shows the deduct alternate site work actual effort, to revise site plans and integrate them into the bids, in the amount of \$5,072, which he stated represents actual time and material (p. 12) and asked the Committee for its consideration.

Chairman Woods stated he would entertain a motion to approve the change order to the Silver Petrucelli contract in the amount of \$5,072 dated May 1, 2012.

Ald. Nunno and Mr. Hardiman made and seconded to approve a change order to the Silver Petrucelli contract in the amount of \$5,072 dated May 1, 2012.

Mr. Quish asked what work was done.

Mr. Silver explained the six revised site drawings and referred the Committee to p. 15 of the handout for the backup.

Chairman Woods asked if the eight other deduct alternates would be able to be used at a later date.

Mr. Silver responded yes; the site work, windows and cafeteria.

Mr. Saley stated he did not realize it was a re-design and asked whether it was necessary.

Mr. Silver explained that any addendum must be approved by the BSF after the bidding in order to get reimbursement. He stated the changes have to be approved by the BSF.

Motion carried unanimously.

Chairman Woods stated in looking at the phases he recalled that someone had said the site work was necessary because present conditions were actually a danger to students and adults.

Mrs. Williams explained how the cars line up on Chapel Street backing onto New Haven Avenue. She also pointed to the narrowness of Seabreeze Avenue being dangerous for the buses making turns as well as cars attempting to get by.

Chairman Woods asked if they would need a new change order for the Silver Petrucelli contract to create the two rebid packages.

Mr. Silver responded it was likely, but he would know better next week.

Mr. Jorgensen responded yes.

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

Mr. Jorgensen stated there was very little to report at this point.

Mr. Bradbury stated there was a walk-through for the preconstruction meeting with THP. He stated the project appears on schedule at this point.

Chairman Woods asked if they were still scheduled for the work to begin right after school ends.

Mr. Jorgensen replied yes.

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. Ridinger reported they are currently doing the foundation work as well as the walls and the old office area, which is almost done. He stated they would be pouring walls later this week and then will be doing the slab and partitions. He stated they are looking at the work being completed by the end of June.

Mr. Nardone referred the Committee to p. 1 of the handout for a change order. He explained the need to add sprinklers for the three spaces off the administration area, which he stated was not in the bid for Paragon.

Mr. Silver explained they took the sprinkler work out of the Mountford job because they knew there would be the Phase IIIA and they also knew there would be a credit, which was \$16,300. He stated two are toilet areas and one is a storage room.

Mr. Quish asked why the work was not in the IIIA design documents.

Mr. Nardone stated the logic was they followed the hole main trunk line and they simply did not catch it during IIIA design, but at least its value was not in the bids.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve a change order to the Paragon Construction Company contract in the amount of \$2,097.00 for the additional sprinklers for the three spaces off the administration area.

Mr. Nardone stated they would be meeting with the building officials tomorrow and presenting their paint chamber modifications and will have a change order after that.

Chairman Woods asked where they stood with regard to the PCB work.

Mr. Meyers responded the EPA continues to push the air testing. He spoke of some of the other areas the State is looking into and that rules are getting worse, not better.

Motion carried unanimously.

Status Report – Jonathan Law High School – Roof Replacement

Mr. Jorgensen reported the plumbing permit was issued and that the plumber has been at school after hours running new lines. He stated he has been working with the contractor as to where the small containments/glove bags will be done.

Mr. Meyers explained they assumed they could glove bag 50 fittings a week. He stated they put in the addendum that there would be some mini containment. He stated they will need the same permission over the summer as they needed now. He added he was not sure why the contractor is putting it off.

Chairman Woods asked if there would be any cost to the Committee.

Mr. Meyers replied he did not believe so. He stated the contractor would need to do some air tests.

Mr. Jorgensen reported they are doing all the work they can do now. He stated the duration will likely be this summer. A brief discussion ensued.

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

Mr. Jorgensen reported they had their first delivery this morning for roofing materials. He stated they have been held off by weather this week, but hope to start next week.

Mr. Bradbury added the plumbing contractor has been on site.

Mr. Jorgensen stated nearly all shop drawing reviews are complete and they are reviewing the shop drawings for the dome work and that it should be completed in the next day or two and then they will pass it on to the principal and the science department at the school for verification.

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

Mr. Silver reported the bid is due to open next Tuesday.

Chairman Woods stated the Committee would meet on May 9, 2012 to consider those bids.

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 Paragon Construction (4) in the amount of \$63,746.99 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 Paragon Construction (5) in the amount of \$32,055.00 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 Paragon Construction (4) in the amount of \$135,192.50 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 Paragon Construction (5) in the amount of \$123,597.76 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 Van Zelm Engineers Commissioning (6) in the amount of \$1,882.00 for East Shore Middle School Expansion/Alterations. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Silktown Roofing, Inc. in the amount of \$39,995.00 for Jonathan Law High School – Partial Roof Replacement.

There being no further business to discuss, Ms. DiBiase and Mr. Saley made and seconded a motion to adjourn at 8:50 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary