

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
JULY 22, 2008**

The Permanent School Facilities Building Committee held a meeting on Tuesday, July 22, 2008 at Jonathan Law High School. 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
Ald. R. Nunno

Also Present

W. Silver, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS) (7:08 p.m.)
Paul Jorgensen, Silver Petrucelli Assoc, A/E
J. Garagliano (MPS)
M. Cummings (MPS)
Al Ridinger, Paragon Construction
F. DiBacco, CT Carpentry Corp.

Consideration of the Minutes of July 10, 2008 meeting.

Mr. DeFlumeri and Ald. Vitali made and seconded a motion to approve the minutes of the July 10, 2008 meeting with the following corrections:

p. 2 beginning with "Ald. Vitali moved" add the language "*and seconded*".

Motion carried unanimously as corrected.

Status Report – Phase I – Foran High School

Mr. Silver reported they are moving along well with Spectrum the flooring contractor, with most stair treads now removed in both stairwells. Some leveling has taken place on the 1st level, but the finishing of the tread reinstallation will be coordinated with the trade's need to access the 4th floor via stairs 2 and 3.

Chairman Woods acknowledged Mr. Ridinger who was present and asked if he could provide a timetable as to the work. Mr. Ridinger said the stairwell work would be completed after the heavy phase II traffic subsided.

Status Report – Phase II – Foran High School (Science Labs)

Mr. Silver deferred to Mr. Ridinger.

Mr. Ridinger reported they completed the yellow wing and it should be turned back over the middle of next week. He also reported they should be able to turn over the pool area in early August, then the media center followed by the 4th floor. He stated it would be close to the day the kids come back and that the work probably will not be 100% complete. He also commented they expect to have to come in on weekends after school starts to finish any punchlist items, etc.

Chairman Woods stated his concern about the contractor getting a certificate of occupancy before school opens.

Mr. Ridinger responded they have been addressing the building department issues as they come up and that he believes they have a good sense as to what they are looking for.

Mr. Bradbury reiterated the concern is to be out in front of that temporary certificate of occupancy process.

Mr. Quish asked the estimated time frame to get the certificate of occupancy.

Mr. Bradbury explained they were attempting to stay ahead of any issues.

Mr. Quish asked of the drop-dead date they are looking at. A brief discussion ensued.

Mr. Ridinger asked the Committee what they envision as not being complete when the students get back. He stated he was looking at such things as touch up painting, Smart boards, marker boards and various other punch list items. He stated the biggest issue would be the elevator.

Chairman Woods asked what stage the work is in with regard to the elevator.

Mr. Ridinger reported the pit has been dug out and the concrete removed and they are getting ready to pour concrete and construct hoistway block walls. He stated the elevator would be delivered around July 28. Discussion continued.

Chairman Woods asked about the science labs themselves and where they stand.

Mr. Ridinger replied the mason is done and the painters have done the priming. He spoke as to the window installation the first week of August and that he expected the flooring people in the first few weeks of August.

Chairman Woods asked about scheduling and if it was a concern at this point.

Mr. Ridinger responded yes, somewhat. He stated they are waiting for the registers for the pool and that they were supposed to be in today, but he hoped they would arrive tomorrow. He stated he felt they have a good handle on things and that he is cautiously optimistic.

Ald. Vitali asked if there is a plan in place in the event they are not ready.

Mr. Cummings stated they are working with the administrators if the 4th floor is not available.

Mr. Bradbury added he expected they would be in the same shape they were the last two weeks of June before school ended.

Chairman Woods asked if there were any change orders the Committee needed to address.

Mr. Silver replied yes and referred the Committee to page 3 of the handout. He stated at the previous meeting this Committee was waiting for more of a breakdown regarding the substitute sheetrock walls. He stated Mr. Ridinger was able to get backup from the contractor (p. 14 of the handout), but that Silver Petrucelli was not

ready to recommend this to the Committee at this time as they were looking for more justification. He reported the contractor's work is continuing based on an element of trust in their relationship. Discussion ensued.

Mr. Creedon asked if they should approve the sheetrock and hold off on the concrete blocks while the negotiations are pending.

Mr. Silver replied since the work is continuing the Committee could wait. Discussion continued regarding the concrete blocks.

Mr. Quish asked about a cost analysis on the 4-foot wall.

Mr. Silver responded they did look at that and explained how the trade requisition values were used to analyze the cost. Referring to page 3, Mr. Silver also explained the painting of the natatorium continues to be deferred by this Committee.

Mr. Bradbury added the money could be better used elsewhere since painting really is not a priority.

Mr. Ridinger commented he felt the Committee should act on it tonight. He explained any touch up painting credit that is in the base contract is also reflected in the change order amount and they would need to know whether any touch up will be done so the painter can finish up in that area.

Chairman Woods stated if in 2-3 months the Committee decides to do the painting and the cost is still \$30,000, they would need to know. He pointed out it appeared from discussions the consensus of the Committee is not to paint the natatorium at this time.

Mr. Silver addressed the reinsulation of the courtyard soffit area. He explained at the previous meeting they were still reviewing this with the contractor. He stated the Committee would need to move on this tonight because the contractor is ready to close up the work area.

Ald. Nunno asked how many square feet of insulation.

Mr. Silver replied it is approximately 3,500 square feet.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve the reinsulated courtyard soffit area in the amount of \$6,692.40. Motion carried unanimously.

Mr. Silver stated he would need input from administration regarding the proposed Smartboards.

Mr. Cummings stated that they had decided on the fixed option of the Smartboards as opposed to the sliding boards. He went on to explain why they had preferred this new company.

Mr. DeFlumeri asked the cost differential between a fixed or moving board.

Mr. Cummings responded the moving board would be more expensive.

Mr. Quish asked about changes in technology and future concerns.

Mr. Cummings explained what you really are purchasing is the monitor. Brief discussion ensued.

Mr. Silver explained what the \$59,320.00 pricing included. He stated they are working with the Milford Public Schools as to what the educators actually want.

Chairman Woods asked if the block work could continue.

Mr. Silver responded yes.

Chairman Woods stated for clarification the fixed panel Smartboard was the final decision of this Committee and administration so Paragon could move forward with that.

Mr. Creedon added the final conclusion of the Committee's discussions is that the specifications would now be put together so the contractor can move forward with pricing and related whiteboard modifications.

Mr. Silver spoke as to the media center window modifications. He explained the final charge was \$0 and that the architect had worked out with Paragon. He referred to page 15 of the handout and gave a lengthy detailed explanation as to the windows. He also went on to explain the change order credit in the amount of \$0.00. He stated operable window accessibility would have been difficult and referred to page 19 of the handout for further details regarding the no cost change. Basically some operable windows were eliminated to accommodate larger frames to meet hurricane pressure codes.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve the \$0.00 change order for the media center window modifications. Motion carried unanimously.

Mr. DeFlumeri and Mrs. Kopazna made and seconded a motion to approve the change order credit in the amount of \$6,622.00 to change the media center gypsum board ceilings to acoustical tile per the request of MPS.

Chairman Woods asked what they were giving up for this credit.

Mr. Silver responded basically it was aesthetics to a minor degree.

Mr. Quish commented as to the disparity in pricing and that he believed it could be done for as low as \$2.00 per square foot.

Mr. Silver stated the contractor would like to know if the Committee embraces the change to acoustic ceilings. Discussion ensued.

Mr. Quish asked if they could approve the concept and then look at the numbers again.

Mr. DeFlumeri and Mrs. Kopazna moved to amend the motion to accept a minimum credit of \$6,622.00. Motion carried unanimously.

On the main motion, motion carried unanimously.

Mr. Silver referred the Committee to page 21 of the handout regarding the installation of school provided media lettering in the amount of \$434.50. He explained now that there are crews in that area with lifts, the school has asked for the lettering to be put up by contractors rather than MPS staff.

Ald. Nunno and Mrs. Kopazna made and seconded a motion to approve the change order in the amount of \$434.50 to install 20 self-adhesive letters on the high soffit in the media center. Motion carried unanimously.

Mr. Silver addressed the deep floor prep on the 2nd and 4th floors change order in the amount of \$29,414.00. He explained the two levels and the feather coating. He explained the condition of the floors at Foran as compared to Law and also the “Ardex” coat, which is the name of the product. (page 25 of handout).

Mr. Ridinger added the labor is built into the price. He explained part of it is the manual labor of moving 5 ½ tons of this material to the 4th floor, as well as the overtime factor. He pointed out this work is something critical that needs to be done and explained the poor condition of the flooring (page 25 of the handout). Discussion ensued.

Mr. Creedon pointed out the school needs to get opened and that the project needs to move forward and this Committee should not be the reason for holding it up.

Mr. Quish stated it is the job of this Committee to check all dollars.

Mr. Creedon and Mrs. Kopazna made and seconded a motion to approve the change order in the amount of \$29,414.00 for the deep floor prep on the 2nd and 4th floors for the installation of the ardex coat on rough abated slabs, before 2 bid skim coats, with no time extension.

Mr. Silver commented as to the subcontractor’s schedule language on the bottom of page 25 of the handout and inquired if that would leave the contractor with ‘an out’ if the work were not completed.

Mr. Ridinger replied no.

Motion carried 5 yes (Creedon, Vitali, Woods, Kopazna, DeFlumeri) and 2 no (Nunno, Quish).

Chairman Woods asked about any change orders on the horizon.

Mr. Silver spoke as to temperature controllers regarding the temperature control systems. He stated this would actually be after Phase III. He stated they would like to make Phase II controllers adaptable to upcoming Phase III equipment.

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

Mr. Silver deferred to Mr. Ridinger.

Mr. Ridinger reported the asbestos people were setting up for removal and the removal was scheduled for tomorrow and should be done by the end of the week. He stated they hoped to have the boilers turned back over to the school by the end of August.

Mr. Silver referred to the summaries on page 1 of the handout.

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

Mr. Silver reported most of the boiler work is done.

Mr. Bradbury interjected stating the next phase of piping has begun.

Mr. Silver added they are receiving some pressure from the athletic director concerning getting teams into the pool and gym by August 23, 2008.

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

Mr. Silver introduced Paul Jorgensen to the Committee as well as Frank DiBacco of CT Carpentry Corp.

Mr. Jorgensen reported on the work around the 2nd floor and most of the progress is in the North wing. He continued with a complete overview of the project work.

The Committee recessed at 8:11 p.m. for a tour of the science labs and progression of the work. Chairman Woods reconvened the Committee at 8:37 p.m. He asked about any potential holdups in obtaining a certificate of occupancy.

Mr. DiBacco responded the ductwork could present some holdups. He stated the work was scheduled to be completed by August 15, 2008 with rough inspections. He stated they would be looking for a final inspection the week of August 22-27, 2008. He explained because of the change in design the air handling units would be shipped around the second or third week of September. Discussion ensued regarding the air handlers.

Chairman Woods stated the Committee needed to make it clear the school will be in better shape than when it let out back in June and that this needed to be addressed because it is a serious issue.

Ald. Vitali asked if there is any override to delays in issuing a temporary certificate of occupancy or if there are any legal issues involved.

Mr. Silver responded the override could be the State Building Inspector.

Chairman Woods asked about any change orders at Law.

Mr. Silver referred the Committee to page 2 of the handout. He spoke as to the 6” vinyl base substitution and noted two weeks ago when this Committee met they had deferred this matter (page 4 of the handout) and that the Committee had approved a change order NTE \$3,000.

Mr. DiBacco explained they had missed some of the footage and that this price was for the additional footage.

Mr. Silver stated page 4 of the handout showing what the contractor is requesting which amount to \$957.50.

Mr. Jorgensen added they did not have a backup on the actual price.

Mr. Silver stated they could not comment on whether or not it is fair at this point. The issue was passed.

With regard to the Smartboards, Mr. Silver stated the concept is the same as at Foran. He stated they would work with Mr. DiBacco regarding cutting in for the Smartboards, but that the contractor would like to know tonight if the Committee is endorsing the concept at this time.

Mr. Jorgensen explained the change order for the additional coat of floor leveler at the VCT. He referred the Committee to page 5 of the handout and explained this is not the same as at Foran. Mr. Jorgensen explained there is some hairline cracking that needs to be addressed.

Mr. Quish and Ald. Nunno made and seconded a motion to approve the change order in the amount of \$5,901.00 for 3 total coats required of floor leveler at the VCT (Note: two included in the base contract).

Mr. Quish commented the amount seemed reasonable as compared to the work at Foran that demonstrated more worn.

Mr. DiBacco noted this figure does not include the structural patching of the concrete on the science wing floors (seen during the tour).

Motion carried unanimously.

Mr. Jorgensen stated the next change order was for the 8 CMU piers to enclose devices on rated walls in the amount of \$12,256.65. He referred the Committee to pages 8 and 9 of the handout and explained the shut off devices for gas, water, etc. for each lab. He explained basically there cannot be penetrations in the firewalls.

Mr. Quish asked why this was not in the original bid.

Mr. Jorgensen stated the 1961 drawings did not show that these were 4" walls.

Mr. DiBacco added there also was a bar joist interfering with the installations.

Mr. Jorgensen stated he believed it to be 7 piers and not 8.

Ald. Nunno asked if the original plans did not show 4" walls.

Mr. Silver pointed out, for instance, that the 1961 drawings did not show the unique 44" high masonry wall in the original media center on the second floor. Discussion ensued.

Mr. Jorgensen stated in recalculating the figure with 7 piers the price would be \$10,724.56.

Mr. DiBacco stated he would verify this with the mason.

Ald. Nunno and Mr. Creedon made and seconded a motion to approve the change order for the 7 CMU piers in the amount of \$10,724.56 for the electrical devises not permitted in the fire rated walls. Motion carried unanimously with the understanding the contractor would verify the number of piers with the mason.

Mr. Jorgensen explained the change order in the amount of \$3,760.05 to lower the former media windowsills for rescue/ventilation access.

Mr. Quish asked if they are new or existing sills.

Mr. DiBacco explained they are reusing the existing sill.

Mr. Jorgensen followed with an explanation as to the remortared sills.

Mrs. Kopazna asked about the sills that were too narrow during phase I.

Mr. Jorgensen referred the Committee to page 10 of the handout and explained.

Mr. DeFlumeri and Mrs. Kopazna made and seconded a motion to approve the change order in the amount of 3,760.05 to lower the former media windowsills.

Mr. Quish asked about patching as compared to corian and that it would make it like new and look just as nice.

Mr. DiBacco stated they would recommend slate, which also would be less expensive.

Mr. Jorgensen stated they would look into it.

Motion carried unanimously.

Mr. Jorgensen explained the future relocation of the roof drain.

Mr. Silver added they had no value as yet.

Mr. Bradbury interjected with the condition of the roof, he would like to make sure they have access to pipes above the ceilings.

Chairman Woods asked if they were waiting for relocation of the roof drain and reinforcement of concrete.

Mr. DiBacco stated they were running out of contingency with regard to the asbestos and also the bar joists, welding, etc.

Mr. Jorgensen responded they are familiar with this and that it is still in the discussion stage and that it had just come up today at the regular job meeting.

Status Report - Phase III – Jonathan Law High School/Foran High School

Mr. Silver referred the Committee to page 29 of the handout and explained this is the plan requested by the educators. He continued with an explanation as to the preferred plan and the less desirable but code permitted alternative on page 30. He stated the plan on page 31 is the preferred plan of the Fire Marshal, but pointed out there are security issues with this plan. He stated page 32 shows recent communications with the State Building Inspector. He stated they would be speaking with both the State Building Inspector and the Fire Marshal.

Chairman Woods asked when they would go out to bid.

Mr. Silver stated they are looking to have meetings by the end of August and go over everything. He stated they hope to have approvals by mid September and get bids by mid October and then hold the bids till February when the Board of Aldermen meet.

Ald. Nunno asked if page 30 provides for a canopy.

Mr. Jorgensen replied it would not be allowed per the Fire Marshal.

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.

Ald. Vitali and Mr. Quish made and seconded a motion to approve payment of Connecticut Carpentry (#2) in the amount of \$68,010.50 for Jonathan Law Phase II additions/renovations. Motion carried unanimously

Ald. Vitali and Mr. Quish made and seconded a motion to approve payment of Connecticut Carpentry (#4) in the amount of \$1,447,206.33 for Jonathan Law – Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Quish made and seconded a motion to approve payment of Bismark Construction Co (#12) in the amount of \$239,096.00 for Foran High School – Phase II additions/renovations. Motion carried unanimously.

Chairman Woods stated the Committee would have their next meeting at Foran High School on Thursday, August 7, 2008 at 7:00 p.m.

Mr. DeFlumeri and Mr. Quish made and seconded a motion to adjourn at 9:25 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Committee Secretary