

**PERMANENT SCHOOL FACILITIES
BUILDING COMMITTEE
REGULAR MEETING
August 7, 2007**

The Permanent School Facilities Building Committee held their Regular Meeting on Tuesday, August 7, 2007 in Conference Room B in City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Board Members Present

M. Woods
R. Vitali
T. Creedon
S. Marlow (Board of Education)
Ald. B. Genovese
D. Hourigan (Board of Education)
Ald. M. Hardiman

Also Present

W. Silver, Silver Petrucelli Assoc., A/E
P. Bradbury (Board of Education)
L. Schaefer (Board of Education)
M. Cummings (Foran)
J. Garagliano (Law)
A. Stalis, BSC Civil Engineering
P. Russell (Board of Education)

Consideration of the Minutes of the Regular Meetings held on July 11, 2007.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve the minutes of the July 11, 2007 with the following corrections:

Page 5, 4th Paragraph from the bottom and motion should read, “design air conditioning as an *add alternate*”
Page 5, last Paragraph, 3rd sentence should read “both *proposals*”
Page 5, last Paragraph, 4th sentence delete word “*have*”
Page 6, 7th paragraph, 3rd sentence should read “both *proposals*”

Motion carried as corrected.

Status Report – Phase I – Jonathan Law High School

Mr. Silver reported the contractor has finished 99% of the punch list. With regard to the panic exit devices, Mr. Silver stated the contractor had agreed to switch to the acceptable hardware solution. He stated it is a different style but meets the criteria.

Chairman Woods asked if it would be 100% by September, the start of school.

Mr. Silver replied it would be more like the end of September and that the project should be fully complete by the October meeting.

Status Report – Phase I – Foran High School

Mr. Silver reported that Bismark knows of this Committee's displeasure, and he is not "resting on his laurels". He stated Mr. Bradbury, himself and the flooring contractor would be meeting with Bismark on Thursday to go over this matter. Mr. Silver explained the attitude of Bismark is to save the treads, so they are working toward that end.

Chairman Woods asked how this would resolve the issue.

Mr. Silver stated the flooring contractor would hopefully propose a corrective solution.

Chairman Woods asked if the purpose of the meeting was to get the corrective work done and speak as to the worthiness of the treads.

Ald. Hardiman commented he has heard different things relative to the cleaning of the treads and other remarks. He asked if it is true they are outdoor treads.

Mr. Silver responded yes, but they can be used inside.

Ald. Hardiman stated he understood that, but stated they are very difficult to clean.

Mr. Bradbury gave an overview as to the stairs. A brief discussion ensued regarding the stairs, treads, etc.

Chairman Woods asked if this Committee needed to decide anything tonight.

Mr. Silver responded they could wait and react at the next meeting.

Chairman Woods asked if there was anything more regarding Foran – Phase I and if anyone had any additional questions.

Mr. Silver replied there was nothing more at that time.

Status Report – Phase II – Jonathan Law High School

Mr. Silver reported with regard to Part I that the science labs were on hold pending bids. As to Part II the mechanical work he referred to page 7 of the handout. He stated there were fewer pickups for the bids for Law and Foran and only two ending up submitting. With regard to Jonathan Law he explained the work involved and that it was not just the replacement of the boilers and that it included the boiler room, also dehumidification of the old gym. He also referred to page 9 and explained it looks to be \$200,000 over the Committee's comprehensive phasing. He spoke as to the bid proposals and asked how the Committee wished to proceed. He asked if they wished to defer the bids and wait it out until next year and then re-bid or select from the two bidders. He added it would be taking a chance with regard to the condition of the current boilers, to which Mr. Bradbury agreed.

Chairman Woods asked if waiting could result in more bidding.

Mr. Silver responded not necessarily and commented most contractors are just so busy at this time and are also affected by peoples' vacations.

Mr. Russell commented as to the October bidding.

Mr. Schaefer asked if they were qualified and also if the work would be timely.

Mr. Silver responded they are both very good and reputable and would be able to get the work done.

Mr. Marlow asked why such a large difference in the bids.

Mr. Silver replied it was really too hard to say.

Mr. Russell asked about the bid schedule requirement of October 15 and if it that could have affected bids.

Mr. Silver responded not necessarily.

Chairman Woods commented if they do not accept either of these bids and the boiler shuts down they run the risk of shutting the high schools down in the event the boilers fail. He asked how the Committee wished to proceed.

Mr. Creedon commented he did not believe that to be true.

Chairman Woods stated they could accept the low bid or reject both bids and re-bid.

Mr. Hourigan suggested they proceed based on the recommendation of Mr. Silver. He stated if both bidders are responsible they should proceed from there.

Ald. Hardiman and Mr. Creedon made and seconded a motion to accept the low bid of Southport Contractors in the amount of \$825,000.

Mr. Marlow asked about sub-contractors, i.e. the timing and what work would be let out.

Mr. Silver replied typically it is the concrete and electrical work.

Mr. Hourigan asked if that is the actual bid and if it could exceed that and by how much.

Mr. Silver stated it could run into some minor change orders, i.e. conduits, etc. He also commented change orders are always inevitable.

Chairman Woods asked if this is a risk of reducing the overall budget by \$225,000 jeopardizing the science lab project to be re-bid.

Mr. Silver explained they plan on bidding the science lab with the Phase II addition and they would be taking the whole package to the aldermen at face value for funding anyway.

Motion carried unanimously.

Chairman Woods reiterated the last thing they are waiting for is to put the bids out for the Phase II science labs.

Mr. Silver replied yes.

Status Report – Phase II – Foran High School

Mr. Silver referred to page 9 of the handout. He stated they received three bids and explained the high bid was just not realistic. He explained the numbers for the other two bidders, but noted of those two bidders one of them withdrew his bid claiming a mathematical error. He referred to page 13 of the handout. He stated they were not recommending the \$3,000,000 figure as it just was not realistic and something just seemed wrong with the numbers. He stated they would recommend add alternate 1 once the existing wood floor is removed and if the concrete slab proved to be too coarse or irregular. He explained add alternate 2 included the gym floor sweeper system and stated he did not believe the value to be fair. With regard to add alternate 5, he stated there is a credit if the Committee elects to go back to substitute rubber for the specified metal treads.

Mr. Schaefer asked if Mr. Silver could speak as to each of the bidders.

Mr. Silver replied they are all reputable. He stated he could only comment as to the contractors and could not speak as to their sub-contractors as the subs have not yet been 'bought out'.

Mr. Schaefer asked how the stairwells would be affected and also the schedule. He advised that the stairwell work could be deferred until later or as part of Phase III as they are somewhat affected in that addition.

Mr. Silver stated they are labeled in the bid forms as to commitments for the heating system. He explained the boiler project at Foran is different due to the chiller works. He also stated there is some flexibility at Foran with the boilers.

Mr. Marlow asked about the cooling.

Mr. Silver replied that the work would be implemented after the cooling season is done and the chiller is taken out of service.

Chairman Woods asked if he was correct in his understanding that Silver Petrucelli was recommending base bid "A", "B" and "C".

Mr. Schaefer asked about extended time lines to complete the work.

Mr. Silver spoke as to the gym floor. He stated they would not be able to take the gym floor out of service until next summer so that is why the 365 day schedule language in the contractor's bid form.

Ald. Hardiman and Mr. Marlow made and seconded a motion to accept the base bid of "A", "B" and "C" submitted by Bismark Construction.

Chairman Woods asked if they would be risking in any way getting the science labs done.

Mr. Silver responded they are on the cusp in terms of funding. Mr. Silver stated \$5,029,326 is the amount of what we think is left in bonding. A brief discussion ensued.

After a lengthy discussion, Mr. Marlow stated he would withdraw his second and Ald. Hardiman stated he would withdraw his motion.

Ald. Hardiman and Mr. Marlow made and seconded a motion to accept the base bid of "A" and base bid "C" of Bismark Construction.

Chairman Woods noted Base Bid "B" would be held for 90 days.

Ald. Genovese commented she wished to state for the record that she would like to see the science labs get done at both Foran and Law and expressed her hope this Committee would push forward for this.

Mr. Vitali stated he wished to clarify the bid commitment is 90 days.

Mr. Silver replied it is actually 120 days.

Chairman Woods stated this would give the Committee the ability, if necessary, to consider add alternates 1 and 2.

Motion carried unanimously.

Status Report – Traffic Improvements and VAT Removal/Replacement - Pumpkin Delight Elementary School

Mr. Silver reported the site work is progressing well and is on target. He also noted with regard to the issue of encroachment onto the property that it had been resolved.

Mr. Russell reported he received a letter, along with petition from the neighbors stating they want more of a buffer along the property line overlooking the bus loop.

Mr. Schaefer suggested this be revisited once the project is completed to see what is actually needed.

Mr. Vitali stated this should all be cleared up now and establish the boundaries along the property now. A brief discussion ensued.

Chairman Woods suggested they could wait until the end of the site work and see if there is room for change orders.

Mr. Silver stated there are two change orders for this project. He stated this pertains to the flagpole and that the value is fair and that they are recommending the \$1,853.50.

Mr. Creedon and Mr. Marlow made and seconded a motion to accept the change order for the “flag pole” in the amount of \$1,853.50. Motion carried unanimously.

Mr. Silver reported there was some additional catch basin work and explained how they had to re-route the storm line (p. 4-5).

Chairman Woods explained he was contacted when they first found the fiber optic and that it needed to be done right away so he instructed them to proceed. This is the formal acceptance of that.

Mr. Hourigan and Mr. Vitali made and seconded a motion to approve the change order for Pumpkin Delight regarding the fiber optic line in the amount of \$4,730. Motion carried unanimously.

With regard to the VAT, Mr. Silver reported things are going very well and that they are doing separate phasing and that one half of the abatement is done. He also spoke as to the unique way the contractor hung draping during the removal process. He stated there still is a bit of clean up but it went well. He also stated the 1949 concrete slabs held up well. He explained the work that was done and stated the removal has gone very smoothly. He also reported they are on schedule. He stated there would be one change order in the future regarding the flooring. He explained there were three different flooring manufacturers specified and did not indicate the school system’s preference for a standard field floor tile color, which makes up 75% of the flooring, therefore there is likely an upcharge. He stated they have not actually seen it as yet, but it is a potential change coming.

Status Report – Phase III – Jonathan Law High School

Mr. Silver reported the construction documents are pushing ahead and that they are looking at an early October submission to the BSF. He stated the engineers are doing a cost benefit analysis on the air conditioning. He stated the air conditioning originally was excluded in the long-range study, but that the overheating 2nd floor was to be air conditioned in later phases. With regard to the 2nd floor, Mr. Silver stated they may want to do a cost benefit analysis for the cooler/chiller for all of the project areas this Committee has targeted.

Mr. Creedon commented the chiller approach is much more economical.

Mr. Schaefer asked if there is a date in October to go to State. He reminded the Committee they would need to get Board of Education approval as well as Committee approval and suggested they get it on the agenda as soon as possible.

Chairman Woods stated the PCT date is roughly October 2, 2007 and asked how that translates with regard to scheduling.

Mr. Silver responded they really are at the mercy of the BSF. He noted it should be a light schedule in early fall. A brief discussion ensued.

Mr. Schaefer reiterated the importance of scheduling with the various Boards and getting on their agendas. Discussion continued.

Status Report - Phase III – Foran High School

Mr. Silver reported they had met with the educators and landscape architects to go over the site, parking and traffic logistics. He introduced Mr. Aris Stalis from BSC Consulting and deferred to him for his presentation.

Mr. Stalis explained the proposed site work at Foran.

Mr. Silver noted the French Drive connection was not a part of the original scope of the project. He stated they would be looking at input from this Board as to whether to add this and that they would also need to get public input. A brief discussion ensued as to the proposed site work with the Committee agreeing that the French Drive connection should not be advanced any more at this time.

Chairman Woods stated he would entertain a motion to authorize Silver Petrucelli to expand the parking lot survey and paving designs as shown on the BSC site plan.

Mr. Marlow and Ald. Genovese made and seconded a motion to authorize Silver Petrucelli a change order to contract to extend the parking lot re-design all the way to the dock in an amount not to exceed \$7,000. Motion carried unanimously.

Chairman Woods noted this construction work would then be an add alternate down the road.

Consideration of Payment Requisitions

Chairman Woods asked if Mr. Silver had the opportunity to review the payment requisitions and if he found them reasonable and would recommend payment.

Mr. Silver reminded the Committee that they deferred payment regarding Bismark (#10) last month. He stated he had reviewed the other requisitions and would recommend payment at this time.

Mr. Marlow and Ald. Hardiman made and seconded a motion to approve payment of Olympus Construction-Site (#2) in the amount of \$101,602.50 for the Pumpkin Delight site work. Motion carried unanimously.

Mr. Marlow and Ald. Hardiman made and seconded a motion to approve payment of Enco Flooring (#1) in the amount of \$60,890.00 for Pumpkin Delight VAT. Motion carried unanimously.

Mr. Marlow and Ald. Hardiman made and seconded a motion to approve payment of Silver Petrucelli (#5) in the amount of \$6,040.00 for Pumpkin Delight School. Motion carried unanimously.

Mr. Marlow and Ald. Vitali made and seconded a motion to approve payment of Jachimowski Construction Co. (#17) in the amount of \$7,282.15 for Jonathan Law Phase I renovations. Motion carried unanimously.

Mr. Marlow and Ald. Hardiman made and seconded a motion to approve payment of Silver Petrucelli (#15) in the amount of \$2,200.00 for Jonathan Law High School Phase II additions/renovations. Motion carried unanimously.

Mr. Marlow and Ald. Hardiman made and seconded a motion to approve payment of Silver Petrucelli (#15) in the amount of \$2,260.00 for Foran High School Phase II additions/renovations. Motion carried unanimously.

Mr. Marlow and Ald. Hardiman made and seconded a motion to approve payment of Silver Petrucelli (#4) in the amount of \$14,000.00 for Jonathan Law High School Phase III additions.

Mr. Marlow and Ald. Hardiman made and seconded a motion to approve payment of Silver Petrucelli (#4) in the amount of \$16,700.00 for Foran High School Phase III additions. Motion carried unanimously.

The next meeting will be held on Thursday, September 6, 2007 at 7:00 p.m.

Being no further business to discuss, the meeting was adjourned at 9:10 p.m.

Respectfully submitted,

Kathleen K. Huber
Board Secretary