

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
June 13, 2012**

The Permanent School Facilities Building Committee held a meeting on Wednesday, June 13, 2012 City Hall, Conference Room B. 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
C. Nardone, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)
C. Williams, Principal, ESMS
K. McCarthy, Fuss & O'Neil

Consideration of the Minutes of May 9, 2012 meeting

Ald. Vitali and Mr. Hardiman made and seconded a motion to approve the minutes of the May 9, 2012 meeting with the following changes:

p. 9, 3rd paragraph from the top, the motion should read for “**Bid Set Printing**”, *not PCB testing*.

Motion carried unanimously as corrected above.

Status Report RE: Elementary Schools Asbestos Abatement Project.

a) John F. Kennedy Elementary School – Mr. Silver referred the Committee to p. 3 of the handout and went on to explain the request from P. Bradbury for improved access above the ceiling, thereby deleting the gypsum board fascia at the soffits and installing 2 x 2s. Mr. Silver also referenced p. 6 for the backup. He stated this change would also improve the acoustics.

Chairman Woods asked the advantage to do this.

Mr. Bradbury replied this has already been done in other classrooms and would keep all the rooms the same.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve the change order credit to THP in the amount of \$1,182.00 for the soffits. Motion carried unanimously.

Mr. Quish asked if anything further was going to be done with the rest of the building.

Chairman Woods stated that was something for this Committee to decide.

Mr. Quish stated he thought the other wing was going to be done as well.

Mr. Bradbury stated THP is already giving them a hard time just getting the first 20 classrooms done. He stated there is just too much going on right now to get anything more done before school starts again in August.

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 stated there was nothing significant to report. He stated there was one change order for the Committee to consider on p. 6a of the handout. He explained the request from the Board of Education to obtain the furniture/equipment through Board of Education funds. He stated this list is a whittled down list from the original request and that it is about one third of the original request. He explained the request would go to the State as part of the project and that the City would receive reimbursement.

Mr. Silver added the approximate \$55,000 request would go to the State with the next City reimbursement requisition. He explained every other month Mr. Richetelli files for reimbursement payout.

Chairman Woods asked how much contingency would be left.

Mr. Silver replied it would be approximately \$43,000, but there were other change orders for the Committee to consider this evening.

Mr. Saley stated he was told this has to come to this Committee.

Mr. Nardone stated this was not contracted with the general contractor. He explained it would be submitted through Milford Public Schools, adding it was approved by the BSF. A brief discussion ensued.

Chairman Woods stated as they near the end of this project that administration/school board will have to come up with a second list.

Mr. Nardone referred the Committee to p. 6b for a change order for the art infill project classrooms. He explained over the last 6 months they have been going back and forth regarding the code concerning the paint spray booth. He explained initially the building official was requesting the area be vented and in order to do so the duct work would need to be re-designed to allow for enough clear space above the roof for venting. Mr. Nardone pointed to the Committee that this project was fully reviewed by the BSF without these requests. He stated over the last several months they have been going back and forth. He referred the Committee to p. 6c of the handout and explained the proposed change order in the amount of \$21,068.57, which was reduced from \$58,668.67, adding the backup continued on pgs. 6d-g of the handout.

Mr. Silver stated he felt they were now at the final number.

Mr. Nardone also stated they submitted a modification to the State and that they feel confident it will be approved.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve a change order to the Paragon Construction Company in the amount of \$21,068.57 for the spray booth/duct work at Joseph A. Foran High School, contingent upon the State approving the modification submitted to eliminate the duct sprinklers.

Mr. Quish asked the height of the roofs.

Mr. Nardone stated it is not so much the roof penetration, but this is a more cost effective way of routing the duct to the lowest roof with appropriate side clearances required by code.

Mr. Quish asked if the spray booth could be moved.

Mr. Saley stated he was not comfortable with any of this and that there needed to be accountability. He stated the citizens don't understand why these projects take so long.

Ald. Nunno stated he would be in favor of this. He stated a negative vote on this would effectively deny the student of program needs.

The motion carried 6 yes (Woods, Vitali, Nunno, Quish, Hardiman, DiBiase) and 1 no (Saley).

Status Report – East Shore Middle School Additions/Replacements

Mr. Silver referred the Committee to p. 22 of the handout. He went on to explain the reorganization of the bid packages to deliver Phase I under the \$12.0M bond approval. He pointed out two major add alternates, plus the site work as an add alternate.

Mr. Nardone stated he would be meeting with the BSF on June 20 and that he was hoping for a quick approval. He continued with a lengthy explanation of the drawings for Phase I.

Chairman Woods asked how long after the meeting would the project go out to bid.

Mr. Nardone stated he believed it should be very quick.

Mr. Silver noted Mr. Nardone has been speaking with the BSF and that they are aware of what is coming to them.

Mr. Nardone continued with an explanation of the drawing on p. 25-28.

Chairman Woods asked when they would go out to bid.

Mr. Nardone replied it could be as soon as June 25 but likely early July.

Chairman Woods asked when the bids would open.

Mr. Silver stated they would likely need 5 weeks and that they would need to take into consideration the 4th of July holiday. He stated he thought it would likely be early August. He went on to explain the work schedule and explained the contractors would start with the 8 classrooms.

Mr. Quish asked about the possibility of a second contractor on the project, assuming Phase II does go forward.

Mr. Silver explained the contractors would work concurrently. He referred the Committee to p. 29 for a change order for the repackage bid for the two phases. He stated the work was based on actual expended hours and that the invoice details the staff that worked on this project from May 1-31 for a total of 190 hours.

Ald. Vitali and Ms. DiBiase made and seconded a motion to approve a change order to Silver Petrucelli & Associates in the amount of \$20,940.69 for East Shore Middle School, for May activity to break bid set into two phases, re-PCT with state and rebid two times.

Mr. Quish asked if the committee ever got a hard number.

Mr. Silver replied that an early estimate was given, and that he believed he estimated the effort at \$40,000.

Motion carried unanimously.

Mr. Saley stated regarding the grease trap that he went to the Sewer Commission and spoke with Glenn Behrle at length. He stated there are two problems. He stated the grease trap and invert originally installed were done without a permit, and second, the water should not stink if it is installed properly. Discussion ensued.

Mr. Silver noted the grease trap was installed during the 1993-1994 construction work. Discussion resumed.

Mr. Bradbury also noted that Wastewater did a smoke test and also tested the baffles. He stated the grease trap water was clean, but the water still stinks. He also emphasized there is a high volume of use here.

Chairman Woods asked Mr. Saley if he asked about the “big dipper”.

Mr. Saley stated he would wait for more information and recommended that Mr. Behrle inspect the installation and advice. Discussion ensued.

Mr. Bradbury stated he would contact Mr. Behrle.

Ald. Nunno extended his appreciation to Mr. Saley for looking into this.

Status Report – Jonathan Law High School – Roof Replacement

Mr. Bradbury reported they are working in the area of the auditorium right now. He stated a lot of the edge work has been completed along with the band area. He noted the weather has been holding them up a bit. He stated they should be working back toward the old gym next.

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

Mr. Silver reported they are done with the membrane and that they would be doing the walkway pads next. He stated there has been discussion eliminate the elevated walkway. Discussion ensued.

Chairman Woods asked if there was any word on the observatory dome.

Mr. Silver responded delivery would likely be in another few months.

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

Mr. Silver referred the Committee to p. 7 of the handout which showed the bid tabulations which were rejected back on May 8, 2012. He referred the Committee to pgs. 12-14 and explained the color coding of each of the work areas. He stated on p. 15 was the letter of permit approval received from the Health Department, p. 16 showed the attendees for the pre-bid meeting and on p. 17 the bids received. Mr. Silver stated Mr. Nardone has been in discussions with THP and Paragon and that on p. 18 was a letter received from THP withdrawing their bid. He stated this left Paragon as the apparent low bid since THP dropped out.

Mr. Nardone went on to explain each of the bids and noted Paragon's bid across the board went down slightly.

Mr. Quish stated he wished to be clear on the scope of the work and that it was his understanding the work included removing floor tile, ceiling tile, lighting and replacement.

Mr. Nardone stated they were also getting back two classrooms where the former guidance office was.

Mr. Quish asked why the classroom GC package did not go out separate.

Mr. Silver explained if it was done as a GC package it would not be reimbursable by the BSF.

Chairman Woods stated there is \$900,000 available for construction, but that it does not include A/E CA services and financing.

Mr. Silver stated they are recommending the #2 base bid and original base bid A. He referenced the highlighted items on p. 19 of the handout.

Mr. Quish asked if funds could be transferred from sister projects to get the whole package done.

Mr. Saley asked if that would get the whole school done.

Mr. Bradbury replied yes.

Chairman Woods noted that would leave about \$147,000 left over.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve Paragon's original Bid A in the amount of \$488,000 and new bids B, D, & E in the amount of \$199,333 for a total bid package of \$687,333 for the Lead and Asbestos Abatement at Joseph A. Foran High School.

Mr. Quish asked about other monies available for transfer on the Law roof, which is not done yet.

Mr. Nardone stated they could approve certain areas and approach them to hold the numbers for remaining unselected areas.

Mr. Bradbury reminded the Committee there are no monies set aside for moving costs.

Chairman Woods asked an approximate cost for moving expenses.

Mr. Nardone replied approximately \$50,000.

Chairman Woods stated there is \$74,000 in contingency that could be used for moving costs.

Mr. Bradbury stated they needed to look at mobilizing this whole thing. He stated in the “C” wing there is more corridor work and less classroom. He stated they would need to work that out with Paragon.

Mr. Saley asked how long the bids are held. He stated it is his understanding it is 120 days.

Mr. Nardone replied yes and continued with an explanation of the numbers. Discussion ensued.

Mr. Nardone stated the question to the Committee is whether to award the green wing or 3rd floor where there are less classrooms. He stated the Committee needed to agree on a base contract and an amount.

Chairman Woods commented what he was hearing is that Mr. Bradbury would prefer the work on the 3rd floor, which is “C”. Discussion resumed.

Mr. Bradbury stated they needed to get a schedule from Paragon as to what they can get done.

Mr. Hardiman withdrew his second and Ald. Nunno withdrew his motion.

Ald. Nunno and Mr. Hardiman made and seconded a motion to accept Paragon Construction Company’s bid up to an amount of \$763,500, with the specific award to be determined by the architect and Mr. Bradbury. Motion carried unanimously.

Mr. Silver referred the Committee to p. 20-21 of the handout and explained the asbestos design and monitoring.

Mr. Saley asked if it would take the full 60 days to complete the work.

Mr. McCarthy replied yes.

Mr. Quish asked why they were asking for the full monitoring.

Mr. McCarthy stated the State requires it when the school is partially occupied.\

Mr. Hardiman and Ms. DiBiase made and seconded a motion to approve a change order to the Silver Petrucelli contract for the asbestos/monitoring at Joseph A. Foran High School in an amount not to exceed \$59,439.60, in accordance with the proposal dated February 14, 2011.

Mr. Quish questioned the terminology. He asked for a definition of “not to exceed” and questioned if not to exceed is a lump sum. He also commented if there is extra money for additional work, there would be another change order.

Mr. Silver explained the estimate is based on all.

Mr. McCarthy added there are two summaries. A brief discussion ensued.

Mr. Quish stated he would recommend the Committee direct Silver Petrucelli to direct F+O to request half days from the State DPH.

Mr. Silver stated they would make that request. He asked Mr. McCarthy if it would hurt the project start time-wise to make that request.

Mr. McCarthy replied no. He explained his notification is different from the notification of the contractor.

Chairman Woods asked if the proposal for half days would be \$350.\day

Mr. McCarthy responded yes.

Motion carried unanimously.

Mr. Silver referred the Committee to p. 1 for a change order. He explained the efforts of Silver Petrucelli and the time spent for the rebid which totaled 32 hours from the date the initial bid was rejected to the present.

Ald. Nunno and Mr. Quish made and seconded a motion to approve the change order to the Silver Petrucelli contract in the amount of \$3,608.00 for the rebid asbestos and lead work at Joseph A. Foran High School, Phase III. Motion carried unanimously.

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.

Ms. DiBiase and Mr. Hardiman 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.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve payment to Paragon Construction (6) in the amount of \$55,179.99 for Joseph A. Foran High School – Phase II – Lead Asbestos. Motion carried unanimously.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve payment to Paragon Construction (6) in the amount of \$96,079.01 for Joseph A. Foran High School – Phase III and IIIA Additions. Motion carried unanimously.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve payment to Fairfield Testing Lab (#12-04-19) in the amount of \$705.33 for Joseph A. Foran High School – Phase III and IIIA additions. Motion carried unanimously.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli CA (#12-756) in the amount of \$4,060.00 for Joseph A. Foran High School – Phase III and IIIA additions. Motion carried unanimously.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve payment to Quality Improvements, LLC (#2) in the amount of \$102,880.35 for Joseph A. Foran High School – Partial Roof Replacement.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli (#12-742) in the amount of \$1,280.00 for Joseph A. Foran High School – Partial Roof Replacement. Motion carried unanimously.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli (#12-729) Rebidding in the amount of \$20,940.69 for East Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve payment to Silktown Roofing, Inc. (#1) in the amount of \$548,169.00 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli (12-755) in the amount of \$2,050.00 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli (#12-690) in the amount of \$1,575.00 for John F. Kennedy Elementary School – VAT Floor and Ceiling Replacement. Motion carried unanimously.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli (Abmnt/Lead Design (#12-783) in the amount of \$3,608.00 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 recommended early July. The next meeting of the Permanent School Facilities Building Committee will be July 11, 2012.

There being no further business to discuss, Ald. Vitali and Mr. Quish made and seconded a motion to adjourn at 9:20 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary