

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
REGULAR MEETING  
MAY 14, 2008**

The Permanent School Facilities Building Committee held a meeting on Wednesday, May 14, 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)

Also Present

W. Silver, Silver Petrucelli Assoc., A/E  
P. Bradbury (MPS)  
D. Hourigan, Chairman (BOE)  
G. Raucci, Pres. Bismark Construction  
K. Wood, VP – Bismark Construction  
C. Nardone, Silver Petrucelli Assoc.

Excused: Ald. R. Nunno, Ald. R. Vitali

**Consideration of the Minutes of April 22, 2008 meeting.**

Mr. Quish and Mr. Creedon made and seconded a motion to approve the minutes of the April 22, 2008 meeting as presented. Motion carried unanimously.

**Status Report – Phase I – Foran High School**

Chairman Woods explained the Committee is concerned the project has not been able to be closed out. He stated the Committee asked to have representatives of Bismark Construction here to make sure everyone is on the same page.

Mr. Raucci stated for the record that this wouldn't be an issue if the school had used rubber instead of metal, but admittedly rubber would not last as long. He continued with a lengthy explanation of a solution the company can come up with. He also commented he was under the assumption the treads did not work. He stated it would be his recommendation to change all of them instead of just doing a few. He provided the quote for the work to Mr. Nardone and stated he felt it was reasonable price to fix the treads. He also commented as to how long the treads have been there and that he did not believe there was an issue but noted that early on in the installation there were some failures.

Mr. Nardone explained it was during the February break when sub-contractor Spectrum came out and they were optimistic they would be able to get the job done during the February break. He stated Spectrum only did some treads in stair #2 but did not finish, and the re-scheduled date became April, but the work still did not get done. He further explained it was there understanding when all the treads were done and installed would be when the 1-year warranty would begin.

Chairman Woods stated there are two basic strategies to consider; 1) take up all the stair treads and put them back a different way; or 2) leave the treads in place and as they fail, then fix them. He asked Mr. Raucci if it was his opinion they might all fail eventually.

Mr. Raucci replied he really did not have an answer to that question.

Chairman Woods asked when the stairs were finished.

Mr. Raucci responded August of last year.

Chairman Woods questioned if the treads were going to fail, wouldn't they have failed by now?

Mr. Bradbury interjected stating 19 more had failed.

Mr. Creedon asked how many treads there were in total.

Mr. Nardone responded there are approximately 132. Discussion ensued.

Chairman Woods asked why this Committee should pay anything to have the stairs installed correctly.

Mr. Nardone explained there was not proper pre-construction meetings set up with the flooring contractor's qualified representative, a qualified portion. He continued with a detailed explanation.

Mr. Quish asked if any tests were performed to see if each stair tread was level.

Mr. Nardone explained it was part of the process. Discussion continued.

Mr. Silver explained what was in the original bid and that the original bid included vinyl. He explained they needed to conform to the old stair treads and continued with an explanation as to the level of conformity.

Mr. Bradbury gave an overview as to what he has documented with regard to the stairs. Discussion continued.

Mr. Creedon commented the company should repair the stairs and make good on the project. He stated this Committee should not have to pay for the work. Discussion continued.

Mr. Raucci stated he would go back to Spectrum and give them this Committee's decision.

Chairman Woods stated the estimate for the work to fix the treads is \$8,600, which amounts to \$65.00 per stair. He stated the question is who should pay for the work.

Mr. Bradbury stated it is a reasonable amount considering the amount of work they have to do. Discussion ensued.

Mr. Quish asked if Spectrum did install to the manufacturer's recommendations.

Mr. Raucci replied yes.

Chairman Woods commented it should then be the manufacturer who pays these additional monies.

Mr. Raucci stated he would go back and ask them.

Chairman Woods asked Mr. Silver what his recommendation would be to this Committee.

Mr. Silver responded he would recommend the work be done after the kids are out of school.

Chairman Woods stated the question still remains as to who will pay for the work.

Mr. Silver stated it should not be the Committee and recommended the Committee let Spectrum know that and perhaps the contractor could negotiate an internal settlement.

Mr. Raucci stated he would speak with Spectrum and between the two companies they would agree to split the cost and complete the work on the stairs at no additional cost to the Committee.

Mr. Bradbury stated he still has not heard from anyone regarding the stair HVAC controls. He stated there also is a leak, which has not been addressed, and ceiling tiles are still missing on the 3<sup>rd</sup> floor.

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

Mr. Nardone stated he had a meeting this morning with the contractor. He referred the Committee to page 3 of the handout and explained the photograph. He stated the interior chiller and condensing water filter is in place and that they are waiting on the cooling tower. He continued with his explanation of the photo.

Chairman Woods asked the target date to have this operational.

Mr. Wood responded approximately two weeks. A brief discussion ensued.

Mr. Silver explained a potential change order (p. 2 of handout) regarding the boiler, chiller and gym floor project in the amount of \$8,140 to paint the surface areas in the boiler room. He stated they are still reviewing this and that they also do not agree with the \$639 amount from Johnson Controls.

Mr. Wood explained there was a full day of investigative work done and explained the need to do this wiring.

Mr. Silver continued with an explanation regarding the condensation and cap work (p. 10) and that Bismark has given good backup. He continued his explanation and explained the total \$6,072 that Silver Petrucelli recommends.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve the change order to Bismark Construction in the amount of \$6,072.00 for the fill deep condensate tank before capping at Foran – Phase II. Motion carried unanimously.

Mr. Nardone referred the Committee to page 4 of the handout and explained the painting. He stated he has not had a chance to fully review this change order and that they just don't have enough detail at this time.

Chairman Woods asked if Silver Petrucelli could provide their opinion at the Committee's next meeting. Chairman Woods commented regarding the controls work in the amount of \$639.00. He stated the amount

sounded relatively small, but the question is whether or not it is a change order or something already covered by the contract.

Mr. Wood responded there is no way to isolate the boiler from the other one.

Mr. Silver stated Silver Petrucelli was not recommending the change order at this time.

Mr. Creedon asked if the Committee could get additional information at the next meeting.

Mr. Silver explained the sand filter relocation change order to Bismark in the amount of \$3,080. He stated there was not enough room in the boiler room so it went out into the cooling tower courtyard.

Mr. Nardone explained the process for the sand filter, which was placed outside. He stated basically they ran out of room in the boiler room. A brief discussion ensued.

Chairman Woods asked if the amount is reasonable. Mr. Nardone confirmed it was.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve the change order to Bismark in the amount of \$3,080 for unanticipated costs due to the manner boilers were wired and controlled and to move the sand filter out to courtyard, add wiring and controls.

Mr. Quish asked why they did not know there wasn't room in the boiler room ahead of time and why they didn't know that before going to bid.

Mr. Nardone explained the walking path in the boiler room.

Mr. Bradbury explained some of the equipment in that room.

Mr. Quish asked if there was any less piping because it is outside.

Mr. Nardone responded there was some additional piping and the cost was mainly materials.

Motion carried unanimously.

Chairman Woods thanked Mr. Raucci and Mr. Wood for coming to the meeting.

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

Mr. Silver explained the photograph on page 18 of the handout. He reported the new boiler is assembled but they still need to do the piping. He also pointed out this is the boiler that Mr. Bradbury has been nurturing for the last several months.

Chairman Woods asked the timetable for the boiler work at Law.

Mr. Silver replied it should be done by mid-June.

### **Status Report – Foran High - Phase II – Science Labs**

Mr. Silver reported there has been a lot of shop drawing activity. He explained the color scheme remains the traditional science labs.

Chairman Woods read an e-mail he received from Mr. Cummings regarding the science labs and the proposed High School Reform Bill that could lead to some changes.

Mr. Silver explained the additional flume hoods proposed in two physical science labs by the staff in each of the high schools. He stated the hoods can be pricey at a cost of approximately \$6,000-\$8,000 each, plus infrastructure work.

Chairman Woods asked how many they planned on doing.

Mr. Silver replied two in each school.

Mr. Creedon suggested the Committee get more details from Mr. Cummings, as to costs, etc. before proceeding.

Mr. Bradbury stated there are two more chemical storage rooms at both schools that have to be purged and moved before June 6, 2008. He explained they are not just moving chemicals but also disposing of obsolete chemicals. He asked if the Committee is willing to pay the cost of moving these chemicals. He stated the cost at Foran High would be \$4,489, which includes disposal, packing, moving, and off site storage and then returning the chemicals back to the school.

Chairman Woods asked if the price is reasonable.

Mr. Bradbury responded there are not a lot of companies around that do this kind of work and also that Clean Harbors does other work for the Board of Education. A brief discussion ensued.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve a contract in the amount of \$4,489 to Clean Harbors to move the chemicals at Foran High School – Phase II – Science Lab. Motion carried unanimously.

Mr. Silver reported there are three other change orders at Foran that just came in, none of which is time sensitive. He went on to explain the acid tank hatch substitution in the amount of \$7,089.75 and its location, which is a confined space with special requirements.

Mr. Bradbury added they would need to service the equipment in the tank sometimes and that his staff would not do this so it would have to go outside to vendors. He described it as cumbersome requiring the removal of the entire vault concrete lid and that the maintenance part of this is changing the limestone. A brief discussion ensued.

Chairman Woods asked Mr. Silver if he could explain the other potential change orders on page 19.

Mr. Silver explained the gas turrets and fittings in the 1997 refurbished chem lab in the amount of \$5,025.51. He explained the work to be done and that it has not been done in 11 years.

Mr. Bradbury added it has to do with the vacuum breaker and aspirator turret and that it is a good feature to have, but not required by code.

Mr. Silver stated the new steel framing is to accommodate the two air handlers but that Silver Petrucelli has not had a chance to review this. He noted the contractors are installing larger units. Mr. Silver also spoke as to the media center furniture charges in the amount of \$5,720. He explained the original bid design was in 2006-2007 but was re-bid in 2008 and media center needs had changed as some furniture had been purchased in the interim.

Mr. Bradbury advised the Committee as to a possible change order in the media center stairwells, specifically the balusters, which are out of code. He stated they have asked for a price to do a replacement.

### **Status Report – Jonathan Law High School - Phase II – Science Labs**

Mr. Silver presented the proposed color scheme and reported the colors are consistent with the Phase I work. He stated they have been going back and forth with contractors, mechanics, etc., on shop drawings and RFI's.

Chairman Woods asked if the same issue applied to Law as Foran with regard to the chemical move.

Mr. Silver responded yes. He also reported they are adding a lot of ventilation in the ceiling. He stated there had been some past coordination problems and reported they have had two marathon meetings with the contractors.

Mr. Quish asked if these are potential change orders.

Mr. Silver responded he did not know at this point and that he was still working with the contractors.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve a contract in the amount of \$2,347.00 to Clean Harbors to move the chemicals at Jonathan Law High School – Phase II – Science Lab. Motion carried unanimously

Mr. Bradbury reported Law would be out of their science labs on June 6, 2008.

Mr. Silver added that they were not as optimistic at Foran.

### **Status Report - Phase III – Foran High School**

No report.

### **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 the Committee needed to add to the requisitions Finnegans Moving (#1) for moving costs at Jonathan Law in the amount of \$10,000.

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

Mr. Silver replied yes.

Mr. Creedon and Mr. DeFlumeri 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. Creedon and Mr. DeFlumeri made and seconded a motion to approve payment of Paragon Construction Co. (#6) in the amount of \$45,419.50 for Jonathan Law Phase II renovations. Motion carried unanimously.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve payment of Connecticut Carpentry (#1) in the amount of \$139,346.00 for Jonathan Law Phase II renovations. Motion carried unanimously.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve payment of Silver Petrucelli (#23) in the amount of \$12,239.62 for Jonathan Law Phase II renovations. Motion carried unanimously.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve payment of Finnegans Moving (#1) for moving costs at Jonathan Law High School Phase II in the amount of \$10,000. Motion carried unanimously.

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

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve payment of Silver Petrucelli (#24) in the amount of \$21,525.00 for Foran High School Phase II renovations. Motion carried unanimously.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to adjourn at 8:41 p.m. Motion carried unanimously.

The next meeting will be June 12, 2008.

Respectfully submitted,

Kathleen K. Huber  
Committee Secretary