

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
May 9, 2013**

The Permanent School Facilities Building Committee held a meeting on Thursday, May 9, 2013 at City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

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

Also Present

C. Nardone, Silver Petrucelli Assoc., A/E
J. Richetelli (MPS)
P. Bradbury (MPS)
J. Raucci, Bismark Construction Company
D. Funaro, Bismark Construction Company

Excused: M. Hardiman, C. Saley

Consideration of the Minutes of the meeting held April 9, 2013

Ms. DiBiase and Ald. Vitali made and seconded a motion to approve the minutes of the April 9, 2013 meeting as presented. Motion carried 4 yes (Woods, Vitali, Nunno, DiBiase and 1 abstention (Quish)).

Status Report RE: Elementary Schools Asbestos Abatement Project

No current projects.

Status Report – East Shore Middle School Additions/Replacements – Phase I

Mr. Nardone updated the Committee showing current photographs of the 8 classroom addition. He also reported they have begun digging for the cafeteria expansion and that the foundation pours began. Mr. Nardone stated there was an on-site meeting held today with Steven June, Silver Petrucelli's construction administrator.

Mr. Funaro added the excavation for the media center is just about done. He stated they have gotten a lot done over the last few weeks.

Chairman Woods asked about the art/music wing.

Mr. Funaro stated that would start after the media center is occupied.

Chairman Woods asked if there was anything unexpected.

Mr. J. Raucci stated there were underground supply return and boiler feeds. He stated Silver Petrucelli was getting plans to resolve the situation.

Mr. Nardone explained the grade beam "bridge" is being designed that would correct the footings in that area. He also spoke about the egress plan that will be put in place.

Mr. Quish asked if the contractor had received a full building permit.

Mr. Nardone stated they had for the most part. He explained there is a minor code modification request for the existing original wood framing at the administrative office (generally not allowed for non-combustible construction) that they will be filling with the local jurisdiction which would then go to the State Building Inspector.

Ald. Vitali asked about the pitch of the roof.

Mr. Nardone explained the deck is flat, but that the roof will be slightly pitched. He went on to explain new legislation the Governor is expected to sign regarding the archaic ½” pitch, restoring the code-prevalent ¼” pitch.

Chairman Woods asked if East Shore Middle School roof would be the ½” pitch. A brief discussion ensued.

Mr. Nardone continued on p. 1 of the handout with the first change order regarding the utility relocation at the freezeway. He stated they had received all the required job tickets (p. 3 – 26). He stated he was asking the Committee to amend their original change order of a “not to exceed” to the final, lower amount of \$42,670.00. He stated all the tickets were reviewed and found to be in order.

Chairman Woods asked if the \$42,670 was a final amount. Mr. Nardone replied yes.

Ald. Nunno and Ms. DiBiase made and seconded a motion to amend a change order to the Bismark Construction Company contract approved March 12, 2013 for the utility relocation at freezeway in the amount of \$42,670. Motion carried unanimously.

Mr. Nardone stated the next change order was for the acoustic deck. He referred the Committee to p. 39 and explained the change order credit in the amount of \$4,550. He stated the value is a fair value credit.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve a change order credit to the Bismark Construction Company contract in the amount of \$4,550 for the deletion of the acoustic deck above the band and choral spaces. Motion carried unanimously.

Mr. Nardone referred the Committee to p. 48 of the handout regarding the storm line extension to Seabreeze Avenue. He also referred to p. 51 which showed the tie in of the sewer work which would be ongoing for the separate street sanitary line contract. He also explained the line extends to the other side of Seabreeze Avenue rather than the classroom side of the road.

Chairman Woods asked if there was an elevation problem.

Mr. Nardone replied yes. He referred the Committee to p. 49 which showed a letter from Darien Asphalt which explained the work.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$13,930 for the storm line extension to Seabreeze Avenue. Motion carried unanimously.

Mr. Nardone referred the Committee to p. 27 and 41 which he stated were related to areas where Silver Petrucelli and Bismark are not in agreement. Mr. Nardone explained it is the water main installation in the amount of \$35,598 and the electrical primary re-phasing. He explained the requirement of the Regional Water Authority to perform the work and piping requirement that connects to the new sprinkler system.

Chairman Woods asked if it is a new line that goes off a street water line to the school.

Mr. Nardone explained the existing water line is not large enough to service the school with the expanded fire sprinkler service needs. Discussion ensued.

Mr. Funaro explained it is not a service change, that there is a line from the street. He stated he disagreed with the language in the specifications "that water service is a normal part of construction service."

Mr. Nardone stated that is why the architects provide the linear service and square footage. He explained the contractor must coordinate with the Regional Water Authority. Discussion resumed.

Chairman Woods stated the question is whether or not it is a change order. He stated he is hearing that Bismark feels they should not pay for this and that Silver Petrucelli feels it is part of the normal construction responsibility and thus the responsibility of the contractor.

Mr. Quish asked why Bismark would feel they did not have to carry it out if it is shown on the drawing.

Mr. Nardone stated Silver Petrucelli feels it is straight forward.

Mr. Funaro rejected that claim stating it is a service installation. Discussion continued.

Chairman Woods asked what part of the \$31,993.07 is related to the "service connection".

Mr. Quish stated he is divided. He stated he sees conflicting data, but that the language in the bid clearly states it is normally assessed as part of the contract process. He stated this issue was never fully addressed.

Chairman Woods explained by reading the language it would seem a good part of the work should be borne by Bismark.

Mr. Quish asked if there are other utility companies that typically or normally assess a fee.

Mr. Funaro replied no.

Ald. Vitali stated he would be in favor of tabling this and asking both sides to go back and work it out.

Mr. Funaro stated they would be willing to remove their mark up.

Chairman Woods stated the question still remains as to how much of the RWA charge Bismark is responsible for by contract.

Mr. Quish stated it should not be a change order to Bismark and that this Committee instead should pay the Regional Water Authority directly and Bismark would then provide a credit to the Committee.

Mr. Quish and Ms. DiBiase made and seconded a motion to approve payment to the Regional Water Authority in the amount of \$31,993.07 pursuant to the estimate dated April 13, 2013. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve a change order credit to Bismark Construction Company in an amount to be determined by the Building Committee. Motion carried unanimously.

Mr. Nardone stated they would bring that number to the June meeting.

Mr. Funaro stated he would call the Regional Water Authority and have them pull the paving portion of the work.

Mr. Nardone referred the Committee to p. 41 for the next change order which is a similar consideration for the electrical re-phasing. He explained Bismark Construction Company is requesting a change order for the electrical re-phasing for the time and materials for the additional electrical work (pgs. 41-43 of the handout). Mr. Nardone stated the work was to provide the expanded and new electrical services to the building.

Mr. Funaro stated this work came up because they needed to increase the size of the service. He went on to explain the process. He also stated there were numerous conversations about this work with Silver Petrucelli and UI.

Chairman Woods asked if the work had been done.

Mr. Funaro responded yes. He stated he believed there to be an agreement that Bismark would be reimbursed. Discussion ensued.

Chairman Woods stated the Committee was in agreement they would pass this until the next meeting.

Status Report – East Shore Middle School Additions/Replacements – Phase II

Mr. Nardone stated there were three change orders for the Committee to consider in Phase II. He stated the first was regarding the grease trap to the street. He stated this was initially rejected because the change order proposal for the work was just too high. He stated at this point they are at an impasse.

Chairman Woods stated this needed to be done to rectify the issue with the grease trap smell.

Mr. Nardone suggested the Committee could approve a change order in a “not to exceed” amount and hope the amount is less. He also stated the job could be bid out separately.

Mr. Quish suggested the Committee consider changing the solution or they could value engineer the solution.

Mr. Nardone stated their civil engineer has looked at it and felt that some of the materials could be changed which in turn might reduce the cost somewhat.

Chairman Woods reminded the Committee it was important to make sure the trench is dug and the pipe in place before the parking lot construction so that they don't have to dig up asphalt down the road.

Mr. Bradbury stated he could not recommend the change order proposal. He stated they could look at alternatives and reiterated they could not justify the \$100,000 price tag. He also stated they are looking at some house traps as well as ventilation to see what could be changed. Mr. Bradbury also stated they are looking at the new plumbing inside the kitchen as possible but unpredictable relief.

Mr. Nardone suggested they come back to this for the June meeting, hopefully with a resolution. He stated the next change order is a credit which Bismark Construction Company has offered in the amount of \$31,815 for reducing the roof pitch to ¼" per foot. He stated it is a good step forward in the right direction but that they were still in limbo until the State makes it law.

Mr. Quish stated he would rather pass this and wait until the next meeting.

Mr. Nardone stated it was his understanding it would go into effect on July 1, 2013. He referred the Committee to p. 53 which highlighted the sections of the proposed legislation.

Mr. Funaro commented it really may not be much of a savings, adding by decreasing the pitch you are increasing the height point at the center of the roof.

Mr. Nardone stated they were looking to have this approved as a change order, but felt confident it would get reimbursed.

Mr. Quish commented there just weren't enough details. Discussion ensued.

Chairman Woods reiterated it was the recommendation to go from a ½" roof pitch to a ¼" pitch.

Ald. Nunno and Mr. Quish made and seconded a motion to lower the roof pitch from ½" to ¼" for a credit to be determined. Motion carried unanimously.

Mr. Nardone stated the next item for consideration was the renovation of the six existing restrooms.

Chairman Woods stated he felt strongly this work needed to be done.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve add alternate #3, renovation of the six existing restrooms at the bid amount of \$330,000.

Mr. Quish asked the square footage.

Mr. Nardone stated the total summary was found on p. 2 of the handout.

Motion carried unanimously.

Mr. Nardone stated the last item for consideration by the Committee was for the indoor air quality testing. He explained the testing was done at the request of Mr. Bradbury to verify air safety in school during work.

Mr. Bradbury stated the work was done because of a complaint received from a parent.

Mr. Quish commented it was basically nuisance testing.

Mr. Bradbury replied yes and pointed out the levels were well below action thresholds.

Chairman Woods stated the charge would be reflected under Silver Petrucelli's not to exceed Construction Administration services amendment for Environmental services.

Consideration of Payment Requisitions

Chairman Woods asked Mr. Nardone if he could represent to the Committee that all the requisitions had been reviewed and were found to be in order and if payment was recommended at this time.

Mr. Nardone represented the requisitions were in standing order and recommended them for payment.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Bismark Construction PH 1 (Gen. Const) (#6) in the amount of \$571,709.32 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Bismark Construction PH 2 (Gen. Const) (#2) in the amount of \$106,739.15 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Fairfield Testing Lab (#13-03-19) in the amount of \$2,659.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Van Zelm Engineers Commission (11) in the amount of \$2,965.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli PH 1 CA+ENV CA (#13-746) in the amount of \$5,760.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli PH 2 CA+ENV CA (#13-715) in the amount of \$7,440.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

There being no further business to discuss, Ald. Nunno and Ald. Vitali made and seconded a motion to adjourn at 8:53 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary