

**Permanent School Facilities Building Committee
Special Meeting
July 13, 2016**

The Permanent School Facilities Building Committee held a special meeting on Wednesday, July 13, 2016, at City Hall (west conference room). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods
R. Vitali (BOA)
S. Krushinsky (BOE)
J. Federico (BOE)
M. Hardiman (BOA)
B. Nunno

Excused: M. Ahrens

Also Present

B. Silver, Silver Petrucelli Architects
P. Jorgensen, Silver Petrucelli Architect
P. Lisi, Antinozzi Associates
J. Richetelli (MPS)
P. Bradbury (MPS)
P. Cavanna (MPS)
K. Krauss

Consideration of Minutes

Ms. Federico and Mr. Nunno made and seconded a motion to accept the minutes of the June 8, 2016 special meeting, as presented. Motion carried unanimously.

Status Report RE: East Shore Middle School Addition/Renovations – Phases I, II & III

Mr. Silver reported they are ready to close out the East Shore project. He referred the Committee to the handout, p. 1-2. He stated the punch-list is complete; they have received the warranties and turned them over to Milford Public Schools. Mr. Silver stated there are some minor issues with some mechanicals which have malfunctioned but which are covered by warranties and which are being serviced by the contractor(s) as they are called.

Mr. Bradbury stated he continues to work with his staff to rectify the functioning issues. He also reported they are working with Johnson Controls.

Mr. Silver referred the Committee to p. 3 of the handout. He reviewed the summary finances and final charges for the job and pointed out the total change orders for the General Construction came to 4.3%. He stated there is one new and final change order, which is a change order credit in the amount of \$12,000 for the driveway apron. He stated this is a punch-list item which they have been chasing Bismark Construction Company for almost two years. Mr. Silver stated instead of Bismark coming back to make the repairs to the apron, they offered a \$12,000 credit with Milford Public School's blessing. This would allow the Board of Education to contract directly with a site contractor under the City's on-call site contract to complete the work (for less than

\$12,000)and it would be submitted as eligible for reimbursement like the other phases were.

Ald. Hardiman and Ms. Federico made and seconded a motion to approve a change order credit from Bismark Construction Company to delete the driveway apron work in the amount of \$12,000. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to declare the East Shore Middle School renovations/addition project 100% complete as of July 13, 2016.

Mrs. Federico asked if this was declaring the project substantially complete or partially complete.

Mr. Silver stated it is 100% fully complete, however they are still able to complete minor items that are nearly done.

Mrs. Krushinsky asked what date the warranties would begin.

Mr. Silver stated the warranties are already effective as of the various substantial completion dates for different phases of the project as listed in Pages 1 and 2 of the handout. A brief discussion ensued regarding the project.

Motion carried unanimously.

Status Report RE: West Shore Middle School Addition/Renovations/Code Compliance

Mr. Jorgensen reported a meeting was held recently with the police department regarding traffic patterns. He stated he did not have a written report for the Committee. He stated essentially they will be closing off the front of the school (Kay Avenue), the parent drop off. He stated there would be temporary drop on Kay Avenue and Miller Avenue with temporary parking restriction and directional signage, pavement striping, etc. He stated it would not affect busing patterns. He stated the only inconvenience would be some of the staff would be giving up on site parking until parking is re-created for them.

Ms. Federico asked if the temporary plan was acceptable with school administration.

Mr. Cavanna stated yes and that he attended the meeting with the police department and also with Mr. Nielsen from the Board of Education as to safety concerns.

Mr. Silver added they are on track to be 90% complete by August and beginning the local reviews. He explained they would be going up to the State Construction Grants (SCG) Office after local reviews for PCR and final sign-off for bidding.

Mrs. Krushinsky asked if it then had to go back to the Board of Education.

Mr. Silver stated it did and that they would need Board of Education and Building Committee plan/spec/estimate approvals in mid-August to early September. He also noted the local officials have done a preliminary review and that the detailed PCR review will be done locally. He reported regarding feedback from the acoustical engineer.

Mr. Silver also reported regarding the Inland Wetlands hearing held early in the month and that the commission did not take action. He continued with a synopsis of Inland Wetlands hearing regarding the parking at West Shore Middle School. He provided the Committee with a handout for additional information. He stated the Inland Wetlands Commission asked this Building Committee to come up with a compromise, possibly trading off habitat/landscaping improvements adjacent to the project area in lieu of wetlands re-creation. He referred the Committee to p. 7 of the handout and provided a lengthy explanation of the proposed compromise for the Committee to consider and the professional fees to generate all of the plan changes and 5 years of habitat monitoring that is customary in such cases. He then referred the Committee to the last page which showing the elements of the projects that could be looked at. A brief discussion ensued.

Ald. Vitali stated he could not support spending money for parking over educational programming.

Chairman Woods recognized Mr. Krauss who resides adjacent to the school.

Mr. Krauss stated he would like to see the Committee consider other ways to come up with 24 spaces. He stated those additional spaces would basically end up in his and his neighbors' backyards. He stated the original plan had 24 spaces and now with the 9 space lot up by Kay Avenue, he asked the Committee to consider building just the 18 spaces behind his home. He thanked the Committee for their time and consideration.

Chairman Woods stated the first decision the Committee would need to make is the compromise Inland Wetlands has asked for. He asked if the additional parking would be something to consider somewhere down the road.

Mr. Richetelli stated it was possible.

Ald. Vitali and Mrs. Federico made and seconded a motion that the Committee not pursue the compromise. Motion carried unanimously.

Mr. Silver stated Don Smith, PE would attend the Inland Wetlands Agency meeting next week. Discussion ensued regarding parking resolutions.

Chairman Woods stated the Committee previously decided to put 24 parking spaces behind the building because of the spaces being lost due to the building expansion and that it was just a matter of where those parking spaces would be located.

Ald. Vitali made a motion to stay away from the wetlands by the cafeteria. There was no second.

Chairman Woods stated there only needs to be 24 parking spaces, anything more is a bonus. Discussion ensued as to potential locations for the spaces.

Ald. Vitali stated he would be opposed to disturbing any wetlands.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve 15 parking spaces in the original location (back lot) and 9 parking spaces in the front, with a buffer.

Motion carried 5 yes (Woods, Nunno, Hardiman, Federico, Krushinsky) and 1 no (Vitali).

Mr. Nunno and Mrs. Federico made and seconded a motion to approve a change order to the Silver Petrucelli contract in the amount of \$3,674 for the architectural engineering fees for the Inland Wetland requested extra tasks up to the last hearing. Motion carried unanimously.

Chairman Woods asked when the Committee would need to meet next month and when the plans would go to the Board of Education.

Mrs. Krushinsky stated the Board of Education would be meeting on August 22nd and Mr. Silver advised that a similarly scheduled Building Committee meeting would be best.

Consideration of Payment Requisitions (Items 2 and 3)

Chairman Woods asked Mr. Silver if he found the payment requisition to be accurate and ready for payment.

Mr. Silver replied yes.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Bismark Construction PH 1 (#29) Final Payment in the amount of \$24,099.99 for East Shore Middle School Expansion and Alterations and Abatement Project – Phase 1. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Bismark Construction PH 2 (#25) Final Payment in the amount of \$8,983.46 for East Shore Middle School Expansion and Alterations Project – Phase 2. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Materials Testing Lab Commissioning: IES Engineering (#10157) in the amount of \$880.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Silver Petrucelli Design thru Bid (#16-1297) in the amount of \$84,771.31 for West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Status Report RE: Jonathan Law High School – Hazardous Material Abatement

Mr. Lisi distributed a diagram of the project regarding the process to date and continued with an explanation of the abatement work to date (Phase I – yellow area), which included flooring completed to date. He stated Phase I-A is complete as well and that Phase II is nearing completion.

Mr. Bradbury stated he expected Phase II to be completed this weekend. He stated the progress is moving along quite well.

Mr. Lisi stated there was one change order for the project which included two PCO's for one additional room that was missed, in the amount of \$990.00 and another for \$9,382.93 for asbestos tar material that was in the soffit areas of the door areas. He stated it is an area that was missed during the hazmat survey

Mr. Bradbury explained it is an application that was found in the corners above each of the doors.

Mr. Lisi stated there were 40 locations.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve a change order to Olympus Construction Company in the amount of \$10,372.93 for the additional closet that was missed and the doors (40). Motion carried unanimously.

Mrs. Federico asked about the “red spaces” depicted on the handout.

Mr. Lisi stated those areas have not started.

Mr. Bradbury stated he has some bills for Meyers Moving.

Status Report RE: Harborside Middle School Roof and Window Replacement Project

Mr. Lisi distributed a handout to the Committee members showing the work to date. He explained the sloped areas on the drawing. He stated the metal roofing would begin next week.

Ald. Vitali asked if the building is weather tight.

Mr. Bradbury stated they have had some minor issues.

Ald. Vitali asked who is responsible for any damage that occurs

Mr. Lisi stated it is the contractor.

Chairman Woods asked if they are on target.

Mr. Lisi stated they got off to a slow start, but overall they are on schedule.

Status Report RE: Elementary School Roof Replacement Projects (8)

Orchard Hills Elementary School

Mr. Lisi distributed a handout showing the progress to date. He stated the project is on target.

Calf Pen Meadow Elementary School

Mr. Lisi stated this was the first school Silktown started with. They are nearing completion with some fascia, flashing and brickwork to be done. He stated Silktown's mason did not submit their brick samples to him or Mr. Bradbury for review. He explained it is the brickwork at the flashing.

Ms. Federico asked who is responsible.

Mr. Lisi stated the contractor has been put on notice. A brief discussion ensued.

Mathewson Elementary School Roof Replacement Project:

Mr. Lisi distributed a handout showing the progress to date on the roofing. He stated this project too is on schedule.

Chairman Woods asked if there is a problem with the brick at this school.

Mr. Lisi and Mr. Bradbury both stated there is an issue with the brick at each of the schools which they are working to.

Chairman Woods asked if the schedule would be affected if the brick needed to be replaced.

Mr. Lisi replied no.

Pumpkin Delight Elementary School Roof Replacement Project:

Mr. Lisi reported the roofing membrane is in place. There is still fascia and flashings to be installed and scuppers. He stated they are still working in the R4 area.

Consideration of Payment Requisitions (Items 5, 6 and 7)

Chairman Woods asked if all of the payment requisitions were in order.

Mr. Lisi replied affirmatively.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to the Olympus Construction company contract in the amount of \$387,691.20 for work at Jonathan Law High School. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Young Developers in the amount of \$428,067.37 for the Pumpkin Delight Elementary School roofing project. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Young Developers in the amount of \$256,587 for the Harborside Middle School roofing project. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Silktown in the amount of \$651,246.45 for the Orchard Hills Elementary School roofing project. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Silktown in the amount of \$613,237.35 for the Mathewson School Elementary School roofing project. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Silktown in the amount of \$680,336.75 for the Calf Pen Meadow Elementary School roofing project. Motion carried unanimously.

Mr. Bradbury stated there were charges for trailers for storage and moving services at Jonathan Law High School at a cost of \$25,329, which represents six (6) trailers at \$105.00 per week.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve a payment requisitions to Meyer Moving Company in the amount of \$25,329. Motion carried unanimously.

Being no further business to discuss, Ald. Vitali and Mrs. Krushinsky made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 9:05 p.m.

Respectfully submitted,
Kathleen A. Kennedy
Recording Secretary