

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
July 24, 2013**

The Permanent School Facilities Building Committee held a meeting on Wednesday, July 24, 2013 at City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
R. Nunno (BOA)
C. Saley(BOE)
J. Quish

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)
G. Raucci, Bismark Construction Company
D. Funaro, Bismark Construction Company
B. Banning, Silver Petrucelli Assoc., A/E

Excused: M. DeGrego, R. Vitali (BOA), M. Hardiman

Consideration of the Minutes of the meeting held June 13, 2013

Mr. Quish and Ald. Nunno made and seconded a motion to approve the minutes of the June 13, 2013 meeting as presented. Motion carried unanimously.

Consideration of the Minutes of the meeting held June 24, 2013

Mr. Quish and Ald. Nunno made and seconded a motion to approve the minutes of the June 24, 2013 meeting as presented. Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project

No current projects.

Status Report – East Shore Middle School Additions/Replacements – Phase I& II

Mr. Silver distributed photographs to the Committee members detailing the current work. He deferred to Mr. Funaro for additional update/comment.

Mr. Funaro stated there is a lot going on with many different jobs going on. He also pointed out there are just 5 weeks before school opens.

Mr. G. Raucci added there are close to 80 people on the job each day with between 32-36 days to finish before school begins.

Mr. Funaro stated they are making great progress. He stated the windows started going in today and that the backside of the building should be 100% complete by the end of the week. He also reported they have a game plan in place in an attempt to turn the building over to Mr. Bradbury for his staff's preparations for the start of

the school year. Mr. Funaro stated the biggest area of work is the cafeteria where there is heavy structural work going on. He noted they are a little behind schedule, but that they are out of the ceilings in the classrooms. He stated the floors would be going in tomorrow. He reiterated it will be a challenge to the end. Mr. Funaro also reported the sprinkler work is moving ahead.

Mr. Bradbury stated they have had continued discussions regarding the cleaning schedule to ready the classrooms.

Mr. Saley asked if there is a contingency plan in place in the event there is a hiccup regarding the certificate of occupancy or any other issue.

Mr. Funaro stated he would be meeting with the Building Official and the Fire Marshal on Tuesday. He stated the last contingency plan was getting everything ready; however there is a possibility the cafeteria may not be ready until later in September. Discussion ensued.

Mr. Funaro continued with an explanation of the handout and provided the Committee with an overview of the construction completion plan and turnover to MPS for cleaning and furnishing.

Mr. Silver pointed out there are 38 total classrooms.

Mr. Nardone asked if all of the shoring would be taken down.

Mr. Funaro stated bits and pieces are coming down now. He stated he expected the cafeteria area would not be completed until sometime in September, but it could be as late as October. Mr. Funaro stated they are also focusing on the front bus area and rear parking lot which will likely be completed sometime in late September or early October. He explained by the time school starts they would likely utilize Seabreeze Avenue and will be putting up temporary fencing for safety purposes.

Mr. Quish asked if the sewer work on Seabreeze Avenue would impact this project in any way.

Mr. Funaro stated that work is nearly complete and should be done by late August.

Mr. Saley asked about construction of the front area/parking.

Mr. Funaro stated they would continue working and make every attempt to get done as quickly as possible.

Mr. Saley asked about the grading work, etc.

Mr. Funaro explained the details of the grading work and pitches. He stated there really wasn't a lot that could be done in the front pitch wise. Discussion ensued regarding the front of the building.

Chairman Woods questioned the grease trap work if the parking lot paving is completed.

Ald. Nunno asked the status of the music/art rooms.

Mr. Funaro explained the media center work needs to be completed first. He stated they are hoping to put a portion of the music/art rooms foundation in by the end of the summer.

Mr. Silver added the phases are working simultaneously in many areas.

Mr. Nardone also commented they are keeping the egress open for the 10 classrooms until next summer.

Mr. Silver stated there were a few change orders for the Committee to consider. He also recognized the presence of Bob Banning, Chief Electrical Engineer from Silver Petrucelli.

Mr. Nardone referred the Committee to p. 1 of the handout regarding the electrical primary re-phasing. He stated they are at \$5,307; however Bismark Construction is at \$9,271. He stated they are still looking at this and would not recommend action at this time.

Mr. Nardone stated the next change order was for the cafeteria foundation in the previously approved N.T.E. amount of \$11,849 which he explained was due to the existing underground utilities. It is not ready for review.

Mr. Quish asked if the work had been done.

Mr. Funaro responded yes, but that he has not had the time to look over the numbers. He explained this change order refers to the existing utilities in the cafeteria where the lines were under the footings.

Mr. Nardone stated the next change order was for the Panel L electrical feeder work to increase the feeder size for the voltage drop related to classroom air conditioning.

Mr. Banning stated there were a number of questions with regard to this change order and whether the \$84,017 was a fair number.

Chairman Woods asked Mr. Banning to explain the work.

Mr. Banning explained they initially thought the panel and the feeder capacity would be sufficient.

Mr. Saley interjected asking if it was a 400 amp single phase system.

Mr. Banning responded yes. He stated the question was whether there would be a voltage drop. He explained it was determined the drop was significant so they needed to upsize the wiring size. He stated the change was to install the second conduit and increased wiring size. He continued with a lengthy explanation of the work and numbers.

Mr. Saley asked how many amps.

Mr. Banning replied 1,600.

Mr. Quish asked if there was 5,000 feet of wire used.

Mr. Saley interjected, stating he sent an email asking if there were 5 conductors with 650 feet of wire. He expressed his displeasure at not receiving a response from anyone. Discussion ensued.

Chairman Woods asked if the big picture was in fact the extra conduit and extra wires to the classroom addition and if the amount was reviewed and determined to be fair.

Mr. Banning stated the \$84,017 was a fair number, but that they also looked at the charges that were paid for the same sketch work under Change Order #1. He referenced p. 11 of the handout, which explained the credit. He continued with an explanation of the changes in the circuit and panel work.

Mr. Funaro explained they are splitting it and that there are two 250 amp feeds.

Mr. Banning stated the actual wire capacity is 250.

Mr. Funaro countered that it is 300 with the amps. Discussion ensued.

Chairman Woods asked the actual savings.

Mr. Banning stated it is the eight HVAC branch circuits that was the savings.

Mr. Silver interjected referring the Committee to p. 12 of the handout.

Mr. Banning continued with an explanation of the numbers found on p. 12 of the handout and the shortening of the circuits he came up with a credit of approximately \$24,000.

Chairman Woods noted the \$24,000 deducted from the \$84,017 figure would leave a net of \$60,017.

Mr. Quish stated that was not the actual amount because the materials were not broken out.

Mr. Banning stated there were 8 lines of wire, 380 feet long.

Mr. Funaro stated he did not agree with the value. He stated Bismark gave a value engineering credit when they offered the \$94,000 for the monitor in Change Order #1. He also stated they felt these are actually two separate issues that the prior approved change order should not be re-opened up.

Mr. Quish asked if Bismark had provided a detail of the full value engineering of the \$94,000.

Mr. Nardone replied not to the level of detail prepared by Silver Petrucelli & Associates shown with the handout provided tonight. Discussion ensued.

Mr. Saley stated he wanted to be clear that what he was hearing was that the architect miscalculated the line and voltage drop. He stated he was very frustrated with that and commented it is the taxpayer that pays the bill in the end. He stated everyone should share in the cost. Mr. Saley also stated during the time he has been on this Committee that the Committee is not always fully informed and therefore not able to make decisions. He stated had this Committee had all of the information when the March change order decision was made the Committee may not have elected to do this work.

Mr. Nardone explained how the add alternate was originally set up. He stated the architects came up with the lowest budget air conditioning system they could. Discussion ensued.

Chairman Woods stated the issue at hand seems to be whether or not the \$24,000 credit was already given.

Mr. Quish stated the Committee needs to receive better back up from the Contractor for the true value of the credit. He suggested Bismark provide their detailed back up. He also maintained these are two separate issues and should be treated that way.

Mr. Quish and Mr. Saley made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$84,017 for the panel L electrical feeder work.

Mr. Quish stated what he was hearing was that Bismark had already given a credit for the entire monitor, including branch circuit shortening, in the amount of \$94,000. He stated the question seems to be whether or not a proper credit was given and whether this Committee approved the value engineering. He reiterated he would like to see a breakdown from Bismark in a spreadsheet format.

Mr. Saley maintained the design work was not adequate and that he did not agree with Silver Petrucelli's analysis. He reiterated he sent out an email that was not answered. He also stated he agreed with Mr. Quish that there should have been greater detail provided in the \$84,017 figure from Bismark.

Motion carried unanimously.

Chairman Woods stated that Bismark Construction would provide the Committee with a complete breakdown of the Change Order #1 electrical credits at the next meeting.

Mr. Nardone stated the next change order in the amount of \$43,905 was for the tunnel piping re-insulation. He explained there was a considerable amount of domestic water lines that needed to be abated in the tunnel, approximately 243 lineal feet.

Chairman Woods stated he wished to clarify this work was for the re-insulating the pipes.

Mr. Nardone responded yes and to remedy the moisture from condensation on the pipes in the future.

Mr. Funaro stated the insulation itself was considered contracted because of the asbestos in the tunnel.

Mr. Silver referred the Committee to p. 15 of the handout which showed KMK Insulation, Inc. total amount as \$39,913.91, plus Bismark's mark up. He stated Silver Petrucelli did not agree that it takes that long for a crew of two to complete this work. He also referenced p. 16 which shows the labor, materials, etc. He stated they were recommending \$5,160.

Mr. Funaro stated the work was based on daily output and that it did not take into account the working space, which he stated is in the tunnels.

Chairman Woods pointed out the large swing between the two amounts.

Mr. Funaro commented it just comes down to what they can produce daily.

Chairman Woods stated this was not something the Committee needed to decide tonight.

Mr. Quish asked if the certificate of occupancy could be held up if the work were not done.

Mr. Funaro stated he did not know.

Mr. Nardone stated the final change order was for the J hook hangers for the above ceiling wires in the amount of \$49 each hook.

Mr. Silver explained they found a great deal of “old spaghetti” wires that were all different kinds, i.e. cable, computer, etc that was concealed above the ceilings. He stated they are looking to put “J” hooks in to group the wiring together.

Mr. Banning stated he ran the numbers today, i.e. the corridor and the spacing is approximately spread 5 feet.

Mr. Silver stated he did not know the quantity and also that he did not know if it would hold up the certificate of occupancy.

Mr. Funaro stated he would be discussing it the Building Official that requested them, at their regular meeting next week.

Chairman Woods asked if a NTE in the amount of \$5,000 would suffice.

Mr. Funaro stated he felt the number would be much higher.

Ald. Nunno and Mr. Quish made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of “J” hook hangers for the above ceiling wires per the recommended allowance to hang existing above ceiling wiring per the building official in the amount of \$49.00 each. Motion carried unanimously.

Mr. Silver referred the Committee to p. 2 of the handout for the award for the furniture moving services. He explained the moving services were for moving out the furniture in June in the amount of \$25,835. He stated the backup could be found on pgs. 18, 22, 24. He also noted the invoices were submitted directly to Mr. Bradbury. Mr. Silver also referenced p. 30 of the handout which showed some of the old wage rates and pointed out the rates are the same as those for services they provided to John F. Kennedy Elementary School last year.

Mr. Quish asked how this is budgeted in the bonding summaries for when it goes out to bid.

Mr. Silver explained it is part of soft costs and that the number used was \$30,000.

Mr. Quish and Ald. Nunno made and seconded a motion to approve a contract to William B. Meyer, Inc. in the amount of \$25,835 for moving costs in June based upon State approve unit prices. Motion carried unanimously.

Consideration of Payment Requisitions

Chairman Woods asked Mr. Silver if he could represent to the Committee that all the requisitions had been reviewed and were found to be in order and if payment was recommended at this time.

Mr. Silver replied yes. He noted that Van Zelm has picked up commissioning activity and have been on site more as the project has moved along. He explained they are the state required services looking at the HVAC and electrical systems details, etc.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Bismark Construction PH 1 (Gen. Const) (#8) in the amount of \$586,855.14 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Bismark Construction (Abatement) (#3) in the amount of \$73,468.25 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Fairfield Testing Lab (#13-05-22) in the amount of \$4,090.00 for East Shore Middle School Expansion and Alterations and Abatement Project. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (12) in the amount of \$1,482.50 for East Shore Middle School Expansion and Alterations and Abatement Project. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (13) in the amount of \$2,965.00 for East Shore Middle School Expansion and Alterations and Abatement Project. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli (Toilets)(#13-296) in the amount of \$240.00 for East Shore Middle School Middle School Expansion and Alterations and Abatement Project. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli (PH 1 CA+ENV CA)(#13-1135) in the amount of \$18,858.25 for East Shore Middle School Expansion and Alterations and Abatement Project. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Bismark Construction PH 2 (Gen Const) (#4) in the amount of \$569,129.80 for East Shore Middle School Expansion and Alterations and Abatement Project. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to William B. Meyer Moving (#COM-851-3/1) in the amount of \$25,835.00 for East Shore Middle School Expansion and Alterations and Abatement Project. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli PH2 CA+ENV CA (#13-1111) in the amount of \$10,314.50 for East Shore Middle School Expansion and Alterations and Abatement Project. Motion carried unanimously.

The next meeting will take place on Wednesday, August 14, 2013 at East Shore Middle School.

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

Respectfully submitted,

Kathleen K. Huber
Recording Secretary