

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
AUGUST 4, 2011**

The Permanent School Facilities Building Committee held a meeting on Thursday, August 4, 2011 in Conference Room B at City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
R. Funaro
M. Hardiman (BOA)
R. White (BOE)
R. Vitali (BOA)
T. Creedon

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli Assoc., A/E
J. Barile, Principal, Foran High School
P. Bradbury (MPS)

Excused: T. Casey (BOE)

Consideration of the Minutes of July 7, 2011 meeting

Ald. Vitali and Mr. White made and seconded a motion to approve the minutes of the July 7, 2011 meeting. Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project (Kennedy and Pumpkin Delight)

John F. Kennedy Elementary School – Mr. Silver reported the bids are due back August 9, 2011. Since the work will be done next summer, consideration of the bids can wait until the Committee's September meeting.

Pumpkin Delight Elementary School – Mr. Silver reported they are actively in the construction phase. He stated the floors have been abated to the raw concrete and clearance tested and the tile color has been selected and it should be done before staff returns at the end of August.

Status Report – Jonathan Law High School – Phase III

Mr. Silver stated with the work basically complete, there was nothing to report at this time.

Status Report – Jonathan Law High School –Phase III-A

Mr. Silver reported they received the building permit and that Nosal Construction is making good progress. He stated there were some hiccups with regard to the steel. He also explained that above-ceiling conduit had to be relocated which will be a future change order. Mr. Silver also reported the temporary partition work is going up that will separate the kids from the work. He explained the adjacent classroom will be under construction while the kids are in school, but that they expect the work to be complete in October.

Mr. Bradbury added that the abatement work has been completed.

Mr. Silver explained the work would be done while the kids are in school, but that they plan to work after hours. He also reported they are processing shop drawings.

Mr. Funaro asked if it was anticipated the work would continue this far into the school year.

Mr. Silver reminded the Committee that the bids were approved late in July. He stated there was one change order for the Committee to consider. Mr. Silver stated there was unforeseen asbestos behind the blackboards and white boards. He stated they would recommend the \$2,841.65.

Mr. White and Ald. Hardiman made and seconded a motion to approve a change order to the Nosal Construction Company contract in the amount of \$2,841.65 for the additional asbestos abatement work. Motion carried 5 yes (Woods, Vitali, Creedon, White, Hardiman) and 1 no (Funaro).

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

Mr. Nardone reported the teachers and some personnel have begun to occupy the new office space.

Mr. Silver referred the Committee to p. 8 for further explanation from Mr. Nardone.

Mr. Nardone explained there is an interpretation of the code with regard to the lobby and lobby stairwell. He stated they are seeking an interpretation from the State; however in the interim the fire department required a civilian fire watch.

Chairman Woods reported to the Committee there was a meeting in July regarding this code interpretation of the stairwell. He stated attending the meeting was a representative of the fire marshal's office, not the fire marshal, the Fire Chief, Mayor, Silver Petrucelli, the building inspector, the DPLU director and himself.

Mr. Silver stated the architect, fire and building officials have asked the State Fire Marshal's Office to mediate their code differences. He also reported that the chief building inspector suggested, if their code interpretation was correct, that a code modification could be sought, offering an alternative improvement of a "draft" curtain and closely spaced sprinkler heads. The deputy fire marshal advised the Fire Marshal would allow the building to be occupied with a civilian fire watch.

Mr. White asked why a firefighter was needed now.

Mr. Bradbury stated in accordance with the fire marshal's office, school officials had not yet been properly trained.

Ald. Vitali stated he would be strongly opposed to this Committee having to pay for a fire watch. He suggested student registration could take place somewhere else. Discussion ensued.

Mr. Funaro asked if the stairwell was on the original plans and why it is a problem now.

Chairman Woods stated the real question is why the code officials letter was dated July 15, 2011, when this was potential problem was first discovered back in April. He asked why it took three months for something to come to the attention of this Committee.

Mr. Funaro asked what exactly the dispute was with the fire marshal's office.

Mr. Silver explained the fire marshal's office feels the stairwell should be fully enclosed. He stated this is a cordial disagreement between them and they are trying to work it out.

Mr. Nardone added that if a fully enclosed solution was mandated, the upper staircase enclosure would interrupt the corridor. Discussion resumed.

Mr. White asked when they could expect a response from the State.

Mr. Silver responded, hopefully in August. He stated in the interim, the fire department has agreed to the citizen fire watch.

Ald. Vitali stated he was extremely upset at the costs being spent while this issue is resolved.

Mr. Funaro stated he feels the building should be closed while this issue is being resolved. He stated he agreed with Ald. Vitali that this Committee should not be spending its money in order to resolve this issue. He also questioned why the building needs to be open to the public during the summer.

Mr. Creedon suggested the Committee can simply say they will not pay.

Mr. Barile stated the reality is in the next few weeks, the building will get very busy with band camps and fall athletics beginning. He stated it would be very difficult to shut the entire addition area down. Discussion resumed.

Chairman Woods stated he felt the Committee should pay for the fire watch.

Mr. Creedon commented regardless of this issue, the Committee needed to start the code review process earlier to mitigate these issues.

Chairman Woods stated the overwhelming problem is that the school has to be ready for the start of school on August 31, 2011, so the Committee may need to spend the money.

Mr. Silver reported the proposed installation of a door in stairwell #15, and also adjusting and cutting of two other doors as requested by the code officials. He stated the architects have asked for an interpretation from the SFMO for those mandated 44" doors. He referred the Committee to p. 18 (2nd p. 18) of the handout. He explained this punch-list was put together by the administration offices.

Mr. Nardone stated many of the items found on the list are also on the architect's list. He stated they have a meeting with the contractor next week to go over the outstanding items.

Chairman Woods asked when the construction fencing would be removed from the site.

Mr. Nardone explained the contractor wants to maintain control over the yard area until the certificate of occupancy is issued.

Mr. Bradbury interjected that he had spoken with the contractor yesterday who indicated most of the fencing would be down by August 22, 2011. He explained part of the reason for leaving it was safety concerns the contractor had with the dumping of the top soil.

Chairman Woods asked when the project would be deemed completed other than the landscaping work.

Mr. Nardone stated he anticipates a certificate of occupancy date of August 22, 2011.

Mr. Silver also made the Committee aware of a proposed change order for the removal and replacement of light fixtures in the south lobby with better scaled fixtures, but he stated they do not agree with the value proposed. He referred the Committee to p. 1, 5 & 6 for the details. He stated they will continue to work with the contractor.

Status Report – Joseph A. Foran High School – Phase III-A

Mr. Nardone and Mr. Silver referred the Committee to p. 10 of the handout. Mr. Silver went on to explain the letter received from the United States Environmental Protection Agency with regard to the PCB cleanup. He explained the approval begins on p. 14. He continued with an explanation of the conditions imposed by the EPA. Mr. Nardone stated the work would likely be done over one of the school breaks, but with this approval they can now proceed with winning the BSFs permission to bid the project.

Mr. Silver stated they are about ready to go back to the State to get their approval and then go out to bid, possibly by September. He also stated there would be an additional change order from Fuss and O’Neil for the extraordinary EPA approval process.

Status Report – Pumpkin Delight Elementary School Elevator

Mr. Silver reported an inspection was scheduled on August 3, 2011. He also reported the asbestos contractor did the abatement work on the second level. He stated the inspection was re-scheduled for August 10, 2011.

Chairman Woods asked if the project would be complete after the August 10, 2011 inspection.

Mr. Silver responded yes.

Status Report – East Shore Middle School Additions/Replacements

Mr. Silver reported there has been a great deal of activity. He referred the Committee to p. 19 and explained the details of the drawings, which included furniture, windows, doors, etc.

Mr. Nardone continued explaining the drawings, stating he has met with the local officials to conduct preliminary code and land use reviews.

Mr. Silver reported they also met with the City Planner and Assistant City Planner regarding plans. He explained the need for a Coastal Area Plan so they will need to submit a CAM application. He stated they would also be filing with the State Traffic Commission. He referred the Committee to p. 23 of the handout explaining the foundation soils report from GeoInsight. Mr. Silver also explained the new State requirements concerning LEED, Commissioning and High Performance Building Standards. He explained they are dedicated

to meeting higher energy and environmental performance. He stated the commissioning agent is similar to a testing and balancing check but more intense.

Chairman Woods asked the next step.

Mr. Silver stated at the next meeting he would have design development drawings for committee review and from there they would go to construction drawings.

Chairman Woods asked if the Committee would be hiring the commissioning agent at the next meeting.

Mr. Silver responded yes. He went on to explain the handout for the change order proposal to the Silver Petrucelli contract, dated August 2, 2011 for East Shore Middle School.

Mr. Funaro and Ald. Hardiman made and seconded a motion to approve the change to the Silver Petrucelli contract dated August 2, 2011 for the East Shore Middle School Expansion/Alternations. Motion carried unanimously.

Status Report – Jonathan Law High School – Roof Replacement

Mr. Silver reported the plans are nearly complete and that they expect to be going up to the State in the next two weeks.

Chairman Woods asked the timetable for the roof work.

Mr. Silver stated there are two options. The first would be to do the work while the kids are in school, or they could wait until next summer when school is out.

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

Mr. Silver reported the plans for the roof at Foran are further ahead. He stated they expect to be going to the State next week.

Chairman Woods asked when they would be going out to bid.

Mr. Silver replied in the next three weeks and that it was possible to have them for the September meeting.

Mr. White asked if they might get a better bid price if the two roofs were bid together.

Mr. Silver stated it did not appear there would be any advantage to bidding the projects together for several reasons. He stated the project at Foran is much smaller than at Law and oriented to different sized roofing contractors.

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

Mr. Nardone reported he was waiting for the PCT date with the State BSF.

Chairman Woods asked what the work would entail.

Mr. Nardone stated if they are able to obtain good bid values under the allocated \$900,000 funding it would render Foran High School virtually free of asbestos.

Mr. Creedon commented he recalled hearing bids are likely to come in lower if the work can be performed when the school is closed. He asked if it was possible to include that kind of language in the bid package. Discussion ensued.

Consideration of Payment Requisitions

Mr. Silver explained the payment requisitions which he stated begin on p. 26 of the handout. He explained the Mountford retainage reduction at Foran High School, which he stated they were recommending at this time.

Chairman Woods asked if the requisitions had been reviewed and were found to be in order and if payment was recommended at this time. Mr. Silver responded affirmatively.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli CA & Lobby CDS (#20) in the amount of \$880.00 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment to Mountford Construction (#5) in the amount of \$1,140.00 for Joseph A. Foran High School Phase II Lead Asbestos. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment to Mountford Construction (#6: 2.5% ret) in the amount of \$5,625.00 for Joseph A. Foran High School Phase II Lead Asbestos. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment to Mountford Construction (#17 2.5% ret) in the amount of \$215,044.00 for Joseph A. Foran High School Phase III Additions. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment to Olympus Construction (#9) in the amount of \$7,118.95 for the Pumpkin Delight Elevator project. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (#13) in the amount of \$432.00 for the Pumpkin Delight Elevator project. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment to Greenland Enterprises (#1) in the amount of \$41,420.00 for the Pumpkin Delight VAT Replacement. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (#5) in the amount of \$3,680.00 for the Pumpkin Delight VAT Replacement. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (#4) in the amount of \$2,340.00 for the Foran Partial Roof Replacement. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (#5) in the amount of \$52,460.00 for the East Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (#5) in the amount of \$840.00 for the John F. Kennedy Elementary School VAT Floor and Ceiling Replacement. Motion carried unanimously.

There being no further business to discuss, Mr. Funaro and Ald. Vitali made and seconded a motion to adjourn at 8:50 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary