

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
REGULAR MEETING  
JULY 10, 2008**

The Permanent School Facilities Building Committee held a meeting on Thursday, July 10, 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  
Ald. R. Vitali  
J. Quish (BOE)  
C. Kopazna (BOE)  
D. DeFlumeri

Also Present

W. Silver, Silver Petrucelli Assoc., A/E  
P. Bradbury (MPS) (7:08 p.m.)  
D. Hourigan, Chairman (BOE)  
J. Garagliano (MPS)  
M. Cummings (MPS)  
J. Rohrig (BOE)

Excused: Ald. R. Nunno, T. Creedon

**Consideration of the Minutes of July 1, 2008 meeting.**

Mr. DeFlumeri and Mr. Quish made and seconded a motion to approve the minutes of the July 1, 2008 meeting as presented. Motion carried unanimously.

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

Mr. Silver reported there has been some progress and that Spectrum is planning on being on site next week. He explained they are juggling the four stairwells and would be working on stairwells 1 and 4. He stated since there is work going on in the areas of stairwells 2 and 3, they would wait a little longer before repairing those stairs.

Chairman Woods asked if the elevator is out of service.

Mr. Silver responded yes.

Chairman Woods questioned whether the work would be done correctly.

Mr. Silver responded yes. A brief discussion ensued.

Mr. Silver also reported the gym floor is now being re-constructed. He also reported the concrete underneath showed virtually no moisture. He reiterated the work is going along well and that the supervisors are doing a good job.

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

Mr. Silver spoke as to the change orders.

Chairman Woods asked how long the project would take.

Mr. Silver replied it should be only about a month.

Mr. Bradbury addressed the upcoming need to replace the old “day tank” for the emergency generator. He described the tank and explained its use. A brief discussion ensued. A possible change order will be developed.

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

Mr. Silver reported they finished removing the old boiler #2 and that he received word today the replacement boiler would arrive tomorrow.

Chairman Woods asked if they were on track.

Mr. Silver responded yes. He also stated there is one change order for the Committee to consider. He explained the need to replace the deteriorated structural steel at the 1971 cooling tower stand at a cost of \$8,470.

Chairman Woods asked if the work is necessary.

Mr. Silver responded yes. He explained the steel is nearly 30 years old and is rusting and there is very little left in one corner.

Ald. Vitali and Mr. DeFlumeri made and seconded a motion to approve the change order to Bismark Construction Company in the amount of \$8,470 for the structural steel replacement of the cooling tower at Foran High School – Phase II.

Mr. Silver reported to the Committee that Bismark was asking for a 10-day extension for the completion date from August 18, 2008 to August 28, 2008.

Chairman Woods asked if it was a reasonable amount of time.

Mr. Silver explained that Bismark had lost at least 7 days waiting for the steel, adding their completion timeframe would still be close.

Ald. Vitali and Mr. DeFlumeri moved to amend the motion to include an additional 10-day extension to Bismark Construction. Motion carried unanimously.

On the main motion, motion carried unanimously.

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

Mr. Silver read an e-mail he received from T. DeNapoli from CT Carpentry dated July 10, 2008 concerning the supervision at the project (attached Addendum “A”). Mr. Silver also addressed the progress of the work, commenting it seemed slow. He stated they went through with the contractor and did an assessment. He explained Silver Petrucelli’s concerns with the lack of supervision. A brief discussion ensued.

Chairman Woods suggested Silver Petrucelli let the contractor know the Committee may wish to consider liquidated damages, if necessary, if the work continues to fall behind. He asked the date of the contract deadline.

Mr. Silver responded August 30, 2008.

Mr. Quish asked if the contractor had provided a gant chart and commented the Committee should step in if it is not being followed.

Mr. Silver stated the contractor did provide a gant chart, however, he had not reviewed it prior to coming to tonight's meeting. Discussion continued.

Chairman Woods asked that Silver Petrucelli review the schedule and let the contractor know the Committee wants an updated schedule. He also asked if there were any change orders.

Mr. Silver referred the Committee to page 14. He stated he did not believe the Committee took the following action at the last meeting concerning the 6" vinyl base substitution. A brief discussion ensued.

Ald. Vitali and Mr. DeFlumeri made and seconded a motion to approve the change order to CT Carpentry Co., Inc. in the amount not to exceed \$3,000 to change the 4" base to 6" where 6" existed before the VAT demolition. Motion carried unanimously.

Mr. Silver advised the Committee of a potential change order for the Smart boards for 10 science classrooms.

Chairman Woods asked if a decision was made by the Board of Education to get Smart boards.

Mr. Silver responded yes, it was his understanding they were preferring Smart board and it was for the consideration of the Committee to decide and that he would be bringing the change order to the next meeting.

Mr. Cummings explained in detail a Smart board, its technology and what it brings to the classroom. Discussion ensued.

Chairman Woods asked if it had been determined if they were ordering polyvision product.

Mr. Silver stated it was his error to list the originally considered polyvision product on the handout sketches, but that 'Smart Board' was the preferred system and that it would be the same at Foran as well.

Chairman Woods asked if they would be deciding the manufacturer, style and how many classrooms.

Mr. Cummings stated they are only for the science classrooms.

Chairman Woods stated under the contract they bought 20 whiteboards and asked if this can be added on later.

Mr. Silver responded yes. He referred the Committee to pages 37 b and c of the handout and gave an explanation of both.

Chairman Woods asked if there were any other change orders.

Mr. Silver stated he wished to make the Committee aware of a possible change order in the future. He explained the State Health Department visited the project last month and asked that a heavy metal test of the lab's original fume hood flue be conducted. He explained these are the original 1962 exhaust ducts and based on the recommendations it could come back to this Committee as a Fuss & O'Neill change order because the State Health Department had asked for the testing.

Chairman Woods asked if this was a mandated change order.

Mr. Silver responded it was not mandated but the 'request' carries a similar weight and the results were in the packet, all below action thresholds.

Chairman Woods asked if anyone else had any comment.

Mrs. Garagliano commented she was glad to hear the Committee would be sending a letter to the contractor. She expressed concern over the timeframe for the work to be done prior to the opening of school.

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

Mr. Silver reported there is better progress at Foran than what they have seen at Law. He reported the demolition work is nearly complete.

Chairman Woods asked if they are ahead of Law.

Mr. Silver responded yes, by about a week.

Chairman Woods asked if they have a schedule and are adhering to it.

Mr. Silver replied yes, reiterating they were a little ahead of it.

Chairman Woods asked if there were any change orders.

Mr. Silver referred the Committee to page 15 of the handout. He explained the media center furniture changes that resulted in a credit of \$107.61.

Chairman Woods asked if it was reasonable.

Mr. Silver responded yes.

Mr. Quish and Mr. DeFlumeri made and seconded a motion to approve the net credit media center furniture change order from Paragon Construction in the amount of \$107.61 at Foran – Phase II. Motion carried unanimously.

Mr. Silver addressed the substitute sheetrock walls above the ceilings and the credit in the amount of \$3,236.00 and they were not happy with the credit. He also commented the Committee should not approve a “NTE” at this time. He explained they have used the contractor’s own schedule of values in arguing for a greater credit. He stated he was bringing this to the Committee for informational purposes only.

Chairman Woods asked what was next with this.

Mr. Silver spoke as to the extra fume hood stating at the last meeting the Committee chose not to spend the \$29,000. He explained a member of the science staff originally requested the extra fume hood and it was also being considered because of possible changes to the academic program. He stated the new recalculated and reduced price is \$27,534.91. He went on to explain the mechanical work, which is exorbitant in their opinion and also pointed out this is for consideration only at Foran.

Mr. Cummings explained the concern was if the State goes forward with the new science curriculum then students will be required to more lab courses, requiring 3 labs with fume hoods.

Chairman Woods asked Mr. Cummings if he had a recommendation for the Committee at this time.

Mr. Cummings stated he would rather see the Smart boards for the classrooms if it were to come down to a prioritization.

Chairman Woods asked if the value of the previously approved \$2,000 change order was worth it. Discussion ensued.

Mrs. Kopazna and Mr. DeFlumeri made and seconded a motion to rescind the \$2,000 change order previously approved to have the cabinet prepared for a future hood. Motion carried unanimously.

Mr. Silver stated the next change order in the amount of \$231.00 was to add a nitric acid compartment to the explosion cabinet and explained it met the UL requirements for the acid resistant cabinet and this new staff request.

Ald. Vitali and Mr. DeFlumeri made and seconded a motion to approve the change order to Paragon Construction in the amount of \$231.00 for the nitric acid compartment to explosion cabinet. Motion carried unanimously.

Mr. Silver explained they were reviewing several possible change orders for consideration by the Committee. He explained a possible change order to reinsulate the courtyard soffit area. He explained when the contractor pulled down the grid they found some saturated batt insulation likely contaminated with lead and that it will need to be reinsulated. He noted this was not in the original contract and that they are reviewing it at this time because they have not come to an agreement with the price.

Chairman Woods asked if it could wait without holding up the project.

Mr. Silver responded yes.

Chairman Woods asked about the change order for the removal of the sheetrock in stair 1.

Mr. Bradbury explained in stairwell #1 they would need to remove the sheetrock and metal studs that are concealing the originally painted concrete and masonry walls, due do some mold found on the sheetrock. He explained with the new dehumidification system in this area and the air handlers it should control any future mold issues in this area.

Chairman Woods asked if the price seemed fair. Mr. Silver said yes.

Ald. Vitali and Mr. DeFlumeri made and seconded a motion to approve the change order to Paragon Construction in the amount of \$2,020.55 to remove the molded sheetrock in stairwell #1. Motion carried unanimously.

Mr. Silver spoke as to the replacement of the ceilings and the 2<sup>nd</sup> and 3<sup>rd</sup> level media area. He stated Mr. Ridinger asked why the Committee approved it as a “NTE”. He referred the Committee to page 18 of the handout for explanation with values committed in writing. He stated Mr. Ridinger is asking the Committee to remove the “NTE” and asked that the change order be approved at \$54,000. Mr. Silver said yes.

Chairman Woods stated it was his recollection it was not a time and materials change order. He asked if Mr. Ridinger was saying the best he could do is \$54,000.

Ald. Vitali and Mrs. Kopazna made and seconded a motion to convert the “NTE” change order for the asbestos abatement on the 2<sup>nd</sup> and 3<sup>rd</sup> floors at Foran High – Phase II to an approval of \$54,000.

Discussion ensued.

Motion carried 4 yes (Vitali, Kopazna, Woods, DeFlumeri) and 1 abstention (Quish).

Mr. Silver referred the Committee to pages 38-45 regarding three different contractors’ quotes for the Smart boards. He reported today he received an email that the \$59,320.00 figure is down to about \$57,000.

Chairman Woods stated the Committee would need a definitive decision from administration as to what type of brand they are looking for. He asked if Mr. Cummings could bring that information to the Committee’s next meeting.

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

Mr. Silver stated they have been in contact with the State Building Department. He reported the State Building Official is away on vacation at this time.

Chairman Woods asked where they stand with regard to the two schools.

Mr. Silver replied both plans have been reviewed and that Law has around 10 CT DOE BSF comments. He also reported they are working with the regulatory agencies as well.

### **Status Report - Phase III – Jonathan Law High School**

Similar report as Foran's.

### **Consideration of Payment Requisitions**

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

Mr. Silver replied yes. He explained CT Carpentry is the second payment and that Clean Harbors is for the chemical prep room removals. He pointed out the requisition for the movers as well as Silver Petrucelli.

Mrs. Kopazna and Mr. DeFlumeri made and seconded a motion to approve payment of Connecticut Carpentry (#2) in the amount of \$273,100.28 for Jonathan Law Phase II additions/renovations. Motion carried unanimously

Mrs. Kopazna and Mr. DeFlumeri made and seconded a motion to approve payment of Clean Harbors (C20847350) in the amount of \$2,102.20 for Jonathan Law – Phase II additions/renovations. Motion carried unanimously.

Mrs. Kopazna and Mr. DeFlumeri made and seconded a motion to approve payment of Silver Petrucelli (#24) in the amount of \$29,945.00 for Jonathan Law – Phase II additions/renovations. Motion carried unanimously.

Mrs. Kopazna and Mr. DeFlumeri made and seconded a motion to approve payment of Clean Harbors (C20847353R) in the amount of \$1,774.80 for Foran High School – Phase II additions/renovations. Motion carried unanimously

Mrs. Kopazna and Mr. DeFlumeri made and seconded a motion to approve payment of Silver Petrucelli (#26) in the amount of \$18,060.00 for Jonathan Law – Phase II additions/renovations. Motion carried unanimously.

Chairman Woods stated the Committee would have their next meeting at Jonathan Law High School on Tuesday, July 22, 2008 at 7:00 p.m.

Mr. Bradbury recommended the Committee members enter through the front of the building where he would meet them.

Mr. DeFlumeri and Mr. Quish made and seconded a motion to adjourn at 8:43 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber  
Committee Secretary