

PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
July 22, 2010

The Permanent School Facilities Building Committee held a meeting on Thursday, July 22, 2010 at Jonathan Law High School. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
Ald. R. Vitali
R. White (BOE)
R. Funaro
T. Casey BOE
Ald. M. Hardiman (7:10 p.m.)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
J. Garagliano (MPS)
C.Nardone, Silver Petrucelli Assoc
P. Bradbury (MPS)
T. Yahn, Malkin Construction
R. Martin, Malkin Construction
A. Tomasko, Malkin Construction
R. Swan (MPS) (7:15 p.m.)

Excused: T. Creedon

Consideration of the Minutes of June 10, 2010 meeting

Mr. White and Ald. Vitali made and seconded a motion to approve the minutes of the June 10, 2010 meeting as presented. Motion carried unanimously.

Ald. Vitali stated he had a comment concerning the June 3, 2010 minutes related to the content and not any particular changes. He expressed concern with the requested change to the project, specifically the walkway and changing a portion of it to fund-raising bricks. He asked if the requested change would incur more costs to the project or possibly delay the project. He also stated the change should not have come to this Committee, but through the Board of Education to the architect. Ald. Vitali stated he understood all meetings are open to the public, but questioned why the Committee would entertain changes to the project and reiterated it was not the proper forum and that the request should have been through the Board of Education.

Chairman Woods stated he was not aware of any additional cost to the project and that he did not think it would delay the project.

Ald. Vitali stated he did not feel it was proper for this Committee to put this request forward and reiterated the proposed change should have been requested and approved by the Board of Education initially. He stated the purpose of this Committee is to complete a project as it is assigned to them by the Board of Aldermen. Discussion ensued.

Status Report – Jonathan Law High School – Phase II

Chairman Woods stated with the exception of the punch-list, the only outstanding item was the ENO Boards.

Mr. Silver reported they received the requisition and would recommend final payment tonight to HB Communications. He stated Mary Zikaras (MPS, Computer Specialist) has worked with HB Communications and completed training. He also reported that CT Carpentry got this Committee's message loud and clear. He

stated they have not come on site, however, they do wish to finish some of the warranty work, which is not the same as “retainable” punch list work. Mr. Silver referred the Committee to p. 3 of the handout regarding the greenhouse work. He explained the proposal Norwalk Glass submitted to Malkin. Mr. Silver also explained in detail the few greenhouse leaks.

Mr. Martin added the problem is where the metal meets the glazing, and that it seems as if this 1960 greenhouse is designed to leak a little. He stated the leaking glass panels were removed, cleaned and caulked. He pointed out the new panels are laminate and some of the existing glass is plate glass. Mr. Martin stated they have not completed the work at this time. He noted that Norwalk Glass will not agree to a “not to exceed” payment but rather work on an hourly basis till the work is done.

Ald. Vitali questioned if it might be more cost effective to change all of the panels to the laminated glass.

Mr. Silver reminded the Committee this work was not a contractual responsibility of CT Carpentry.

Ald. Vitali asked about other punch-list items.

Mr. Silver explained the closeout plan would be for CCC to write a check directly to Malkin Construction when the numbers are known, as well as to Silver Petrucelli for their additional work.

Mr. Funaro asked if Malkin Construction was comfortable with this arrangement’ Mr. Yahn said yes.

Chairman Woods asked if the greenhouse was the only item left on the punch list.

Mr. Silver responded ‘yes’ and reminded the Committee that CT Carpentry is no longer in control of the punch list.

Mrs. Casey stated it was time to just be done and close this out.

Mr. Silver pointed out CT Carpentry is coming back to honor their warranty work. A brief discussion ensued.

Chairman Woods commented it appeared the punch list would be completed over the next few days.

Mr. Silver explained if the Committee decided tonight to approve (with contingencies) the payment to CT Carpentry, they could declare the Jonathan Law High School – Phase II project complete and turn it over to the Board of Education.

Status Report – Joseph A. Foran High School – Phase II

Mr. Nardone introduced himself to the new members present. He stated they would recommend final payment to HB Communications for the second phase of ENO boards at this time, however reserving 10% of the payment.

Mr. Silver noted it amounts to approximately \$1,000 the Committee would be withholding.

Status Report – Jonathan Law High School – Phase III

Mr. Silver reported Mr. Tomasko is completing the punch-list and noted there are a few electrical issues that have to be resolved. He also reported Paul Jorgensen would do an inspection of the science rooms.

Mr. Martin added there was a shipping issue with the addition's lighting ballasts, but that it should be resolved next week. He also reported they would have to cut two vision lights in two doors (stairway 4). He explained this came up during an inspection with the building department.

Mr. White asked if they were fire doors and if the door contractor was certified to do so.

Mr. Martin replied yes.

Mr. Silver stated there were two change orders to consider. He referred the Committee to p. 4 of the handout. He stated the change order in the amount of \$1,855.94 for the relocation outlets was just received and that their electrical engineer had some questions. He stated they were not ready to recommend this change order tonight.

Mr. Silver stated the second change order for the Phase II AHU VFD's and valving was originally approved by this Committee in the amount of \$17,851.90. He explained they have since spoken with Johnson Controls and they have reduced that amount. He referred the Committee to p. 7 of the handout. He noted this change order would not be reimbursable.

Mr. Funaro and Ald. Hardiman made and seconded a motion to approve the change order to the Malkin Construction contract in the amount of \$11,865.70 for the variable frequency drive. Motion carried unanimously. (Note: Ald. Vitali left the meeting at 7:30 p.m.) Subsequent to the vote, Mr. Martin and Mr. Silver advised that they might have to reconcile this proposal as it might not be complete.

Chairman Woods asked if there were any other change orders to consider.

Mr. Silver stated they received a suggestion from Asmus Electric concerning the greenhouse. He explained because of the water which leaks periodically, Asmus Electric suggesting changing the light fixtures to vaportite fixtures. He noted this was only a suggestion and was not reimbursable.

Mr. Martin added they need a weather type fixture in the space.

Mrs. Casey and Mr. White made and seconded a motion to approve a change order to the Malkin Construction contract in the amount of \$1,257.16 for the vaporite fixture. Motion carried 4 yes (Woods, Casey, White, Hardiman) and 1 no (Funaro).

Ms. Garagliano commented she has worked at several schools where there have been major construction projects such as here at Law and stated Malkin Construction is by far the best company to work with and expressed her sincere thanks.

Status Report Re: Joseph A. Foran High School – Phase III

Mr. Nardone reported they are starting to see visual progress. He reported the steel is up and they have begun pouring slabs and that it is starting to look like a building. He stated by Monday the abatement work should be 75% complete, ceiling grids have gone up and floor tile work will start in the blue wing next Monday.

Mr. Silver asked how the furniture move went.

Mr. Bradbury responded it went well. He stated they would like to get moving along so they can move onto the green wing. He stated the next week would be critical as far as timing as they really only have about 4 weeks left. He stated the cafeteria and sprinkler work would start next week and reiterated the next two weeks would be critical.

Chairman Woods asked when the teachers start coming back.

Mr. Bradbury stated they usually like to come back 5 days before school starts, but that may not be possible.

Mr. Nardone commented Mountford Construction is in tune with the timing of the project and they are moving along.

Mr. Silver added they stay in regular touch with the Fire Marshal. He went on to explain the overall elevation color selection issues that were remanded to the architects and administrators at the last meeting.

Mr. Corey referred the Committee to p. 11 and 12 for the color scheme proposals and explained he had spoken with school administrators as to the colors and were looking to this Committee for final approval.

Mr. Funaro and Ald. Hardiman made and seconded a motion to approve the color scheme for the Joseph A. Foran High School – Phase III as presented on p. 11 and 12.

Mr. Funaro asked what color the “Joseph A. Foran High School” lettering would be.

Mr. Nardone replied it would be a brushed nickel or aluminum. Mr. Funaro recommended adding supplemental lighting to the lettering and the architects will evaluate the options.

Motion carried unanimously.

Mr. Nardone stated the Committee also needed to approve the proposed interior finishes of the building, specifically the administrative area. He explained they were introducing more of the beige coloring. He also stated the linoleum flooring material selected would provide an acoustical value in the main area as well as guidance.

Mr. Silver added it has more LEED value and it is environmentally safe.

Mr. Nardone continued with an explanation of the interior finishes, using a color board presentation that had been developed between the interior designers and school administrators in prior work sessions. He stated the area where the child learning center is housed would remain the same, however, with some bright painted accent walls adjacent to teaching walls and carpet in the area where the kids will be.

Mr. Silver pointed out the color scheme selected by administration and the teaching staff was one of three color schemes provided.

Mr. Funaro and Mr. White made and seconded a motion to approve the color scheme at Joseph A. Foran High School – Phase III as proposed.

Mrs. Casey asked about the color chosen for the child daycare program.

Mr. Nardone explained they spoke with administration and the directors of the child learning center.

Motion carried unanimously.

Mr. Silver explained the first change order for the temporary egress modification as per the Fire Marshal. He stated the Committee had approved a “NTE” of \$20,000 for the door swing changes, new exterior double door and eliminating the plaza interferences as per the Fire Marshal. He referred the Committee to pgs. 13-15 of the handout for the backup and stated they were recommending payment at this time.

Mrs. Casey and Mr. White made and seconded a motion to approve a change order to the W.J. Mountford Construction Company contract in the amount of \$20,263.00 for the temporary egress modification as per the Fire Marshal. Motion carried unanimously.

Mr. Silver stated the next change order in the amount of \$3,148 was for the fire watch related to the Spring 2010 temporary egress when the secondary sprinkler main was cut off for foundation work and the Fire Marshal required a fire watch in the wood shop when students were in class.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve a change order to the W.J. Mountford Construction Company contract in the amount of \$3,148 for the fire department charges for the fire watch in the wood shop area. Motion carried unanimously.

Mr. Nardone explained the charge order for site foundation conditions, which were for unforeseen site conditions at the end of the courtyard and south side in the amount of \$13,930.00. He explained these charges were incurred when they were installing storm drainage in the courtyard area

Chairman Woods asked if they were asking for an additional 30 days.

Mr. Silver replied no and that they were not recommending the additional time.

Mr. White and Mrs. Casey made and seconded a motion to approve a change order to the W.J. Mountford Construction Company contract in the amount of \$13,930 for the unforeseen site foundation conditions at the end of the courtyard, with no time extension. Motion carried unanimously.

Mr. Nardone stated the final change order was for an additional exit sign from the new courtyard as required by the Fire Marshal in the amount of \$824.00.

Mr. White and Mrs. Casey made and seconded a motion to approve a change order to the W.J. Mountford Construction Company contract in the amount of \$824.00 for a new exist sign from the new courtyard to direct people back into the building in a fire emergency. Motion carried unanimously.

Status Report Re: East Shore Middle School – Portable Classrooms

Chairman Woods reported this still has not been pulled by the Board of Aldermen. He stated he had written to the Chairman to have this rescinded based on the correspondence received from the Board of Education. Chairman Woods stated the proposed 5-year Capital Improvement Plan will have a brick and mortar addition to East Shore Middle School at the top of the list.

Status Report Re: Pumpkin Delight Elementary School Elevator

Mr. Silver referred the Committee to pgs. 31-33 of the handout. He stated a meeting was held on May 27, 2010 at which time several options were discussed as to the location of the elevator. He stated a question arose as to whether they would need to make the lower rear classroom portion accessible as well, but the BSF has stated there would not be an impact. Mr. Silver reported after much discussion, administration has decided to go with Option 4, which will have little impact on the second floor. He stated the elevator would be similar to one recently installed at Jonathan Law. He also spoke regarding the stage area and noted the administrator did not want to make the stage accessible at this time. He directed the Committee members to p. 38 for the schematics and p. 39 for the bottom line estimates. He noted funding would be tight and stated the project went to the aldermen slightly lower than it should have. He stated they would need this Committee's approval to go into construction documents. He also pointed out the documents are schedule to be reviewed by the BSF on 9/7.

Mr. Funaro and Mr. White made and seconded a motion to approve the recommendation to proceed with Option 4 for the elevator installation at Pumpkin Delight Elementary School.

Mr. White asked if the City waives permitting fees.

Mr. Silver stated the State permitting fees are not waiveable.

Mrs. Casey questioned what would happen if they exceeded the monies allocated for the project.

Mr. Silver responded the project would have to be re-bid or the Committee would need to go back to the Board of Aldermen for additional monies.

Motion carried unanimously.

Mrs. Casey asked if the PTAs had been advised of the impending work in the stage.

Mr. Bradbury explained the stage was the original stage and that the PTA had not been contacted.

Consideration of Payment Requisitions

Chairman Woods stated regarding the CT Carpentry payment in the amount of \$93,803.60, that they would pay Silver Petrucelli for the extra work and also Malkin Construction for the greenhouse and sprinkler head punch

list work and that payment would be contingent on the two checks to Silver Petrucelli and Malkin Construction clearing.

Mrs. Casey and Mr. White made and seconded a motion to approve payment to CT Carpentry (#17) in the amount of \$93,803.60 for the Jonathan Law High School – Phase II – Additions/Renovations.

Mr. Funaro stated he feels strongly this should be held until the meeting next month. He stated over the years he has always gone with that feeling he gets in his gut and the way to go with this is to hold it one more month.

Motion carried 3 yes (Casey, Woods, White) and 2 no (Funaro, Hardiman).

Chairman Woods asked if the rest of the requisitions had been reviewed and were found to be in order and if payment was recommended.

Mr. Silver responded yes.

Mrs. Casey and Mr. White made and seconded a motion to approve payment to HB Communications (balance of ENO Boards) #3 in the amount of \$9,306.22 for Jonathan Law High School - Phase II – Additions/Renovations. Motion carried unanimously.

Mrs. Casey and Mr. White made and seconded a motion to approve payment to HB Communications (balance of ENO Boards) #3 in the amount of \$11,016.30 for Joseph A. Foran High School – Phase II – Additions/Renovations. Motion carried unanimously.

Mrs. Casey and Mr. White made and seconded a motion to approve payment to Malkin Construction Corporation (10) in the amount of \$360,687.53 for Jonathan Law High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mrs. Casey and Mr. White made and seconded a motion to approve payment to Silver Petrucelli Const. Admin (#10) in the amount of \$6,370.00) for Jonathan Law High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mrs. Casey and Mr. White made and seconded a motion to approve payment to Mountford Construction (#2) in the amount of \$92,853.00 for Joseph A. Foran High School – Phase II – Lead Asbestos Abatement. Motion carried unanimously.

Mrs. Casey and Mr. White made and seconded a motion to approve payment to Silver Petrucelli (Abatement. Lead CA #5) in the amount of \$645.00 for Joseph A. Foran High School – Phase II – Lead Asbestos Abatement. Motion carried unanimously.

Mrs. Casey and Mr. White made and seconded a motion to approve payment to Mountford Construction (#4) in the amount of \$459,904.00 for Joseph A. Foran High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mrs. Casey and Mr. White made and seconded a motion to approve payment to Fairfield Testing Lab (#30-04-06) in the amount of \$6,982.41 for Joseph A. Foran High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mrs. Casey and Mr. White made and seconded a motion to approve payment to Silver Petrucelli Const. Admin (#4) in the amount of \$18,519.90 for Joseph A. Foran High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mrs. Casey and Mr. White made and seconded a motion to approve payment to Silver Petrucelli (#1) in the amount of \$7,200.00 for Pumpkin Delight Elevator. Motion carried unanimously.

Being no further business, Mrs. Casey and Ald. Hardiman made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 8:27 p.m.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary