

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
REGULAR MEETING  
May 6, 2010**

The Permanent School Facilities Building Committee held a meeting on Thursday, May 6, 2010 in the conference room in City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman  
Ald. M Hardiman  
R. White (BOE)  
R. Funaro

Also Present

B. Silver, Silver Petrucelli Assoc., A/E  
M. Cummings, Acting Supt. (MPS)  
P. Bradbury (MPS)

Excused: T. Casey (BOE), T. Creedon, and Ald. R. Vitali

**Consideration of the Minutes of April 1, 2010 meeting**

Mr. Funaro and Mr. White made and seconded a motion to approve the minutes of the April 1, 2010 meeting as presented. Motion carried unanimously.

**Status Report – Jonathan Law High School – Phase II**

Mr. Silver reported the staff had a recent meeting with the staff from administration they are making adjustments.

Chairman Woods asked how many Eno boards still needed to be installed in each of the schools.

Mr. Silver replied two at Law and three at Foran.

Mr. Silver also reported CT Carpentry came back and completed the pipe valves punch list work in the tunnel.

Mr. Bradbury reported everything is pretty much done at this point.

Mr. Silver added they did work in the greenhouse as well.

Chairman Woods asked about the flooring in the greenhouse.

Mr. Bradbury explained they cut the seams. He stated there are still some minor things such as ceiling tiles, pipe hangers, etc.

Mr. White asked about the problem with the floor adhesive material.

Mr. Bradbury stated they received a letter that it was an allowed floor tack.

Mr. Silver stated they did take out the small soft spots and the penetrations.

Mr. Bradbury noted they have been back to the site several times.

Mr. Funaro asked how much money the Committee is holding.

Mr. Silver replied \$93,000. A brief discussion ensued.

Chairman Woods noted the hanger and ceiling tiles still are not completed at this point.

Mr. Silver replied yes.

Mr. Funaro and Mr. White made and seconded a motion to instruct Silver Petrucelli Architects to prepare a credit change order in the amount of \$1,926 related to the extra time Silver Petrucelli spent on this project in preparing additional punch-list information and inspections. Motion carried unanimously.

### **Status Report – Jonathan Law High School – Phase III**

Mr. Silver reported Malkin Construction was unavailable this evening. He also noted they have no change orders for the Committee to consider. Continuing with his report, Mr. Silver stated Malkin is making great progress and that they expected to have the lion share of the work done May 31, 2010. He stated after the students leave school in June they will have some tie-in work which will be completed the last week in June.

Chairman Woods asked what the tie-in work involved.

Mr. Silver explained it was the existing corridor on the West side, as well as finishes through the spaces and some work on the sidewalk.

Mr. Bradbury commented for the record that Malkin Construction has been a very good company to work with.

Mr. Silver referred the Committee to p. 2 of the handout. He stated he wished to provide the Committee as a point of information the financial summary.

Mr. Bradbury stated the Committee may want to look at the past jobs and those contractors, Paragon, who had excellent supervision, Malkin, also excellent supervision. He stated supervision is the key part of success when hiring.

Mr. Silver suggested the Committee could call after bids are received to see the qualifications of the superintendent that is being proposed.

### **Status Report Re: Joseph A. Foran High School – Phase III**

Mr. Silver reported the contractor still has not obtained a building permit. He explained the exiting improvements which required doors and life safety as improvements. Mr. Silver explained the problem they are having with the fire line and that the Fire Marshal has required a fire watch in the wood shop area. He stated this Committee would be responsible for paying for that fire watch. He also noted the building inspector has been on site since work began.

Chairman Woods asked if this latest wrinkle was holding up the project.

Mr. Silver stated they are still working on the exiting issues.

Chairman Woods asked if the foundation is being held up because they have not cut the fire line.

Mr. Silver explained they are still waiting for the doors which will take care of the egress problem. A brief discussion ensued.

Chairman Woods commented in summary, if the doors are in within 10 days they will hold additional fire drills and then a permit should be issued.

Mr. Silver stated he expected this portion of the work to be completed by mid June.

Mr. Funaro asked how much was in the contingency fund.

Mr. Silver replied it is over \$500,000.

Chairman Woods asked if there was anything further with Foran, Phase III.

Mr. Silver replied no. He also stated there were no change orders at this time.

Mr. Cummings asked the Committee if they wished to consider the conversion of the former labs, cooking area and child learning center. He stated the long term plan was to recapture these spaces. He stated the goal was to get two classes out of the guidance area and 6 classes out of the old art area. He also asked about recapturing the office areas, art and guidance area. A brief discussion ensued.

Chairman Woods stated after discussion, it was the consensus of this Committee should there be contingency monies left to consider the recommendation to recapture the vacant spaces.

Mr. Silver reported that he and Mr. Bradbury are working on the moving specifications to move the furniture out of the blue wing.

Mr. White asked if the furniture is stored on site.

Mr. Silver stated it is usually stored off site on a bonded site.

#### **Status Report Re: East Shore Middle School – Portable Classrooms**

Chairman Woods stated this is still on the agenda. He stated he sent a letter to Dr. Stapleton, Chairman of the Board of Education, who responded that it could be removed from the agenda. Chairman Woods explained he then wrote to the Chairman of the Board of Aldermen asking him to rescind the project 'charge' to the committee; however he has not heard back from him.

#### **Status Report Re: Pumpkin Delight Elementary School Elevator**

Chairman Woods stated this Committee has been holding off hiring an architect for this project because of the potential of a school being closed, possibly this school. He stated since they have learned this school will not be closing, the Committee needed to move forward to consider an architectural proposal.

Mr. Silver explained the proposal they have was actually written in February. He explained the BSF required more bureaucratic reviews than in the past. He pointed out this elevator installation is consistent with the elevator job at Jonathan Law in 2005. He stated the unique element on this award is that the AE falls under a certain State statute either mandating an interview process or use of a State provided contract form. He added you can openly select architects and went on to explain the process.

Chairman Woods asked about the State and AE contracts.

Mr. Silver explained one onerous clause of the State provided contract is that it requires the A/E to design to the highest standard of the profession not the 'standard of professional care'. He provided a detailed explanation. He stated if the Committee considers this proposal he would have to use the State contract, which he stated is substantially the same language as in prior Milford/SP+A contracts with some different clauses.

Mr. Funaro and Ald. Hardiman made and seconded a motion to award Silver Petrucelli the contract for the Pumpkin Delight Elementary School elevator project at a total cost of \$52,600. Motion carried unanimously.

Chairman Woods asked how location of the elevator is decided.

Mr. Silver responded there are a number of factors. He stated it can be based on programs, efficiency, use, maintenance, etc. A brief discussion ensued.

### **Consideration of Payment Requisitions**

Chairman Woods stated it is the consensus of this Committee not to pay CT Carpentry at this time. As to the other requisitions, Chairman Woods asked if the payment requisitions were in order and if payment was recommended.

Mr. Silver responded yes.

Mr. White and Ald. Hardiman made and seconded a motion to approve payment to Malkin Construction Corporation (8) in the amount of \$259,845.00 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Mr. White and Ald. Hardiman made and seconded a motion to approve payment to Fairfield Testing Lab (#30-03-11) in the amount of \$3,894.87 for Jonathan Law High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. White and Ald. Hardiman made and seconded a motion to approve payment to Silver Petrucelli (construction admin) (#8) in the amount of \$6,370.00 for Jonathan Law High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. White and Ald. Hardiman made and seconded a motion to approve payment to Mountford Construction (#1) in the amount of \$5,225.00 for the Joseph A. Foran High School – Phase II (Lead Asbestos) – Additions/Renovations. Motion carried unanimously.

Mr. White and Ald. Hardiman made and seconded a motion to approve payment to Mountford Construction (#2) in the amount of \$166,691.00 for the Joseph A. Foran High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. White and Ald. Hardiman made and seconded a motion to approve payment to Silver Petrucelli (const admin) (#2) in the amount of \$18,430.00 for the Joseph A. Foran High School – Phase III – Additions/Renovations. Motion carried unanimously.

Being no further business, Mr. Funaro and Ald. Hardiman made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 8:33 p.m.

Respectfully submitted,

Kathleen K. Huber  
Recording Secretary