

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
REGULAR MEETING  
May 9, 2012**

The Permanent School Facilities Building Committee held a meeting on Wednesday, May 9, 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  
R. Vitali (BOA)

Also Present

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  
T. Casey, Chairman, Board of Education  
M. Myers, Fuss & O'Neil  
K. McCarthy, Fuss & O'Neil

**Consideration of the Minutes of May 2, 2012 meeting**

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve the minutes of the May 2, 2012 meeting with the following changes:

p. 2, paragraph 8 from the bottom, should read "Mr. Quish asked if the space could better value engineered."

p. 3, paragraph 8 from the bottom, replace the word 'values' with the words "cost reductions."

**Motion carried unanimously with the corrections noted above.**

**Status Report RE: Elementary Schools Asbestos Abatement Project.**

**a) John F. Kennedy Elementary School** – Mr. Silver reported there is no change. He stated they are waiting on the contingency of some of the other jobs, but that they could not transfer those excess contingencies until all the jobs are complete.

**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. Nardone reported regarding relocation of the flag pole. He stated Mr. Bradbury went to the staff and administration.

Chairman Woods asked if the flag pole would be illuminated at night as well.

Mr. Nardone replied no.

Mr. Silver suggested solar lights could be later added that would meet the law that a nighttime flag be illuminated.

Chairman Woods asked why the flag pole was being relocated.

Mr. Bradbury responded currently it is too close to the light pole, so they wanted to move it and work in the brick pavers in that area. He also stated the current area is too cluttered with the light pole and landscaping.

Mr. Quish expressed concern with it being close to the hydrant.

Mr. Nardone commented there is actually more room than it appears referring to pictures being passed around.

Mr. Silver stated there is no need to formally vote if the Committee did not wish to.

Ald. Nunno asked the cost.

Mr. Nardone stated there is no cost.

Chairman Woods stated it was the consensus to accept the location.

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

Chairman Woods stated at the last meeting the Committee rejected all of the bids that were over budget. He also stated at that meeting Silver Petrucelli presented phases that could deliver the first phase under \$9.9 million, but that there is no guarantee Phase II will ever be funded. He also said that if Phase II is funded, the Committee must make sure work performed in Phase I is not wasted. Chairman Woods also stated if the Committee builds the classrooms and doesn't do the site work, there will be a grade and pavement elevation issue, according to the architect. He stated at the last meeting Dr. Feser and Mrs. Williams had not had an opportunity to look at the proposed phasing. He deferred to Dr. Feser and asked if she had the opportunity to look at the phasing.

Dr. Feser stated before deferring to Mr. Cummings she had a three points to make. She stated the first was that the assumptions made were purposeful and mindful of the needs of the student; second, it is her understanding the Mayor wants the project fully funded, but with value engineering; and finally, she explained the lists in determining what should go into Phase I.

Mr. Cummings stated they looked at the proposal and reviewed it with Mrs. Williams. He stated they placed their priorities on classrooms, cafeteria and expanding the media center. He stated the thought was they could hold off on the art/music wing. He explained in the first phase they recommended moving the art/music to Phase II. He stated they felt the site work and parking was important to the 1<sup>st</sup> phase. He continued with an explanation as to the equity of the phase, as well as what they looked for in equity of the three middle schools and adequate spacing for learning as well as the need for a building to be inviting and aesthetically pleasing. Mr. Cummings stated the media center is the heart of the building. He went on to address the 8 additional

classrooms. He also stated since this building holds more students, there is a great need for a cafeteria that can support those students. He also stated having a dedicated art/music wing makes for a strong building.

Dr. Feser stated they wrestled with the art/music wing, thinking that Phase II would start before Phase I is completed.

Chairman Woods referred to p. 9 of the handout. He stated what he was seeing was they are adding the site work.

Dr. Feser stated they also thought sprinklers should be in as well.

Chairman Woods stated it would be better to have add alternates than deduct alternates. He stated he did not want to spend every penny, but at the same time this Committee knew it would be an expensive project.

Mr. Quish commented there has been a lot of discussion about drilling deeper to have some more cost reductions. He asked if Phase II were to fall apart, he asked where administration would choose. He stated that is something that should be considered. He stated the Committee looked at the cafeteria being less expensive, but functional. He asked about the elimination of the addition into the courtyard and working within the existing space and still being functional.

Mr. Cummings stated they looked at some of those possibilities years ago, but they did not feel it would be functional. Discussion ensued regarding the instructional program, which Mr. Cummings stated they did not want to undercut because they would only end up undercutting the lunch waves.

Mr. Quish suggested looking into removing the server area. He stated he did not want to be held hostage to a design for the cafeteria. He asked if the cafeteria was a priority or if the media center was a higher priority.

Mr. Cummings spoke of the importance of a proper food/server area. He stated you can have functionality, but it is not a pleasant space.

Mr. Saley asked if administration had to prioritize cafeteria, media or the 8 classrooms, he would pick the classrooms. He stated the idea should be getting all teachers off carts and into a classroom.

Mr. Cummings commented in order to get every teacher off a cart in the district, they would need another building. He stated if they were prioritizing, the last piece would be the art/music wing.

Mrs. Casey stated she was speaking from a BOE perspective. The administration already prioritized when they were asked to reduce the number from \$16 M to \$12 M. She stated priorities were given at that time. She stated if they are going to maintain spaces, 8 classes are not needed. She stated she was struggling with the place of the Building Committee to push back drawings that were brought forward by administration. She also stated the community on this side of town has pushed for this work. Mrs. Casey also pointed out one cannot assume this school will always be a middle school. She spoke of the long range planning work that is coming up.

Mr. Saley asked administration their first 3 choices.

Mr. Cumming responded the media center, cafeteria and classrooms.

Mr. Richetelli commented the Committee could continue to go round and round unless they know there is funding down the road. He stated when the work was done on Law and Foran there was a commitment in place for the funding.

Ald. Nunno responded it would be nice if this Committee knew whether or not this school would remain a middle school.

Mrs. Casey stated no one is in the dark as to what is going on and reminded the Committee that a long range planning committee is being formed. She added this school is a very important building.

Ald. Vitali spoke regarding each of the school buildings built in the 1950's, which he stated are all "cookie-cutter" schools with the exception of Seabreeze, which is now this school. He spoke of how the process was years ago as to the current process which included the building administrator. He stated a building being safe as well as flowing well is very important to an administrator. He stated the plans were given to this Committee with purpose and with intent. He stated they needed to listen to the administrators and what their needs are. Ald. Vitali stated this Committee needed to do this work correctly and that equity should not stop this committee from making this school the best it can be.

Chairman Woods stated the assumptions as originally designed were good. He stated what they needed to keep in mind is if the plans change, the architect then has to change the plans, which he stated costs money and time. To that extent, he stated he felt they could use the plans and deduct alternates. He also reminded everyone this is a building committee and that the Committee has to take its programming lead from the educators. Chairman Woods stated if they think the priority of the media center, cafeteria, 8 classrooms and sprinklers, then this Committee needs to take the lead from them and if there are ways the plans can be modified, then this Committee has to look at that.

Mr. Saley stated he is not talking about throwing the design out, but doing modifications. He stated the media center should be first and foremost.

Ald. Vitali asked the actual amount of money.

Chairman Woods replied \$9.5 M.

Ald. Vitali commented if the plans do need to be re-designed, then the amount is not really \$9.5M, but less.

Mr. Silver referred the Committee to p. 10 of the handout. He pointed out the original, total project bid sets have already been prepared and can be efficiently repackaged. He went on to explain the dollars.

Mr. Quish asked the approximate cost of the media center, cafeteria and classrooms.

Mr. Silver stated if the octagon is left, with the sprinkler and site work, the total bonded value, with contingency and construction contingency would be \$10.7M.

Mr. Quish asked if it would be possible to value engineer out another million.

Mr. Silver explained the focus on the bond.

Dr. Feser stated a comment was made, “if” there is funding for Phase II. She asked the Committee if there is a sense the full project would be funded. She stated that was important for her to know since it would direct them as to how they should proceed.

Ald. Vitali commented the project was bonded and reminded the Committee there had been discussion to add additional funds, but it failed.

Mr. Richetelli stated the hope by many parties had been that bids would come in lower. Discussion ensued.

Dr. Feser asked if a decision could be made tonight, if they had the whole project how would it be phased.

Mrs. Casey stated the expectation when the high schools were done was that it was going to be done in phases. She stated it is her indication from Mayor Blake that the phases would happen here.

Chairman Woods commented the first phase building addition/renovation to East Shore Middle School needed to be at \$12M. He continued there may be further funding and then this Committee would move accordingly, but he stated no one should assume the future funding is there.

Mr. Richetelli agreed, stating the Committee could not make a decision now if they do not know if the future funding will be there.

Ald. Nunno stated too many assumptions were being made. He stated the Mayor is committed to making sure the work at ESMS gets done. Discussion ensued.

Chairman Woods asked what the Committee is waiting for if no decision is made tonight.

Mr. Saley asked how long it would be before the shovels go in the ground.

Mr. Silver referred the Committee to p. 11 of the handout. He stated the date is August 20, 2012.

Mr. Quish asked about bid time.

Mr. Silver replied approximately 5 weeks is recommended.

Mrs. Casey once again expressed concern as to whether or not there would be a Phase II.

Chairman Woods referred the Committee to p. 9 of the handout. He stated there are some smaller ticket items that may not cost as much. He stated they would be unable to add 8 classrooms, media center, art/music wing, and cafeteria in Phase I, all of which are major additions. Discussion ensued.

Chairman Woods asked what administration would put in Phase II.

Mr. Cummings responded the art/music wing would go into Phase II.

Chairman Woods asked what administration would want if there was only \$12M.

Mrs. Casey stated this Committee has already reduced this project. Discussion resumed.

Mrs. Casey reminded the Committee that administration gave the priority of 4 classrooms over 8 classrooms.

Mr. Quish stated the job came in substantially over budget and that this Committee is trying to do the best it can in light of that. He reiterated the need to value engineer as deeply as possible.

Mrs. Casey stated the Board of Education approved the plans as they are. She stated to change them the plans would need to go back to the Board of Education. She also pointed out there are two Board of Education member representative on this Committee and that she would expect process be followed. She stated if any changes are made the Board of Education ultimately has the final say.

Mr. Quish stated he is only looking for the best value and that he did not feel it would happen here.

Chairman Woods stated the basic decision is do we go forward now or do we wait for a commitment from the Mayor and Board of Alderman that there is more than \$12M and does the Committee move forward based on those numbers.

Ald. Vitali stated in looking at the numbers, if it is broken into two phases, you would be looking at a total of \$19M.

Chairman Woods asked the consensus of the Committee, do nothing and wait for a commitment or go with Phase I.

Ald. Vitali stated he felt the Committee needed a commitment.

Mr. Silver referred the Committee to p. 10-11 of the handout and explained how intertwined the two phases are in the project. He also explained how in the projects they needed to maintain the education spaces during construction for teaching purposes. He stated the Committee would know before the classroom addition is completed if the Aldermen will bond additional monies (February 2013). Mr. Silver also stated they are trying to minimize the amount of re-drawing time and related fees and BSF re-review. He went on to explain the specifics related to a re-draw of major sections of the plan, mechanicals, sprinklers, site work and art room, which he stated are all lower priorities at this point. He stated what has been discussed tonight is that the octagon would remain, the cafeteria work would move forward as well as the art/music for a total bond package of \$12.3M. He stated there could be add alternatives for the kitchen renovations and they would see if could get engineer values for the add alternate. Mr. Silver continued onto p. 11-13 of the handout for explanation.

Mr. Quish asked if you take out the mechanical upgrades and roof, if it would then be in Phase II.

Mr. Silver responded yes, it would go to Phase II. He explained this was done at the request of the Mayor.

Mrs. Williams stated the cafeteria (space) work is vital to the project. She stated the cafeteria is not and never has been adequate. She stated the current space is tight, congested and loud and that students wait in the jammed hallway to enter the cafeteria. She also stated they lack proper supervision, adding she has tried many different strategies to make it work.

Chairman Woods stated if you took the servery equipment out of the kitchen you would have about 20% more space, but where would you put the kitchen.

Mr. Nardone stated the equipment is slightly being stuffed back inside the kitchen. Discussion ensued.

Mr. Silver explained the main sprinkler is a 6" main from the street and enters thru the Art/Music addition, making it a critical Phase 1 addition. He stated it would take time to redesign and approve it.

Chairman Woods asked Mr. Silver if he could go over again what would be in Phase I.

Mr. Silver stated the work planned for Phase I would be the 8 classrooms, media center, art classrooms, cafeteria addition and renovation and cross corridor connection.

Chairman Woods asked about any asbestos work.

Mr. Silver replied no. He stated it would be done in Phase II. He also reiterated that the cafeteria work would not start until 2013.

Ms. DiBiase and Mr. Quish made and seconded a motion to approve the Phase I work at East Shore Middle School to include the 8 classrooms, media center, art/music rooms, addition to the cafeteria and the cross connection.

Mr. Quish asked the principal, administration and BOE Chairman if this proposal for the Phase I work would meet their needs.

Mr. Saley also asked if the design of the media center was critical to learning. He stated he was looking at the functional space and possible savings.

Dr. Feser stated she felt good about what the Committee was proposing and that it honors the project that was previously approved by all. She also noted it does not pit the art/music rooms with the cafeteria.

Ald. Nunno commented he came into this meeting thinking they were designing a middle school cafeteria, but it seems to him that something more is coming down the road. He also stated he has been told for some time that enrollment is going down.

Dr. Feser stated when she went before the Board of Finance one of the questions they asked was whether the Board of Education intended to hold onto the building for 20+ years. She stated it was a very legitimate question. She stated no one is saying the design of the school will change, but that the school would last 20 years whatever the accommodation. Discussion ensued.

Chairman Woods stated the project which is the subject of the motion is based on the \$11.4M approved by the Board of Aldermen, which includes construction costs, A&E and contingency. He stated they will be about \$600,000 remaining.

Mr. Nardone added the numbers they have received are good.

Chairman Woods stated the more add alternates the Committee adds, the more choices they would have. He stated doing the site work would bring the total to \$11.8M.

Motion carried unanimously.

Chairman Woods stated the \$11.4M included contingency. He suggested the Committee consider adding the site work at \$350,000.

Mr. Silver stated the kitchen renovation and site work should be a priority. Discussion ensued.

Ald. Nunno stated the BOE returned operations money to the general fund and asked if those funds could be earmarked for this project.

Mr. Richetelli explained once the money goes back to the City side, the City can use it however they wish.

Chairman Woods asked the Committee members if they wished to consider any other add alternates.

Mr. Silver stated adding additional add alternates would broaden the process.

Chairman Woods asked if there was anything else, besides the site work.

Mr. Silver stated if the cafeteria is a higher priority, it could be done now and the site work later.

Mr. Quish asked if there were other parts in this project the Committee could look at to reduce and still maintain a 25 year building.

Chairman Woods stated the only other add alternates are the site work and the kitchen.

Ald. Nunno and Mr. Hardiman made and seconded a motion to include in the Phase I work, add alternates for the site work and the kitchen. Motion carried unanimously.

Mr. Silver stated the Mayor would like some priorities for Phase II.

Chairman Woods stated the Committee needed to authorize Silver Petrucelli to prepare new Phase I drawings with add alternates and include costs.

Mr. Silver stated the plans were approved in total so what needs to be done by the Committee is the phasing.

Chairman Woods asked for an estimated timetable.

Mr. Silver replied 2-3 weeks to have the drawings, then up to the BSF, with a possible review period of 1 month.

Chairman Woods asked if it would seem feasible to go out to bid in July, open the bids the end of July and then early August construction would begin.

Mr. Silver responded yes. He stated it was likely classroom addition construction would start about the same time the kids return to school with media center work starting in 2013.

Mr. Richetelli stated the Committee did not have to wait to go back out to bid.



Chairman Woods stated bids are only good for 120 days and that he did not want to see these bids new expire.

Mr. Silver referred the Committee to p. 14 of the handout regarding additional costs that have been developing. He explained the first change order in the amount of \$3,930.34 was for the PCB testing and design services.

Mr. Hardiman and Ms. DiBiase made and seconded a motion to approve the change order to the Silver Petrucelli contract in the amount of \$3,930.34 for the PCB testing and design services. Motion carried unanimously.

Mr. Silver spoke regarding the grease trap fumes. He stated at the last meeting there was discussion as to re-directing the grease trap. He stated that engineering work was estimated at over \$3,000, but when the invoice came in it was \$1,845.00.

Mr. Saley stated he thought this Committee postponed the design work.

Chairman Woods asked what the Committee was waiting for.

Mr. Silver stated this Committee was going to ask the Sewer Commission about use of the big dipper equipment in lieu of the exterior grease traps.

Mr. Saley stated the figure is excessive. He stated they needed to find out what the real problem is and if the big dipper can used. He asked who authorized the work.

Chairman Woods stated they are looking for a way to avoid an additional \$40,000 of work. He asked the timeframe.

Mr. Silver replied it would need to be by June. Discussion ensued.

Dr. Feser thanked the Committee and expressed her appreciation for their work.

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

Mr. Bradbury reported they are working on a section of the gym. He stated the abatement has been pushed back to summer.

Mr. Myers added they have an estimate if they have to tie into the fittings.

Mr. Silver reiterated the abatement portion would be done this summer. He referred the Committee to p. 4 of the handout for the change order. He stated the Committee did not need to decide this tonight.

Mr. Saley asked if in the future this could be a part of the bid documents.

Mr. Myers explained he is only doing the glove boxes. He asked who would oversee the work if it were part of the bid documents as Mr. Saley requested above.

Mr. Quish stated there is always additional work that comes up. He stated this Committee needs more details and scope of work. He also stated they don't know the number of drains.

Mr. Silver explained when this when the job was first bonded the Aldermen nor the budgets did not know what was hot and what was clean.

Ald. Nunno commented at ESMS they got a price for the roof and asbestos abatement for the addition.

Mr. Quish suggested they receive the bids separately.

Mr. Silver asked why the Committee would want him to seek a bid price if they do not know if that item is present.

Mr. Myer stated the problem is the scope of work. He went on to explain several scenarios. He stated it is nearly impossible to get a fixed cost as it is dependent on the number of containments on the project which is dependent on a wide range of field conditions. Discussion ensued.

Mr. Quish stated this figure is a not to exceed.

Mr. Saley stated going forward he would like to see a specified timeline.

Mr. Quish added this can be done in a specification. A lengthy discussion ensued.

Mr. Silver referred the Committee to pgs. 6-7 for the backup.

Mr. Quish and Ald. Nunno made and seconded a motion to approve a change order to the Silver Petrucelli contract for environmental construction/administrative services in an amount not to exceed \$17,985, without prior authorization. Motion carried unanimously.

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

Mr. Silver reported the material is on site.

Mr. Bradbury added there is a 30 foot wide section that has been completed. He added everything is going well and that the contractors are communicating very well with them.

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

Mr. Silver referred the Committee to p. 10 of the hand out. He went on to explain the dollars.

Mr. Nardone stated they only received one bid. He referred the Committee to p. 1-2 of the handout and explained the details. He added this gives the scope of Paragon's bid value.

Mr. Silver stated there were 8 contractors that showed up for the pre-bid, but they ended up with only one bidder. Discussion ensued.

Mr. Silver stated the abatement was being managed through a general contractor. He stated the Committee did not have to approve and could put it back out to bid. Discussion ensued.

Chairman Woods asked what the cost would be to go back out to bid and if they were prejudiced in delaying to go out to bid. He also questioned when the work would get done and that it did not seem likely for this summer.

Mr. Silver stated they would go back out right away with a mid-June bid date.

Mr. Nardone stated the values were represented on the first page in the cost per area. He explained the numbers in gray do not incorporate the entire project.

Mr. Silver stated the cost to re-bid would be less than \$2,000.

Mr. Myers noted there is a lot of work and that it is a 60 sq. ft. area. Discussion ensued.

Chairman Woods stated this Committee discussed using some of the money to do East Shore Middle School. He noted the abatement work here would cost approximately \$300,000.

Mr. Quish and Ald. Nunno made and seconded a motion to reject the one bid and put the project back out to bid.

Mr. Quish commented this just didn't sit right with him, that it seemed off to him that there was only one bidder.

Mr. Saley asked about seeking comparable value. Discussion ensued.

Ald. Nunno asked if there was a broader scope of advertising.

Mr. Silver stated there was an ad placed in the New Haven Register, Reed Business and McGraw Hill. He also stated they put out hundreds of individual notifications through the blue book.

Ald. Vitali asked how many solid publications there were.

Mr. Silver replied 3.

Chairman Woods stated he would agree the Committee should put this out for rebid one more time.

Mr. Silver stated the Committee should be prepared for the risk, if there is the same bidding activity, the next bids could be 10% over.

Motion carried 5 yes (Woods, Hardiman, Quish, Nunno, DiBiase) and 2 no (Saley, Vitali).

Ald. Nunno and Mr. Quish made and seconded a motion to reject the bid from Paragon. Motion carried 5 yes (Woods, Hardiman, Quish, Nunno, DiBiase) and 2 no (Saley, Vitali).

### **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. Quish made and seconded a motion to approve payment to Silver Petrucelli (#12-778) in the amount of \$460.00 for Pumpkin Delight Elementary School VAT Replacement. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli IIIA (#12-593) in the amount of \$1,306.80 for Joseph A. Foran High School – Phase III. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Quality Improvements, LLC in the amount of \$124,561.62 for Joseph A. Foran High School – Partial Roof Replacement. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli (12-704) in the amount of \$1,920.00 for Joseph A. Foran High School – Partial Roof Replacement. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli (#12-691) in the amount of \$25,964.13 for East Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli (12-717) in the amount of \$1,293.89 for Jonathan Law High School – Roof Replacement. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli (#12-650) in the amount of \$525.00 for John F. Kennedy Elementary School VAT Floor and Ceiling Replacement. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli (Abtmnt/Lead Design (#12-741) in the amount of \$4,554.50 for Joseph A. Foran High School – Phase III Lead Asbestos. Motion carried unanimously.

Chairman Woods asked when the Committee needed to meet next.

Mr. Silver replied early June.

After discussion, the next meeting will be held on June 13, 2012 at City Hall.

There being no further business to discuss, Ms. DiBiase and Mr. Quish made and seconded a motion to adjourn at 10:05 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber  
Recording Secretary