

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
JUNE 25, 2014**

The Permanent School Facilities Building Committee held a meeting on Wednesday, June 25, 2014 at East Shore Middle School. Chairman Woods called the meeting to order at 7:03 p.m.

Committee Members Present

M. Woods, Chairman
B. Nunno
M. Ahrens
Ald. R. Vitali
Ald. M. Hardiman

Also Present

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

Excused: M. DeGrego (BOE), G. Gensure (BOE)

Consideration of the Minutes of the May 14, 2014

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve the minutes of the May 14, 2014 meeting as presented. Motion carried unanimously.

Status Report RE: Hazardous Materials Abatement/Tile Replacement Projects

- a) Joseph A. Foran High School ("Foran") – Consideration of Bids
- b) John F. Kennedy Elementary School ("JFK") – Consideration of Bids
- c) West Shore Middle School ("WSMS") – Consideration of Bids

Mr. Silver referred the Committee to p. 1 of the handout and explained the numbers. He continued onto p. 2 and explained there were three bidders, noting it is late in the season and many already have their plates full. Mr. Silver then explained the numbers for JFK from two years ago as compared to today. He then referred the Committee to p. 3 and reported there were two bidders and explained the base bids. He stated Bismark Construction has offered a large discount if they are awarded the bid. Mr. Silver explained to the Committee that they are free to pick and choose if they so desire. He stated p. 4 of the handout shows the bids from 2012 and explained if they look at the four spaces and add in the work for PCB's you can see the increase in the numbers. He reminded the Committee that PCB's were not a regulated concern in 2012.

Chairman Woods stated there are actually 5 base bids.

Mr. Nardone explained how Floor 3 was broken apart.

Chairman Woods stated the amount of money would dictate how to award.

Mr. Silver stated that school administration had offered some priorities to assist with that decision. A brief discussion ensued.

Mr. Bradbury stated because the bids are so late it has put him into a predicament not knowing what work will be done. He stated some of the room packing has been done and the teachers are gone and he still does not know what work will be done. Discussion resumed.

Chairman Woods stated JFK and WSMS would be completed and this Committee should do as much as possible at Foran.

Mr. Nunno stated he would agree that is the path to take.

Mr. Richetelli advised the Committee that the City and Board of Education made a commitment to Camp Happiness to get them back to Foran High School next year.

Mr. Bradbury stated he would recommend going first with base bid A, the band and practice rooms.

Mr. Richetelli asked what would be left over dollar wise if work is done at JFK and WSMS. Discussion resumed.

Ald. Vitali suggested the Committee go with the recommendation of Mr. Bradbury.

Mr. Bradbury reiterated he would like to see the work completed at JFK and WSMS and go with base bid A at Foran.

Chairman Woods suggested the Committee start at the top which work would be as follows: 1) Foran (base bid A – practice rooms and planetarium); 2) Foran base bid C (3rd floor green hall); and 3) JFK – base bid.

Mr. Silver suggested to the Committee that they could ask the bidders to hold their bids until next summer.

Mr. Richetelli suggested the Committee award all four including WSMS and that there would still be a decent contingency. Discussion ensued.

Chairman Woods asked if they could award JFK and WSMS and questioned if there was any way to know what is behind the walls.

Mr. Bradbury reminded the Committee they need to take into consideration moving costs that are not bid as part of the abatement contractor's tasks.

Chairman Woods suggested the Committee could award JFK and Foran as discussed and pass on WSMS for now.

Mr. Richetelli stated he felt they could do the work at WSMS and be safe. Discussion ensued.

Ald. Vitali and Mr. Nunno made and seconded a motion to award Niram, Inc the bid for the Hazardous Material Abatement work at JFK in the amount of \$146,000; and award Paragon the bid for Hazardous Material Abatement work at Foran in the amount of \$106,000 for Base Bid A – 1st Floor – Practice Rms and Planetarium; and award Bismark Construction for Hazardous Material Abatement work at Foran in the amount of \$437,017 for Base Bid C – 3rd Floor Green Wing, for a total bid package of \$689,017.

Mr. Nunno stated he would like to see the work done at WSMS as well and pointed out it was the recommendation of school's administration. A brief discussion ensued.

Motion carried unanimously.

Chairman Woods stated the Committee needed to decide whether to award the bid for the work at WSMS. He stated one question is the timing as the bid states a 45 day window. He stated Wiese is the apparent low bid in the amount of \$83,366, however, they just don't know the unexpected as to moving costs, etc. He stated it is important they do not run out of money. Discussion ensued.

Ald. Vitali stated he believed the Committee could award the work and that it could get done. Discussion ensued as to potential moving costs at JFK, Foran and WSMS.

Chairman Woods stated based on the analysis provided in the handout, if the Committee were to award all four schools, they would be left with \$5,317, but that it was a conservative number.

Ald. Hardiman and Mr. Nunno made and seconded a motion to accept the low bid from Wiese Construction in the amount of \$93,366 for the base bid at WSMS for the Hazardous material Abatement work.

Mr. Ahrens commented there is always the unknown and that tonight this Committee has attempted to uncover all of those unknowns.

Chairman Woods stated the critical part of Foran would be and the two other schools would be completely done.

Motion carried 4 yes (Woods, Vitali, Hardiman, Nunno) and 1 no (Ahrens).

Status Report – East Shore Middle School Additions/Replacements – Phases I& II

Mr. Funaro reported they are working in four areas of the school and also in the old restrooms. He stated it is a tight schedule in the art/band addition. He also reported the internal masonry work is almost done and they are beginning priming the walls and ceilings. Mr. Funaro reported they are also working in the administration area and are slightly behind because of the wall structure. He pointed out the change order regarding the walls but that they moved along in good faith that the issues would be taken care of. He stated they should be done with both by mid August. He reported the next restrooms' demo work began and that early next week they would do the remaining bathrooms.

Ald. Vitali asked about the roof work.

Mr. Funaro stated he is pushing that contractor with siding which has been the priority. He stated the flashing is all done and they will be proceeding to the trim. He spoke of the issues they had with the roof which included the flashing but pointed out it is water tight.

Mr. Richetelli stated last July he sounded the alarm about getting done in time for the opening of school and school was delayed a week. He stated since December this Committee has been told by Bismark that all work would be done in June and now tonight he is hearing August 15th. Mr. Richetelli stated he is sounding the alarm now that this project will not be done by the start of the school year.

Mr. Funaro stated there were issues with the administration wing and also some change order issues.

Mr. Richetelli recalled this Committee heard from Greg Raucci himself in May that he did not foresee many more change orders and that he would be done and out of here in June.

Mr. Funaro stated the work would be done by the start of school. He stated they will be painting existing administration wing walls in the next two weeks. He also pointed out it was not construction that held up the start of school last year.

Mr. Richetelli disagreed and further explained the teachers have to be in two weeks before school starts which is around August 17-18.

Mr. Ahrens stated he would like to see some type of schedule. He also recalled that the conversation as to when the work would be completed started some time ago.

Chairman Woods asked what issue they were having with the administration wing.

Mr. Funaro stated it is the existing wall conditions in that area.

Mr. Silver referred the Committee to p. 17 of the handout which showed the conditions of the upper and lower plaster walls after the tile was pulled off. He explained the 1 ½" upper to lower finish difference, which he noted is typical of 1940's, early 1950's construction. He stated the photos and backup continue on p. 21. He also stated it is an old building that needs a lot of patching and repair in wing A. Mr. Silver referred the Committee to p. 10 of the handout for the change orders.

Mr. Nardone explained restrooms 164 & 167 required padding and skim coat at a cost of \$9,910.

Chairman Woods asked about the other restrooms.

Mr. Funaro stated he did not feel the others would have the same problem because of the underlayment of the ceramic tile.

Chairman Woods asked if the amount was legitimate and fair.

Mr. Silver stated they have argued this and gone back and forth and this was the best amount Bismark would offer.

Mr. Ahrens and Ald. Hardiman made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$9,910 for the existing tile removal in restrooms 164 and 167 which revealed poor wall conditions and required repairs including padding and skim coat.

Mr. Nunno stated the price seemed awfully high to build out 1 ½" of wall.

Mr. Funaro stated it is actual cost, which includes labor.

Ald. Vitali asked the square footage.

Mr. Nardone stated it is about 800 sq. ft. He stated the carpenter work was the greatest costs.

Chairman Woods asked Mr. Silver if he was recommending the amount at this time.

Mr. Silver stated they have argued this and gone back and forth. He stated it is mostly labor. He stated the amount is high, but Bismark asked that it be brought before this Committee.

Mr. Ahrens stated the fact that it took 9 days was the sticking point for him.

Chairman Woods stated it was his recollection that Bismark was going to charge an extra \$15,000 mobilization fee when the restroom change order was accepted, but Bismark did not charge on the bathrooms, which equates to the upcharge for the restroom work.

Motion carried 4 yes (Woods, Hardiman, Vitali, Ahrens) and 1 no (Nunno).

Mr. Silver stated the next change order in the amount of \$26,806 for the wing wall patch and repair. He stated the backup could be found on p. 19 & 21 of the handout.

Mr. Nardone stated the identified areas were in red text.

Mr. Funaro explained they basically skimmed and padded the walls. He also pointed out the taper started today.

Chairman Woods asked Mr. Silver if the amount was fair.

Mr. Silver stated they took out the superintendent hours. He also stated they argued this back and forth regarding the carpenter and foreman hours. He stated the price is high and that they looked at labor and materials which is about 1,000-1,200 sq. ft.

Mr. Funaro added it is fitted pieces of plaster they are putting up.

Ald. Vitali asked if there was another type of material that could have covered the holes better.

Mr. Funaro stated in the long run that would have been more costly.

Mr. Ahrens stated based on the numbers it is twice the amount of the first change order, but this cost is more.

Mr. Funaro stated they have kept track of the hours. He also pointed out there are a lot of cutouts and complexity.

Mr. Ahrens and Mr. Nunno made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$26,806 to repair the deteriorated wall conditions in the administration wing. Motion carried unanimously.

Mr. Silver referred the Committee to p. 22-24 of the handout for the next change order. He stated the old library area called for the woodwork to come down. He pointed out they decided to preserve all of the unique woodwork rather than pay for skim coating the likely deteriorated cinder block under walls. He referred the

Committee to p. 23 which showed the time. Mr. Silver stated in reviewing this they did take issue with the dumpster which was removed.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$8,679 for the A wing modifications. Motion carried unanimously.

Mr. Silver referred the Committee to p. 25 of the handout for the roofing change order. He stated this deals with two elements and goes back to that October incident last year when they had to shut down the kettle pot. He stated there is a lot of back up on this change order starting on p. 25. Mr. Silver stated Imperial Roofing initially asked for \$9,472 which was related to that day. He also stated the contractor stated he had a 14 person crew, which he doesn't argue. Mr. Silver continued by reading the contract language specifications and stated they do not recommend granting the labor request on this change order.

Mr. Funaro stated his point that the specifications are subjective. He questioned how he is to know what will be disruptive during bidding and that this instance was not spelled out.

Chairman Woods asked how it is determined if it is disruptive.

Mr. Bradbury stated a number of students went to the school nurse and day and were physically ill.

Mr. Funaro pointed out there have been a lot of things on this job that have been done without cost to the owner just so the work could get done. He stated there has to be a certain amount of tolerance.

Mr. Silver countered back "not when children are getting sick." He stated education comes first and education cannot be disrupted by contract language.

Mr. Funaro spoke of the phasing schedule that re-roofing could not be done. He stated he totally disagrees 100%, but he would take the labor off the change order. He stated that the amount of the change order would be \$6,207.

Mr. Nunno and Mr. Ahrens made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$6,207 for the media center roofing. Motion carried unanimously.

Mr. Silver stated the last change order could be found on p. 31, with photographs on p. 33 regarding the drywall ceiling repair work inside the classrooms. He stated there is nothing in the code about gypsum, but that Mr. Funaro feels the building officials will ask them to button up the holes. Mr. Silver stated he would ask the Committee to accept this change order with the condition "accepted as required by the building official."

Mr. Funaro stated his concern is with the areas of void in the insulation. He stated he would insulate and not sheetrock unless the building official requires it. A brief discussion ensued.

Mr. Silver stated if the building official does require he would ask the Committee to approve the change order in the amount of \$2,296. The consensus of the Committee was to approve the change order if the work was required by the building official.

Mr. Ahrens asked the remaining contingency amount.

Mr. Silver stated approximately \$40,000 in Phase II and \$40,000 in Phase III.

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

Mr. Silver referred the Committee to p. 6 of the handout which showed the letter from WB Mason concerning the status of FF&E. He also referred to p. 7-8 which items which showed the list of furniture on site or in the warehouse. He stated with regard to IT and security they are working with Mr. Bradbury and the electrical engineer has met with Omni. Mr. Silver pointed out the specifications were developed almost two years ago, so there have been some changes.

Mr. Ahrens asked if any of the construction work pushes back the IT or security work.

Mr. Bradbury noted there is a lot of work and of course he would have liked to have had it done sooner than later. He stated the concern with the summer is switching all of the furniture.

Consideration of Payment Requisitions

Chairman Woods asked Mr. Silver 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. Silver replied yes.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Bismark Construction Company PH 1 (Gen. Const) (#19) in the amount of \$276,984.85 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Fairfield Testing Lab (#14-01-61) in the amount of \$1,566.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (22) in the amount of \$3,451.50 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (23) in the amount of \$1,969.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli PH 1 CA+ENV CA (#14-955) in the amount of \$13,440.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Bismark Construction Company PH 2 (GEN. CONST) (#15) in the amount of \$295,325.20 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to W.B. Mason (Media Furniture #478799) in the amount of \$10,456.20 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to William B. Meyer Moving (#C1235/1) in the amount of \$472.50 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli PH 2 CA+ENV CA (#14-994) in the amount of \$1,461.63 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli PH 3 CA (#14-976) in the amount of \$2,250.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

The next meeting of will be Wednesday, July 9, 2014.

Mr. Ahrens asked how the Committee can get a better visibility on a critical target date for completion.

Mr. Funaro stated he expects to be done early to mid August.

Mr. Ahrens stated he would like to see a tighter visibility date and that he did not want to see the same scenario as last year when the opening of school was delayed. A brief discussion ensued.

There being no further business to discuss, Ald. Vitali and Ald. Hardiman made and seconded a motion to adjourn at 9:13 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary