

PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
August 8, 2012

The Permanent School Facilities Building Committee held a meeting on Wednesday, August 8, 2012 in City Hall, Conference Room B. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
J. Quish
M. Hardiman
S. DiBiase (BOE)
C. Saley (BOE)
R. Vitali (BOA)
R. Nunno (BOA)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)
J. Richetelli (MPS)
K. McCarthy, Fuss & O'Neil

Consideration of the Minutes of July 11, 2012 meeting

Mr. Quish and Mr. Hardiman made and seconded a motion to approve the minutes of the July 11, 2012 meeting with the following corrections:

p. 2, 2nd paragraph from the top, the second sentence should read “*filling*” with an epoxy.

p. 2, 3rd paragraph from the bottom, remove the word “*not*” from the second sentence; and change the word “than” to “*then*”.

p. 4, 5th paragraph from the bottom, remove the second “very” from the last sentence, with the last sentence reading “*they are very responsive to any issue*”.

Motion carried with the corrections as noted above, with 1 abstention (Ald. Nunno).

Status Report RE: Elementary Schools Asbestos Abatement Project.

a) John F. Kennedy Elementary School – Mr. Silver stated the contractor had been predicting all along that THP would take until September 6, 2012 to complete all work. He referred the Committee to p. 4 of the handout and explained the recently revised schedule which showed a substantial completion date of August 22, 2012. He also stated the NTE change order this Board approved at the last meeting came in under the approved threshold.

Mr. Quish asked about the final concrete underlayment finish on those floors.

Mr. Bradbury explained the resubmitted, troweled-down heavy product.

Mr. Bradbury stated his crews were looking to get the furniture in by next week.

Mr. Silver referred the Committee members to p. 3 of the handout for the final underlayment numbers.

Chairman Woods stated the Committee needed to cancel the previously approved NTE and replace it with an actual change order.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve a change order to the THP Contract in the amount of \$5,111.28, replacing the NTE change order approved at the July 11, 2012 meeting, for the additional floor leveling due to poor 1965 concrete under the VAT.

Mr. Quish asked if the number represented the actual classroom size or patching.

Mr. Silver replied patching.

Motion carried unanimously.

Chairman Woods spoke of the issue of painting the classroom walls which came up after the Committee met. He stated this Committee needed to make sure that type of a situation does not occur again. He went on to explain the past history of when a classroom had the ceilings and floors replaced and the BOE paints the classroom before any of the furniture was returned to the room.

Mr. Quish asked if it was in the original bid.

Chairman Woods replied no, due to Aldermanic resolution restrictions.

Mr. Bradbury stated he has only two painters for the entire district. He stated he agreed that in the future when the walls and ceilings are being opened up it makes good sense to spend the money to paint the walls, and it would help his staff greatly. A brief discussion ensued.

Ald. Nunno questioned why the school district came to this Committee to pay for the painting work. He stated the entire summer work was being done at Kennedy and WSMS and that MPS has "X" amount of operational dollars to spend, so why come to this Committee to pay for the painting. He also stated he would like to know how much money was spent in recent site work at Kennedy.

Mr. Saley spoke as a member of the Board of Education and stated their only employee is Dr. Feser. He stated they are not here to micro-manage. He stated he does understand the question and concerns of Ald. Nunno. Mr. Saley also questioned the prioritizing done with certain work projects, noting the concrete sidewalks at Pumpkin Delight is already cracked and pitted.

Ald. Nunno commented he feels the Board of Education just does not prioritize the way they should. Discussion ensued.

Mr. Bradbury explained there was a parking issue at Kennedy School so the paving had to be done in prior years, in other areas. He stated as to Law, teachers were tripping on pot holes that needed to be repaired. Discussion resumed regarding the schools, teachers on carts, etc.

Chairman Woods stated the point is that, the next time floor tiles are replaced at any school, a portion of the plan should include having the rooms painted. He pointed out painting is not reimbursable.

Mr. Richetelli explained you get better volume if it were to go through with the bonding package, even though it is not reimbursable. He stated he agreed it makes sense to do it when a classroom is empty.

Mr. Quish commented he recalled the great value they received when Calf Pen was painted.

Mr. Silver explained the aldermanic resolution where this Committee's hands are somewhat tied. He stated the expectation is to get the best reimbursement value which painting does not represent. Discussion continued.

Chairman Woods asked if the Committee was in agreement to paint the classrooms in the future when abatement work is done and it was agreed by all it should be done.

Mr. Silver noted for the future that there are two schools that will be coming up for the next future bonded abatement work.

Status Report – Joseph A. Foran High School – Additions, Renovations, Code Compliance Phases III and III-A and Status Report – Joseph A. Foran High School – Phase II Lead Asbestos Abatement

Mr. Nardone explained work is coming along (distributed photographs for the Committee's review). He stated they are in close contact with Paragon on a daily basis and that Phase IIIA is 85% complete. He stated the case work is in and the flooring and windows are done as well.

Chairman Woods asked about the sprinkler issue.

Mr. Nardone stated they received approval from the State Building Official and that they were not waiting on the Fire Marshal. He stated they corrected the door swings and the Phase III expansion project is complete. Mr. Nardone stated that Mountford is starting to close out their paperwork.

Mr. Silver noted they are holding approximately \$35,000 of the retainage until the full Certificate of Occupancy is obtained.

Mr. Saley asked how long retainage is typically kept.

Mr. Silver explained until this Committee is satisfied with the work. Mr. Silver suggested the Committee may wish to meet at Foran in September. Discussion ensued.

Status Report – East Shore Middle School Additions/Replacements

Mr. Silver reported the project went out to bid with the one addendum. He stated most of the contractors that came out in April appear to be coming back. He stated there were 14 representatives at the pre-bid meeting.

Chairman Woods stated there is one wrinkle. He stated he met with Mr. Raucci, Chief Building Inspector and Ms. Mathiasen, Director, DPLU. He explained that Ms. Mathiasen did not realize that the project was being phased and that it would not be fully sprinkled until Phase II. Mr. Raucci has stated he will not issue a permit for the sprinklered Phase I additions unless the building is fully sprinklered.

Mr. Silver stated he met with both of them and explained what prompted the decision of the DPLU Director was the minutes of the Committee's last meeting which did not reflect an anticipated approval for Phase II. Mr. Silver stated he explained the tie-in of the classroom work. He also stated the second phase would go to the Board of Aldermen for bonding in February or March and the Committee would know at that time what is ultimately approved for the entire project. Mr. Silver referred the Committee to p. 34 of the handout for two significant add alternates. He explained they may need to pull the cafeteria addition out and put that into Phase II, depending on how the bids for the sprinklers come in. Mr. Silver also pointed out the bids had been extended one week to August 21, 2012. He noted this Committee is tentatively scheduled to meet on August 22, so that will give the architects a day to vet the bids before the meeting. Discussion ensued.

Mr. Saley asked about the temporary sprinkler main.

Mr. Nardone stated it is a 4" main, approximately 200'. He stated it will require a shed because it has to have temporary heating. He stated the cost was approximately \$10,000-\$15,000.

Mr. Saley asked when there would be a specific cost.

Mr. Silver and Mr. Nardone both stated they would have bid numbers for the August 22, 2012 meeting. Discussion ensued.

Chairman Woods stated the Mayor has suggested when the bids open and if they are within the budget the Committee should authorize the architect to get approval for Phase II and go out to bid for Phase II and he will present it to the aldermen for bonding making it a seamless transition. He also asked the Committee's thoughts regarding the old bathrooms and whether to include them in the work.

Mr. Nardone stated the work could easily be added to the Phase II contract.

Mr. Quish recalled at one time this Committee discussed replacing the fixtures only.

Ald. Vitali and Ald. Nunno made and seconded a motion to include the renovations to the four old bathrooms in Phase II.

Mr. Saley commented there is a lack of planning on this Committee's part, and that an exorbitant amount of money would now need to be spent for new designs. He stated this is something that should have been in the big scope of the work. He stated he would be in favor of finishes and new fixtures only.

Mr. Nardone explained as architects they are constantly addressing these issues during schematics.

Mr. Silver spoke of the renovate as new concept and went on to explain how the Board of Education advances projects to the Board of Aldermen. Discussion ensued.

Chairman Woods stated there is a motion on the table to include the bathrooms in this project.

Mr. Quish suggested they wait until a contractor is on board and seek a change order for the bathroom work.

Chairman Woods stated if the plans are approved this Committee would be asking Silver Petrucelli to get a price for the work.

Mr. Saley stated he would like to know the highs and lows before deciding.

Ald. Vitali and Ald. Nunno removed their motion and second.

Mr. Quish and Ald. Nunno made and seconded a motion to approve a change order to the Silver Petrucelli contract to prepare schematic designs and cost estimates for seven (7) bathrooms in an amount not to exceed \$5,000.

Mr. Saley stated he would like a cost just for fixtures and finishes.

Mr. Nardone estimated 10 fixtures at \$800 each x the square footage for a cost of approximately \$60,000-70,000.

Motion carried 6 yes (Woods, Vitali, Nunno, DiBiase, Quish, Hardiman) and 1 no (Saley).

Mr. Silver spoke of the PCB testing and design which was first submitted on December 7, 2011 and referred the Committee to p. 18 for the backup. He explained part of the base design contract for this asbestos testing and PCB initial testing. He referred to p. 20 and explained in January they submitted secondary detailed PCB testing as a separate change estimate. Mr. Silver stated p. 21 showed the original fee, which included testing in the amount of \$12,250. He continued with a lengthy explanation of the original contract, explaining the base fees did not assume that the school would be “hot” and therefore they did not submit pricing (p. 23) for the secondary detailed PCB testing. He stated the estimate in January 2011 was over \$26,000 and that it came in almost \$5,000 less at \$12,677.50.

Mr. McCarthy stated the question is that they need to remove a brick and find out what they have.

Mr. Quish stated there is not a law, but guidance. He stated the EPA document has no teeth. He suggested this Committee have the City Attorney look into this.

Mr. McCarthy stated there are Federal Regulations in place.

Mr. Silver also stated the EPA would not sign off on the project for bidding till the testing and designs were done.

Chairman Woods stated there is a change order to cover the supplemental PCB testing and design in the amount of \$12,677.50.

Mr. Silver reminded the Committee the original amount of \$26,000.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve a change order to the Silver Petrucelli contract in the amount of \$12,677.50 for secondary PCB testing and design services at East Shore Middle School.

Mr. Quish reiterated he would like to have the City Attorney do his due diligence and come up with some direction for this Committee. He stated he would like to know if it is the letter of the law or is this Committee going far beyond it. He stated he did not want to spend money that didn't have to be spent. He stated he wants

to be clear and stated he felt this would be valuable information for this Committee. He stated the City Attorney's interpretation can only benefit this Committee.

Motion carried unanimously.

Mr. Silver referred the Committee to p. 11 for the next change order, with the back up on p. 12. He stated there was a correction to the purchasing discrepancy for geotechnical engineering. He referred the Committee to p. 15 which provided a history and explained they did not account for the allowance in the original purchase order so they were not under contract.

Mr. Quish asked if the allowance was normally built into the base bid.

Mr. Silver stated it was not built into the base bid. He referred the Committee to p. 13 for the actual bill.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve a change order to the Silver Petrucelli contract in the amount of \$5,644.54 to cover the Geotechnical Engineering and Water Company testing.

Mr. Saley asked the number of borings.

Mr. Nardone stated he did not have it with him, but could provide it.

Mr. Silver explained the borings plan and the course of work.

Motion carried unanimously.

Mr. Silver stated the last change order could be found on p. 25-32 regarding the re-bidding work for the month of July. He went on to recap the expenses for the consultant, adding p. 32 showed the number of hours.

Mr. Quish asked if p. 25 was a breakout.

Mr. Silver replied yes, adding it was a recap. He cautioned the Committee he would like to double check the consultant and recommend to the Committee for approve this as a not to exceed.

Mr. Hardiman and Ms. DiBiase made and seconded a motion to approve a change order to the Silver Petrucelli contract for the repackaging bid set for two phase in an amount not to exceed \$15,650.73.

Mr. Nardone explained the site additions which included the bus drop off, etc.

Mr. Quish questioned the billing on p. 25 and 27.

Mr. Nardone explained part of that was dealing with the grease trap.

Mr. Silver stated that was he suggested the NTE because he believed the grease trap work is included which should be removed.

Motion carried unanimously.

Chairman Wood stated bids are slated to open on August 21, 2012 and that this Committee would meet on August 22, 2012, and hopefully award the contract. He stated this authorization allows Silver Petrucelli to finish the project regarding Phase II which will include another meeting.

Mr. Quish stated it is his understanding bids are good for 120 days and that this Committee has the ability to award the add alternates beyond that.

Mr. Silver replied yes.

Status Report – Jonathan Law High School – Roof Replacement

Mr. Silver explained the handout which shows what has been done to date on this project. He stated the contractor has stated the base ply work and plumbing will be done before the kids return to school. He stated the second handout shows the finish ply work that will not be completed, but will not impact the kids upon their return.

Ald. Nunno expressed concern with the workers still being there when school begins.

Mr. Silver stated there would be minimum contractors on site after September. He also stated there are no change orders at this point, but that there may be one minor one developing. He also stated there are a lot of other credits they are working.

Mr. Bradbury spoke of Silktown's work and explained the membrane seams and seaming machine used in this project.

Ald. Nunno commented he was happy to hear from Mr. Bradbury that they are satisfied with the work. He stated it would have been nice if they had started their work over the classroom area and save the auditorium and gymnasium for when the kids were back in school.

Mr. Bradbury stated the company was able to get a beneficial jump start on this project over the auditorium and gym last spring.

Mr. Silver added the classrooms would be done next week.

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

Mr. Silver reported they are 100% done, except for the dome. He stated the delivery date for the dome is still estimated to be in September-October.

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

Mr. Silver stated they will likely take this down to the wire. He referred the Committee to p. 6 of the handout to show the punch list from Mota Brothers.

Mr. Nardone stated they have worked well with Mr. Bradbury.

Mr. Bradbury commented the supervisor from Paragon has been great to work with and right on top of things. He stated Paragon is doing a fantastic job.

Mr. Silver added they have begun to turn spaces back to the Board of Education.

Mr. Saley commented with regarding to full time monitoring. He spoke of a project at a Bridgeport school and commented they are still have a number of problems even with full time monitoring. He stated his point is they need to have quality sub-contractors on these projects.

Mr. Silver referred the Committee to p. 5 of the hand out for a contract regarding the moving services. He stated the backup continued on pgs. 8-10. Mr. Silver explained Milford Public Schools would like this Committee to award the contract for the moving out services.

Chairman Woods asked if it was just for moving out costs.

Mr. Silver replied yes.

Ms. DiBiase and Mr. Hardiman made and seconded a motion to approve a contract with the W.B. Meyer Moving Services in the amount of \$27,368.00 in accordance with the proposal on pgs. 8-9 for furniture moving out services at Joseph A. Foran High School, based on State DAS purchasing. Motion carried unanimously.

Consideration of Payment Requisitions

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

Mr. Silver responded affirmatively.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve payment to Paragon Construction (8) in the amount of \$125,329.75 for Joseph A. Foran High School – Phase II Lead Asbestos. Motion carried unanimously.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve payment to Paragon Construction (8) I the amount of \$97,711.54 for Joseph A. Foran High School – Phase III and IIIA Additions. Motion carried unanimously.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli IIIA CA (#12-1091) in the amount of \$22,550.80 for Joseph A. Foran High School – Phase III and IIIA Additions. Motion carried unanimously.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli (12-907) in the amount of \$1,920.00 for Joseph A. Foran High School – Partial Roof Replacement. Motion carried unanimously.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli (#12-1061) Rebidding in the amount not to exceed \$15,650.73 for East Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve payment to Silktown Roofing, Inc. (#4) in the amount of \$301,625.00 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve payment to Silktown Roofing, Inc. (#5) in the amount of \$136,515.00 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli (12-1090) in the amount of \$6,356.258 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve payment to THP General Contractors (#4) in the amount of \$226,521.89 for John F. Kennedy Elementary School – VAT Floor and Ceiling Replacement. Motion carried unanimously.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli (#12-1023) in the amount of \$8,916.20 for John F. Kennedy Elementary School – VAT Floor and Ceiling Replacement. Motion carried unanimously.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve payment to Paragon Construction Co. (#1) in the amount of \$541,713.75 for Joseph A. Foran High School – Phase III Lead Asbestos. Motion carried unanimously.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli (Abmnt/Lead Desgn(#12-1126) in the amount of \$6,586.80. Motion carried unanimously.

Mr. Hardiman and Ald. Nunno made and seconded a motion to approve payment to W.B. Meyer Moving Services in the amount of \$27,368.00 for Joseph A. Foran High School – Phase III Lead Asbestos. Motion carried unanimously.

The next meeting of the Permanent School Facilities Building Committee will be August 22, 2012.

There being no further business to discuss, Mr. Quish and Mr. Hardiman made and seconded a motion to adjourn at 9:07 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary