

**PERMANENT SCHOOL FACILITIES
BUILDING COMMITTEE
REGULAR MEETING
JUNE 7, 2007**

The Permanent School Facilities Building Committee held their Regular Meeting on Thursday, June 7, 2007 in Conference Room B in City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Board Members Present

M. Woods
D. Hourigan (Board of Education)
R. Vitali
S. Marlow (Board of Education) (7:19 p.m.)
Ald. B. Genovese
Ald. M. Hardiman

Also Present

L. Schaefer, Interim Supt.
M. Cummings, Principal - Foran
W. Silver, Silver, Petrucelli Assoc., A/E
P. Russell, Deputy Supt. of Schools
G. Benedetti (Foran)

Absent

T. Creedon

Consideration of the Minutes of the Regular Meetings held on May 3, 2007 and May 17, 2007.

Mr. Vitali made and Mr. Hourigan seconded a motion to approve the minutes of the May 3, 2007 meeting as presented.

Chairman Woods explained at the meeting held on May 3, 2007 they finally received the minutes from the January 4, 2007 meeting. He continued that unfortunately those minutes were a combination of the December 1, 2006 meeting. He stated by approving these minutes the Committee was also approving the corrections to the January 4, 2007 minutes. He added that he and Mr. Silver had spent a great deal of time making sure these were all correct.

Motion carried unanimously.

Mr. Hardiman made and Mr. Hourigan seconded a motion to approve the minutes of the May 17, 2007 meeting as presented. Motion carried unanimously.

Jonathan Law H.S. – Phase I – Status Report

Mr. Silver reported all windows had been completed. He also reported some tack and white boards have been installed and additionally that some blinds had been installed but not many. He also reported Jachimowski has cleaned up the yard, but had not pulled the trailer to date. He stated the project should be declared complete very shortly. He also reported the change order windows this Committee approved have not arrived but should be here in about two months.

Mr. Schaefer asked the timeline on the blinds.

Mr. Silver responded he did not have the information with him but that the blinds had been ordered.

Chairman Woods asked if they would be in before the end of the school year.

Mr. Silver responded yes. He also spoke of the acoustic panels that had not been completed and pointed out on page 1 of the handout that \$6,000 was included as an allowance for electrical work. He explained in detail regarding the electrical demo and reinstallation work and the allowance that was built into the contract.

Joseph Foran H.S. – Phase I – Status Report

Mr. Silver reported the stair tread manufacturer met with Bismark Construction and Mr. Bradbury to go over the gap at the end of the stairs. He noted the manufacturer had stated this 1/8" gap is standard. He stated they had asked the contractor to apply an epoxy filler at that gap and noted Mr. Bradbury sees this as a "dirt trap". He stated they would attempt to eliminate it by applying an epoxy and they will continue to work on it.

Chairman Woods asked if the gap was likely to expand.

Mr. Silver replied very little. Mr. Bradbury was looking into other methods of cleaning the stair treads as the cast grit has proven to be a challenge.

Chairman Woods asked what was left other than the gap.

Mr. Silver responded nothing and recommended that the committee declare the project substantially complete on May 23, 2007. A brief discussion ensued.

Mr. Hourigan made and Ald. Hardiman seconded a motion to accept the Phase I work at Foran High School as substantially complete as of May 23, 2007. Motion carried unanimously.

Jonathan Law H.S. – Phase II – Status Report

Mr. Silver explained the first component is the science lab and that the bids were rejected by the committee. He stated the second was the mechanical work and that they were accepted by the State BSF for review. He reported Law's review is due back on June 19, 2007. He also commented they did not offer a local review because they were within the 30 day period.

Chairman Woods asked if that is when they would go out to bid.

Mr. Silver responded it would depend on this Committee's deliberations relative to Foran Phase II work.

Joseph Foran H.S. – Phase II – Status Report

Mr. Silver reported this was accepted by the BSF 1-½ weeks after Law and that it has cost almost one month even though their submissions were close. He stated this review is expected around July 6, 2007. He stated it

could come in around the same time as Law and that they could package them together, but there was no guarantee they would come in the same time.

Chairman Woods asked if they should delay the Law project.

Mr. Silver replied the boilers at Law are in really bad shape and need to be expedited.

Mr. Vitali asked if there would be any potential savings in packaging them together.

Mr. Silver explained very few mechanical contractors can bid over \$1,000,000 due to bond limitations and noted these two projects combined are over \$3,000,000.

Mr. Vitali asked if they could handle the job, aside from the bonding.

Mr. Marlow commented it was his belief you would want to separate them and that there really was not financial value to combining them. A discussion ensued regarding combining the two projects.

Mr. Silver spoke of the architectural differences.

Mr. G. Benedetti (Foran) suggested packaging the two projects together as equipment only (to be purchased directly by the City) with the installation/labor being bid separately. He spoke of the possible savings.

Mr. Marlow noted the tight time frame in doing that.

Mr. Silver reminded the Board of the State BSF regarding reimbursement.

Chairman Woods suggested they continue the traditional bid/build route.

Mr. Benedetti asked about the cost of equipment.

Mr. Silver responded it is approximately 45% of the total construction cost. He reiterated they need to be aware of reimbursement rules from the state, however the comments were good and could be looked into in the future.

Mr. Russell added he agreed they should not dismiss it but that it was probably too late for this project.

Ald. Genovese added she was in favor of anything that would save money and that they should look into it for the future. A brief discussion ensued.

Chairman Woods asked Mr. Silver to look into this especially with regard to the State reimbursement.

Mr. Marlow made and Ald. Hardiman seconded a motion to go forward with the bids at Jonathan Law as soon as possible as they expect to get that approval within a few weeks and then Foran later (and separately) as that is expected shortly thereafter. Motion carried unanimously.

Mr. Silver also noted with regard to the bid document printing that ServicePoint had billed his firm instead of the Purchasing Department (which is the normal procedure). He stated his firm went ahead and paid the bill therefore; there would be an increase in their contract to include this bill as a reimbursable expense.

Chairman Woods asked how this happened.

Mr. Silver replied that ServicePoint made an error.

Ald. Hardiman made and Mr. Vitali seconded a motion to approve the change order for the Silver Petrucelli contract for Jonathan Law – Phase II to cover the bid document printing in the amount of \$2,290.37. Motion carried unanimously.

Pumpkin Delight – Status Report

Site/Traffic Improvement bids were received from 4 contractors. Mr. Silver pointed out the range of the bids on the handout and noted they are all competent contractors. He stated Mr. Jim Pino from Olympus was present tonight if anyone had any questions. He also stated that Olympus is a local company, right here in Milford.

Mr. Marlow asked who would be doing the paving work since that is not something Olympus does.

Mr. Pino responded that work would be done potentially by City Point Construction and Maisano Paving.

Mr. Silver stated the bid for the site improvement is \$414,400.

Chairman Woods commented the aldermanic funds were in the amount of \$250,000 and asked why they are off so much.

Mr. Marlow remarked asphalt has tripled in price because of the cost of petroleum.

Mr. Silver agreed those costs had gone up considerably. He also noted the landscaping is \$20,000.

Mr. Pino added that concrete prices had also gone up.

Chairman Woods asked how they would fund this.

Mr. Schaefer explained they were recommending the money from the contingency funds of the two high schools to get this work done. He stated the amount is \$240,000 and that they were looking to take \$120,000 from each of the schools but commented when they consider bids at the high schools this winter they will be \$240,000 short. Mr. Schaefer also stated they needed to do the floors at Pumpkin Delight and that they just could not put that off any longer. He explained how the numbers would work.

Chairman Woods asked if there is a bid for that VAT.

Mr. Schaefer responded no they don't have that bid. He explained based on the work they felt they would need to reserve \$150,000. He stated they have \$50,000 in a grant from the State for the Pumpkin Delight site improvements.

Chairman Woods stated it was his understanding with the Mayor's approval they have the right to transfer but asked how they would do that.

Mr. Russell explained the first \$50,000 would be charged against the grant. A brief discussion ensued.

Mr. Silver stated that Olympus was the lowest responsible bidder and if the Committee so desired they would need to move to accept that bid.

Ald. Hardiman made and Mr. Hourigan seconded a motion to accept the lowest responsible bid of Olympus Construction for the site work at Pumpkin Delight School in the amount of \$414,000.

Mr. Silver stated they always ask how many days to commence work and completion of the work. He stated the bid requirement was for the project to be completed by August 30, 2007 and that they did not waive the August 30, 2007 completion date. He stated the Contractor's CYA note is included.

Mr. Pino stated he did not foresee any problems and that they were eager to start. He stated it would be ready for the first day of school; however, there may be punch list work trailing after August 30.

Chairman Woods asked if the work would start when school ends this year.

Mr. Pino replied yes and that they were looking to start June 20, 2007.

Mr. Schaefer corrected him and stated it should be June 22, 2007 since school ends on June 21, 2007.

Mr. Marlow asked if there was anything unforeseen with regard to this project.

Mr. Silver replied there might be a slight issue with the UI pole but that it would not hamper the start of the work.

Motion carried unanimously.

Chairman Woods asked about the budget transfer and if it would cover this and the VAT bids to come plus contingency.

Mr. Silver said he would agree with the recommendation from Mr. Schaeffer to do the \$120,000 from each high school.

Chairman Woods asked if that would include the contingency.

Mr. Schaefer replied yes.

Chairman Woods reiterated for the Board they were transferring \$120,000 from each high school into Pumpkin Delight and that it would include the site, VAT and contingency.

Ald. Hardiman made and Mr. Vitali seconded a motion, with the Mayor's approval, to transfer \$120,000 each from Law Phase II and Foran Phase II into the Pumpkin Delight site work.

Mr. Hourigan asked how they would make up that \$120,000 down the road, especially with costs going up.

Mr. Schaefer stated they discussed this with the Mayor and that they were hoping bidding the Phase II and III projects together would yield lower bids. He stated they also expect the bids to be submitted in December with bonding in January.

Motion carried unanimously.

Chairman Woods asked how long they have been waiting on the local review VAT plans from the Building Department.

Mr. Silver replied 55 days.

Chairman Woods asked if there was any risk the VAT would not be replaced this summer.

Mr. Silver replied yes and that it would depend on availability of contractors. A brief discussion ensued.

Jonathan Law H.S. - Phase III – Status Report

Mr. Silver explained the schematic plan handouts regarding the science lab, doors, and storage rooms. He explained the corridor had been aligned by storage room 129, which created regular size classrooms. He demonstrated how it also ties into the gymnasium. He also explained about the compartmenting doors.

Mr. Schaefer added this gives them the option of “freshmen academy” and that the freshmen wing is now more self-contained.

Chairman Woods asked about the courtyard.

Mr. Silver explained the protective courtyard and how it is arrived at. He also noted the link between math and room 123 and the ball fields and that the physical education classes would go out to the ball fields. He also pointed to page 6 of the handout and provided explanation as to the change. On page 7 he spoke of the windows, which are exit egress windows, and the rollup overhead doors serving the basement spaces.

Chairman Woods asked about the premium for the two basement storage rooms, guessed at \$23 per square foot, and that it seemed very reasonable.

Mr. Hourigan asked about the science rooms and if there are walls there.

Mr. Silver responded yes, the science prep area would be walled with 1-hr rating.

Mr. Russell asked why the lobby was so large.

Mr. Silver replied it is a second means of egress from the well-populated auditorium and gym. He explained it is a code required since this building is not sprinklered and that you have to maintain a certain egress width.

Chairman Woods asked about the dotted line on page 5.

Mr. Silver explained it represents a boundary between two theoretical properties, required by code officials, i.e. fire and building, in determining fire separations between expansive buildings.

Chairman Woods asked about the design.

Mr. Silver noted this is not the schematic design package and that he would have it for the Committee at the next meeting along with estimates. A brief discussion followed.

Joseph Foran H.S. – Phase III

Mr. Silver commented Mr. Cummings had not looked at the just distributed plan handouts. He also spoke of the surveys that have been completed; an A2 and T2 and that they are very detailed survey plans that Foran has not had since 1970. He continued with an explanation of page 9 and spoke of the early architectural thinking and the number of spaces that exist. He explained the early concepts are taken further on page 10. He stated it also dealt with relocating the daycare away from the dumpster and loading dock. He also spoke about the playscape and the development of the main entry. He stated that the Phase I/II elevators will serve the entire school and these additions. He continued with explanation of page 12 that included the nurse's area and PPS staff on the second level and noted the nurse's office doesn't need to be adjacent to the main office.

Mr. Cummings commented the playscape area might be a dark area.

Ald. Genovese commented regarding the number of classrooms as compared to Law.

Mr. Schaefer explained currently guidance takes up two classes. He stated when that is separated they will pick up two classrooms and will then end up with 11 renovated new classrooms in other wings in later phases.

Mr. Cummings added they would also re-capture some classrooms.

Mr. Vitali asked what the old entrance would be like.

Mr. Schaefer explained along with infilling the overhang with glass, the former admin area would become 3 art classrooms. A brief discussion ensued.

Chairman Woods asked if they would be putting in security cameras.

Mr. Schaefer replied they already have them.

Mr. Silver added the new security booth would be larger.

Chairman Woods asked if you would then be able to electronically survey the entire building.

Mr. Silver responded yes, that was the intent.

Chairman Woods asked if they are further behind on these plans than Law.

Mr. Silver responded yes, but they would continue to work with Mr. Cummings ASAP.

Mr. Vitali asked how many years they were looking at for this project.

Mr. Schaefer responded it would be in blocks with different things happening in each phase. He gave a brief overview.

Mr. Silver reminded the Committee the boilers and chiller are not reimbursable. He also spoke of the circulation areas and their set-up and the need to control it as it can get pricey, but they are still looking at it and still developing a welcoming, well-developed area.

Consideration of Payment Requisitions

Chairman Woods asked if Mr. Silver had the opportunity to review the payment requisitions and if he found them reasonable and would recommend payment.

Mr. Silver responded yes he had reviewed the requisitions and would recommend payment.

Mr. Hourigan and Ald. Hardiman made and seconded a motion to approve payment of Silver Petrucelli (#3) in the amount of \$3,000 for Pumpkin Delight School VAT replacement and traffic safety improvements. Motion carried unanimously.

Mr. Hourigan and Ald. Hardiman made and seconded a motion to approve payment of Jachimowski Construction Company (#15) in the amount of \$27,155.63 for Jonathan Law Phase I Additions/Renovations. Motion carried unanimously.

Mr. Hourigan and Ald. Hardiman made and seconded a motion to approve payment of Bismark Construction Co (#9) in the amount of \$20,780.00 for Foran High School Phase I Additions/Renovations. Motion carried unanimously.

Mr. Hourigan and Ald. Hardiman made and seconded a motion to approve payment of Silver Petrucelli (#13) in the amount of \$3,390.36 for Jonathan Law High School Phase II Renovations. Motion carried unanimously.

Mr. Hourigan and Ald. Hardiman made and seconded a motion to approve payment of Silver Petrucelli (#13) in the amount of \$1,484.92 for Foran High School Phase II Additions/Renovations. Motion carried unanimously.

Mr. Hourigan and Ald. Hardiman made and seconded a motion to approve payment of Silver Petrucelli (#2) in the amount of \$31,600.00 for Jonathan Law Phase III Additions. Motion carried unanimously.

Mr. Hourigan and Ald. Hardiman made and seconded a motion to approve payment of Silver Petrucelli (#2) in the amount of \$14,600.00 for Foran High School Phase III Additions. Motion carried unanimously.

The next meeting will be in late June, 2007 depending on the timing of the Pumpkin Delight project.

Being no further business to discuss, Mr. Vitali and Ald. Hardiman moved to adjourn at 9:04 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Board Secretary