

PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
August 11, 2010

The Permanent School Facilities Building Committee held a meeting on Wednesday, August 11, 2010 at Joseph A. Foran 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

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli
P. Jorgensen, Silver Petrucelli Assoc
P. Bradbury (MPS)
J. Barile (MPS)
D. Girardi, W & M Construction

Excused: T. Creedon, M. Hardiman (BOE)

Consideration of the Minutes of July 22, 2010 meeting

Ald. Vitali and Mr. Funaro made and seconded a motion to approve the minutes of the July 22, 2010 meeting as presented. Motion carried unanimously.

Status Report – Jonathan Law High School – Phase II

Mr. Silver reported they produced the numbers after the Committee's last meeting. He stated a check was received in their office from CT Carpentry less than a week after the meeting.

Mr. Jorgensen added he spoke today with Mr. DiBacco he reported he was reviewing the charges from Malkin Construction. Mr. Jorgensen stated Mr. DiBacco needed to review the charges before cutting a check, but noted he was not disputing the changes, but wished to review them. He stated payment should be received in about a week.

Mr. Silver added they were still holding the voucher.

Mr. Bradbury stated he received a call from Plymouth Glass, a sub-contractor of CT Carpentry stating they were owed \$20,000 from the work they did.

Chairman Woods stated that issue is between CT Carpentry and the sub-contractor. He also reported he received a call today from Tim Yahn, who reported the greenhouse is only half finished.

Mr. Jorgensen explained they are attempting to absorb the common leaks and that Norwalk Glass is attempting to observe those leaks. He explained, however, they have found more leaks. He stated a certain amount of the work represents the equivalent of the punch list. Mr. Jorgensen reported all the panels they observed to leak have been replaced. He stated any further work would be looked at on a time basis.

Mr. Funaro asked if there is a drain in the greenhouse.

Mr. Jorgensen replied yes.

Mr. Bradbury stated CT Carpentry did a quick job in the green house and that the glass was never properly set.

Ald. Vitali commented he did not want to lower any expectation of standard and that it was not too much to ask CT Carpentry to meet the requirements.

Mr. Funaro expressed concern as to the structural integrity of the greenhouse.

Mr. Jorgensen stated there really is not wood inside. He explained the frame was scrapped and repainted. He also reported the operable panels are not perfectly weather-tight because of flashing, therefore there is some water that leaks.

Mr. Funaro stated the work should have been done properly and that this Committee should not have to pay out any extra monies.

Mr. Silver stated it should be noted the specifications for the work in the greenhouse were to just make repairs.

Both Mr. Jorgensen and Mr. Bradbury noted the majority of the issues had been fixed. A brief discussion ensued.

Ald. Vitali reiterated he had a standard of acceptance that should be met. He stated he had a problem with paying out additional monies. He also stated he recalls clearly how this Committee voted to put more money in the pocket of CT Carpentry because they made a “clerical” error at the very beginning of the project and now it is like pulling teeth to get the work completed. Discussion continued.

Chairman Woods stated CT Carpentry agreed and did send a check for the additional time to Silver Petrucelli and that they would also be sending another check next week for the work completed by Malkin Construction. He stated once that check clears this Committee will be able to declare this project complete. Chairman Woods stated the only other issue was with the ENO boards and asked if the work was now complete.

Mr. Silver replied yes at Law it is complete.

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

Chairman Woods asked if the ENO boards were done.

Mr. Nardone replied yes, although there was still about 10% software and training left.

Chairman Woods noted the Foran – Phase II project has not been declared complete either and asked if the Committee could declare it at the next meeting.

Mr. Nardone responded he believed they could.

The Committee recessed at 7:17 p.m. for a tour of the building.

Chairman Woods reconvened the Committee in public session at 7:43 p.m.

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

Mr. Silver introduced Dave Girardi, project manager from W & M Construction and deferred to him for comment.

Mr. Girardi reported on the addition side of the project they are about a month behind, although by the original base line schedule they are only about two weeks behind. He stated their concern is to be weather tight as soon as possible.

Chairman Woods asked about any possible unforeseen major concerns.

Mr. Girardi responded they are optimistic. He stated the foundations would be done next week and he hoped to have the steel up in the next week or so. He stated a heavy rain could create some soft spots, but nothing they could not handle.

Chairman Woods asked where they would be when school starts on September 1, 2010.

Mr. Girardi stated the 2nd and third floors would be complete, but the 1st floor ceilings would not be in. He stated they would be resuming work in the building after 3:00 p.m. each day. Mr. Girardi also reported because of the concrete canopy, they may not be able to pave this year, however they would do temporary stripping. He also reported they have a lot of deliveries coming in over the next few weeks.

Mr. Silver stated it begs the Committee's consideration because W & M Construction has to deliver the building in late winter. He explained if this Committee is in agreement, they could declare a substantially complete building.

Mr. Girardi added they would also make all catch basins winter safe. He also stated the plan is to have all exterior plantings done.

Mr. Silver referred the Committee members to p. 2 of the handout and deferred to Mr. Nardone for explanation.

Mr. Nardone stated the first change order was for the auditorium door and hardware replacement. He stated the backup was on p. 13. He explained they installed rated vision panels in exit doors from the stairwell per the Fire Marshal.

Ald. Vitali asked if they were talking about 12 doors, 2 back and 2 custodial doors. He stated it was his understanding they were existing 1-hr rated doors and that the doors were put on rush order.

Chairman Woods asked how many doors they were talking about.

Mr. Nardone replied 6 pairs, which he stated included 6 bolts and panes, bars, etc. He stated the cost was about \$1,100. He stated they were able to save somewhat on the existing door frames which they had examined and were found to be in order.

Ald. Vitali 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 \$17,528.00 for the auditorium door and hardware replacement.

Mr. Funaro questioned the fact work is not being done in this area, but because the Fire Marshal came through the building they have to do this. He asked why the work had to be done if the doors met code when they were first installed and also reiterated this is not part of the project. He stated he felt it was wrong.

Mr. Silver stated they are working in that part of the building. He explained when they closed off the courtyard and came up with the egress process; it had to match the 2-hr stairwell rating. He also stated in the 1970's the code did not require that high of a rating and it was more likely not to have the doors labeled as well. He stated they were able to have the frames rated and recertified the frames, which was a savings. He stated the Fire Marshal has accepted the frames, but the doors and hardware could not be recertified. Mr. Silver stated this is the best solution to meet the planned egress. A brief discussion ensued.

Mr. Silver also noted this was an improvement and safety.

The motion carried 4 yes (Woods, White, Vitali, Casey) and 1 no (Funaro).

Mr. Nardone stated the next change order in the amount of \$5,156 was for the ceiling replacement at the classrooms near the media center. He explained this was per Mr. Bradbury, to replace aged ceilings in two orphaned classrooms.

Chairman Woods asked if this included grinds and pads, to which Mr. Nardone responded yes.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve a change order to the W.J. Mountford Construction Company contract in the amount of \$5,156 for the ceiling replacement at the classrooms near the media center.

Mr. Silver pointed out that Mountford has requested some time extensions, which Silver Petrucelli has looked. He stated they were not recommending the two day time extension as it is not part of the critical path.

Mr. White asked if this would be reimbursable.

Mr. Silver responded it may be reclassified as replacement.

Motion carried unanimously.

Mr. Nardone stated the next change order in the amount of \$2,414 was for the additional column and foundations at the south end of the building. He explained structural work needed to be done to support the upper framing at the south end.

Mr. Silver referred the Committee members to p. 34 of the handout.

Ald. Vitali asked if this was a change after the design.

Mr. Silver responded yes and explained it supports the beams. He also noted Mountford was asking for 1 day.

Mr. Funaro 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 \$2,414 plus 1 day. Motion carried unanimously.

Mr. Nardone stated the next change order was for additional insulation of the storm water piping in the building in the amount of \$11,824. He explained the insulation against condensation is required by code, but was not in the base bid documents. He referred the Committee to p. 36 of the handout for backup.

Mr. Silver added that the piping carries rainwater off of the roofs. He stated horizontal pipes should be insulated because the water through the pipes can condense. He also explained it is never something that is part of a base bid and not in the specifications. He stated the contractor rightfully picked this up and reiterated it is required by code.

Chairman Woods asked how many feet they were talking about.

Mr. White responded 207+ feet with 6" of insulation.

Mr. Funaro 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 \$11,824 for the insulation of the storm water piping in the building. Motion carried unanimously.

Mr. Nardone stated there was a change order for fire rated doors at the existing auditorium near the bathrooms in the amount of \$2,511. He explained they needed to replace two non-labeled doors with rated doors per the Fire Marshal. Mr. Nardone stated they had hoped to get an exemption, but they did not.

Chairman Woods asked how many doors.

Mr. Nardone responded two. A brief discussion ensued.

Ald. Vitali 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 \$2,511.00 for the fire rated doors. Motion carried 4 yes (Woods, White, Vitali, Casey) and 1 no (Funaro).

Mr. Nardone stated there was a minor change to the audio visual. He explained the upgrade from an Epson to Mitsubishi projectors in the amount of \$880.00. He stated the upgrades were in accordance with the Milford Public Schools standards, which are short, throw arms and higher grade projections.

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 \$880.00 for the upgrade from Epson to Mitsubishi projectors in accordance with MPS standards. Motion carried unanimously.

Chairman Woods reported the Mayor has cancelled phases IV and V at both Foran and Law for the time being and has put on the Capital Improvement Plan the East Shore Middle School expansion project.

Ald. Vitali asked what Phase IV entailed.

Mr. Silver responded the cafeteria expansion and courtyard filler with study hall. Discussion ensued.

Chairman Woods stated it was the consensus of the Committee to recapture existing space as economically as possible. He asked if there were any other questions concerning Foran – Phase III.

Mr. Barile asked about the locker rooms.

Mr. Girardi stated the girl's locker rooms should be operational by August 23 and the boy's locker rooms after the start of school.

Mrs. Casey stated she would like a list of what was to be done in Phases IV and V at both schools.

Status Report – Jonathan Law High School – Phase III

Mr. Jorgensen reported they are nearing the completion of the punch-list and noted a second punch list has been compiled. He stated he spoke with Mr. Tomasko and reported most items should be done within the week. Mr. Jorgensen stated they hoped to have a certificate of occupancy by next week. He also reported there are two window frames on order for the existing guidance rooms.

Chairman Woods read an e-mail he received from Mrs. Garagliano regarding the tile in stairwell #4.

Mrs. Casey asked what the cost would be.

Mr. Silver responded it would be approximately \$20,000.

Ald. Vitali asked about the timeframe.

Mr. Silver stated it might be possible to get it done during the holiday break. A brief discussion ensued.

Chairman Woods stated he hoped the Committee would be able to declare Law – Phase III substantially complete.

Mr. Jorgensen reported there were change orders for the Committee to consider. He referred the Committee to p. 1 of the handout. He stated the first change order was for VFD's and valving for 3 science lab AHUS in the amount of \$13,704.90. He explained the VDS's for the existing science lab and AHUS from Phase II.

Mr. Funaro and Mrs. Casey made and seconded a motion to modify the change order to the Malkin Construction Company contract for the variable frequency work from \$11,865.70 to \$13,704.90. Motion carried unanimously.

Mr. Jorgensen stated the next change order has been out there for some time. He explained the need to relocate the outlets and power feeds for the school store. He stated they were not indicated on the electrical plan and explained they were hidden under the floor tiles under boxes and noted some were live.

Ald. Vitali and Mr. Funaro made and seconded a motion to approve a change order to the Malkin Construction Company contract for the relocation of outlets and reeled 4 outlets that were on abandoned floor circuits in the amount of \$1,855.94. Motion carried unanimously.

Mr. Jorgensen explained the next change order in the amount of \$990.00 was for two vision lights in windowless stair doors. He explained they needed to install rated vision panels in exit doors from the stairwell per the Fire Marshal.

Ald. Vitali and Mr. Funaro made and seconded a motion to approve a change order to the Malkin Construction Company contract for two vision lights in windowless stair doors in the amount of \$990.00. Motion carried unanimously.

Mr. Jorgensen reported the final change order was for power packs for occupancy and daylight sensors in the amount of \$1,070.00. He explained the need for bi-level switching with complexity of sensors and that the equipment helps with the whole lighting system. He stated they determined power packs were required but not part of the bid.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve a change order to the Malkin Construction Company contract for power packs in the amount of \$1,070.30. Motion carried unanimously.

Status Report Re: East Shore Middle School – Portable Classrooms

Chairman Woods reported the Aldermen still had not moved to rescind this project.

Ald. Vitali suggested a reminder be sent to the Mayor to get it off this Committee's agenda. A brief discussion ensued.

Status Report Re: Pumpkin Delight Elementary School Elevator

Mr. Silver reported they went for a plan completion test date and they were given September 17, 2010. He stated the plans had been reviewed for code correction and that now they need the Committee's plan for acceptance. Mr. Silver stated they believe the budget will be very tight for the project, but would wait to see how the bids come in.

Chairman Woods asked about the final location of the elevator.

Mr. Jorgesen explained the elevator would be located in the corner of the multi-purpose room.

Ald. Vitali and Mr. Funaro made and seconded a motion to approve the plans and specifications for the elevator installation at Pumpkin Delight Elementary School. Motion carried unanimously.

Consideration of Payment Requisitions

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 yes.

Mrs. Casey and Mr. Funaro made and seconded a motion to approve payment to Malkin construction Corporation (11) in the amount of \$56,892.81 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Mrs. Casey and Mr. Funaro made and seconded a motion to approve payment to Silver Petrucelli (construction administration) (#10) in the amount of \$8,281.00 for Jonathan Law High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mrs. Casey and Mr. Funaro made and seconded a motion to approve payment to Mountford Construction (#2) in the amount of \$11,847.00 for Joseph A. Foran High School – Phase II (lead asbestos). Motion carried unanimously.

Mrs. Casey and Mr. Funaro made and seconded a motion to approve payment to W.B. Meyer Movers (#1) in the amount of \$28,180.00 for Joseph A. Foran High School – Phase II (lead asbestos). Motion carried unanimously.

Mrs. Casey and Mr. Funaro made and seconded a motion to approve payment to Silver Petrucelli (Abatement/lead CA #5) in the amount of \$1,290.00 for Joseph A. Foran High School – Phase II (lead asbestos). Motion carried unanimously.

Mrs. Casey and Mr. Funaro made and seconded a motion to approve payment to Mountford Construction (#5) in the amount of \$593,469.00 for Joseph A. Foran High School – Phase III – Additions. Motion carried unanimously.

Mrs. Casey and Mr. Funaro made and seconded a motion to approve payment to Fairfield Testing Lab (#30-06-10) in the amount of \$5,633.97 for Joseph A. Foran High School – Phase III (abatement). Motion carried unanimously.

Mrs. Casey and Mr. Funaro made and seconded a motion to approve payment to Silver Petrucelli (construction administration) (#4) in the amount of \$36,949.90 for Joseph A. Foran High School – Phase III. Motion carried unanimously.

Mrs. Casey and Mr. Funaro made and seconded a motion to approve payment to Silver Petrucelli (#2) in the amount of \$12,425.00 for Pumpkin Delight – elevator project. Motion carried unanimously.

Being no further business, Mr. Funaro and Mr. White made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 8:53 p.m.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary