

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
July 11, 2012**

The Permanent School Facilities Building Committee held a meeting on Wednesday, July 11, 2012 City Hall, Conference Room B. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
J. Quish
M. Hardiman
S. DiBiase (BOE)
C. Saley (BOE)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli Assoc., A/E
P. Jorgensen, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)
K. McCarthy, Fuss & O'Neil
M. Myers, Fuss & O'Neil
J. Richetelli (MPS) (7:44 p.m.)
A. Ridinger, Paragon Construction

Excused: R. Vitali (BOA), R. Nunno (BOA)

Consideration of the Minutes of June 13, 2012 meeting

Mr. Quish and Mr. Hardiman made and seconded a motion to approve the minutes of the June 13, 2012 meeting as presented. Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project.

a) John F. Kennedy Elementary School – Mr. Jorgensen reported he had a meeting today regarding the progress and where they stand with the project. He stated they are on schedule so far and went on to explain the schedule. He noted there are no change orders tonight, but noted there was an issue with three classrooms as they were “shot” blasting and the 1965 concrete slab areas were found to be in poor shape. He stated they will do the usual skim coats as specified in the project manual, but they will likely require quite a larger buildup of the flooring.

Mr. Quish asked if there is a unit price in the bid docs.

Mr. Jorgensen explained it would be a feather finish right now and difficult to ‘unit price’ at bid time. He stated the area is about 2500 sq. ft with about 800 sq. ft of classrooms. He stated he asked THP for a rough number and was told it would be about \$1.50 per sq. ft. He stated however, he has not been able to research the numbers as yet. Discussion ensued.

Chairman Woods asked Mr. Jorgensen if he had a recommendation at this time.

Mr. Jorgensen responded they have not fully reviewed everything. He stated rather than wait a few weeks this Committee could approve a 'not to exceed allowance' for \$4,000 and then the final number would be determined with the finite change order proposal based on actual measurements.

Mr. Bradbury spoke regarding the specifications. He stated he is pushing THP to speak with Spectrum to see if filing with an epoxy is the route to go.

Mr. Silver pointed out it was important to be careful that any substituted material does not affect the warranty.

Mr. Saley asked if a core sample could be taken.

Mr. Jorgensen replied it was not out of the question but that it would only verify the underlying concrete composition and not determine the cause of the poor surfacial concrete. Discussion resumed as to a NTE proposal.

Mr. Quish stated he would recommend a product and see a fixed cost from the contractor. He asked if the square footage was based on market rate. He stated he did not feel this Committee needed to affix a number.

Mr. Bradbury stated Spectrum would have to decide the best product.

Mr. Jorgensen stated although they do not have a proposal, but they did do a walk through the rooms.

Mr. Quish suggested they approve just the certified price and agree to have Silver Petrucelli determine the actual amount. He stated he was not sure the value of \$6,000.

Chairman Woods asked what caps their exposure.

Mr. Quish stated they will end up coming back to the table if there is more square footage.

Mr. Silver stated the question would be if Spectrum accepts it without the cap. He stated they may want to have a number to work with.

Mr. Quish commented he understands this is an unforeseen condition in the field that has to be dealt with.

Mr. Hardiman and Ms. DiBiase made and seconded a motion to approve a change order to the THP contract in an amount not to exceed \$6,000 at a unit price not to exceed \$1.50 per sq. ft.

Chairman Woods stated the contractor will eventually have to give the Committee a fixed number. He stated if it is not more than four classrooms of the eight than it will not be enough.

Mr. Quish stated he would like to get something in writing from Spectrum as to the type of finish the condition warrants.

Motion carried unanimously.

Chairman Woods asked about any additional work. He stated several remarks were made at the last meeting by Mr. Bradbury regarding the difficulty THP was having completing 20 rooms of work on time.

Mr. Bradbury stated at this point he would not recommend any additional and expanded reflooring work at the school.

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. Ridinger reported the flooring work is moving along, also ceiling grid is in and the tile abatement work should be complete this week. He stated crews have been working weekends since the 4th of July.

Mr. Myers reported the first floor work would be complete this week and the second floor is close.

Mr. Nardone asked about the list of sidewalks.

Mr. Ridinger stated there is one more to do.

Mr. Nardone stated they are starting to close out backup documentation to Mountford. He stated they should be able to get the finals and close them out shortly.

Chairman Woods asked about the status of the code modification request to the State.

Mr. Nardone stated he still has not seen anything, but noted last week was a short week.

Chairman Woods asked the target completion date.

Mr. Ridinger replied the end of July.

Status Report – East Shore Middle School Additions/Replacements

Mr. Silver reported the rebid pre-bid meeting was held where 14 contractors attended, many who were 'repeats'. He stated they are looking at 4-5 weeks to open the bids. He stated they have received two responses, but one has stated they will not be bidding. Mr. Silver continued with an explanation of the specifications and the tie-ins to the second phase.

Chairman Woods reported he was at the Board of Aldermen meeting about a week ago where he provided them with an executive summary of the work of this Committee. He stated the ESMS addition/renovation consumed most of the questions. Chairman Woods commented the aldermen seem to be receptive to enhancing the funding. He stated the indication is they will fund the second phase. He stated the question to the Committee is how to address the aging 1950's boys and girls lavatories.

Mr. Nardone stated there are actually four bathrooms and explained the priorities. Discussion ensued.

Chairman Woods stated he would be in favor of adding the bathroom works as an add alternate to the project.

Mr. Quish stated the question would be what does it include, fixtures and finishes or a total gut job.

Mr. Nardone stated some of the bathrooms have six fixtures which would require an ambulatory accessibility change should the spaces be 'touched'.

Mr. Silver referred the Committee to p. 11 of the hand out for a change order for repackaging of the bid set for two phases. He stated the breakdown continues on pg. 12-19.

Chairman Woods asked if this is a final number

Mr. Silver stated there is still a re-bid for July and August, however, July would be lighter.

Ms. DiBiase and Mr. Quish made and seconded a motion to approve a charge order to the Silver Petrucelli & Associates contract in the amount of \$21,537.50 to break the bid set into two phases, re-pct with the State and rebid for the East Shore Middle School addition/renovation for the month of June.

Mr. Saley asked if there was any more information about the grease trap.

Chairman Woods recalled at the last meeting Mr. Bradbury would be contacting Mr. Behrle.

Mr. Bradbury stated he had not had the opportunity to meet with him, but would do so shortly.

Motion carried unanimously.

Mr. Silver stated there is concern of the building inspector regarding the courtyard. He stated he was waiting for them to hear back from the State. He added the permit/code review has not been completed, but hopefully it will move along quickly as they are aware the project start is coming.

Mr. Nardone stated they received a letter from the Superintendent of Schools stating the full use of the courtyard and the number of occupants.

Status Report – Jonathan Law High School – Roof Replacement

Mr. Silver reported they are more than 50% through the project. He went on to explain the photographs distributed to the Committee members. He also stated to date there are no change orders.

Mr. Bradbury stated for the record that Silktown Roofing Co. is very good and they have been great to work with, adding very are very responsive to any issue.

Chairman Woods asked if July 30 was still the substantial completion date.

Mr. Silver replied yes.

Mr. Quish asked about the length of the warranty.

Mr. Silver replied 20 years.

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

Mr. Jorgensen reported there is very little activity at this point. He stated the main area of the roof has been completed. He stated the observatory roof dome is on order and that it would be close to the end of the summer before it comes in.

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

Mr. Silver referred the Committee to p. 2 of the handout recalling the Committee had established an amount of \$752,000. He continued with an explanation of the numbers.

Mr. Ridinger advised they are going full tilt with the abatement.

Mr. McCarthy stated the gym and storage room have been completed, as well as the office area near the pool. He stated the bleachers would be done over the weekend. Mr. McCarthy also reported the second floor was done with gross lead removal and abatement and acoustics to follow. He stated the third floor would be broken into two areas. He continued with a lengthy explanation of the lead removal.

Mr. Myers spoke of the monitoring and explained the 8 hours of the 12 hr shift. He stated he feels the part time monitoring dictated by the Building Committee is just not sufficient. Discussion ensued regarding the abatement process.

Chairman Woods asked an estimate as to when the abatement work would be complete.

Mr. Myers stated he felt it would be the end of the month.

Mr. Ridinger stated he believed it could be sooner.

Mr. Richetelli commented the project has been an effort and a push. Lengthy discussion resumed regarding monitoring.

Mr. Nardone referred the Committee to p. 3 of the handout for a change order for the ceiling upgrade. He explained the change is for conformity in the schools and was requested by Mr. Bradbury.

Mr. Silver stated they usually specify three different manufacturers for any project, which encourages competitive bidding. He stated they have been back and forth with the sub-contractor and have negotiated four change order revisions. He stated p. 5 provided the most recent backup, with a supporting letter on p. 6.

Chairman Woods asked if it was the same ceiling area as originally bid.

Mr. Nardone replied yes, adding this is a materials only change proposal.

Mr. Silver referred the Committee to p. 7, pointing out the last two lines which compared to the other independent contractors/providers checked for price verification.

Mr. Bradbury pointed out uniform and simple maintenance is important.

Mr. Quish and Ms. DiBiase made and seconded a motion to approve a change order to the Paragon Construction contract in the amount of \$6,000 for the change from Celotex to Armstrong ceiling panels for uniformity in the school.

Chairman Woods commented the aesthetics was as important as functionality for maintenance purposes.

Motion carried 4 yes (Woods, Quish, DiBiase, Hardiman) and 1 no (Saley).

Mr. Silver referred the Committee to p. 8 of the handout regarding William Meyer, Inc, moving costs. He went on to explain the DAS unit price basis for this Milford Public School award, which is acceptable to the BSF, and also timely.

Mr. Bradbury added they are in line with other trade prices.

Chairman Woods asked if a vote was required.

Mr. Silver replied no, the information was to keep the Committee informed.

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.

Mr. Saley and Ms. DiBiase made and seconded a motion to approve payment to Paragon Construction (7) in the amount of \$75,279.00 for Joseph A. Foran High School – Phase II Lead Asbestos. Motion carried unanimously.

Mr. Saley and Ms. DiBiase made and seconded a motion to approve payment to Paragon Construction (7) in the amount of \$104,453.79 for Joseph A. Foran High School – Phase III and IIIA additions. Motion carried unanimously.

Mr. Saley and Ms. DiBiase made and seconded a motion to approve payment to Fairfield Testing Lab (#12-05-11) in the amount of \$761.94 for Joseph A. Foran High School – Phase III and IIIA additions. Motion carried unanimously.

Mr. Saley and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli IIIA CA (#12-924) in the amount of \$2,030.00 for Joseph A. Foran High School – Phase III and IIIA additions. Motion carried unanimously.

Mr. Saley and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli (12-907) in the amount of \$1,920.00 for Joseph A. Foran High School – Partial Roof Replacement. Motion carried unanimously.

Mr. Saley and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli (#12-894) Redbiding in the amount of \$21,537.50 for East Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Saley and Ms. DiBiase made and seconded a motion to approve payment to Silktown Roofing, Inc. (#2) in the amount of \$584,278.50 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

Mr. Saley and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli (12-923) in the amount of \$2,715.00 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

Mr. Saley and Ms. DiBiase made and seconded a motion to approve payment to THP General Contractors (#3) in the amount of \$22,404.00 for John F. Kennedy Elementary School – VAT Floor and Ceiling Replacement. Motion carried unanimously.

Mr. Saley and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli (#12-853) in the amount of \$1,050.00 for John F. Kennedy Elementary School – VAT Floor and Ceiling Replacement. Motion carried unanimously.

Mr. Saley and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli (Abmnt/Lead Desgn (#12-956) in the amount of \$4,620.00 for Joseph A. Foran High School – Phase III Lead Asbestos. Motion carried unanimously.

The next meeting of the Permanent School Facilities Building Committee will be August 8, 2012.

There being no further business to discuss, Mr. Hardiman and Mr. Quish made and seconded a motion to adjourn at 9:03 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary