

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
REGULAR MEETING  
August 20, 2009**

The Permanent School Facilities Building Committee held a meeting on Thursday, August 20, 2009 in the Conference Room B in City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman  
Ald. R. Nunno  
J. Quish, BOE  
D. DeFlumeri  
T. Creedon

Also Present

B. Silver, Silver Petrucelli Assoc., A/E  
M. Cummings (MPS)  
P. Bradbury (MPS)  
D. Hourigan, Chairman BOE

Excused: Ald. R. Vitali, J. Rohrig (BOE)

**Consideration of the Minutes of June 30, 2009**

Mr. DeFlumeri and Ald. Nunno made and seconded a motion to approve the minutes of the June 30 2009 meeting.

Chairman Woods noted the following corrections:

p.1, 2nd paragraph from the bottom should read “for this change order ***and*** until they received that approval. . . .”

p. 2, paragraph 7<sup>th</sup> paragraph from the top the last word in the sentence should read ***contractor***”

p. 3, 3<sup>rd</sup> paragraph from the top entitled Status Report – Jonathan Law High School, the name Tim Young should read Timothy ***Yahn***.

p. 3, 2<sup>nd</sup> paragraph from the bottom, 2<sup>nd</sup> sentence should read State statute regarding ***LEED*** Silver, Last sentence in that paragraph should read “***discussion ensued***”.

p. 4 Status Report Re: East Shore Middle School – Portable Classrooms – 3<sup>rd</sup> paragraph in this section, first sentence should read “Chairman Woods explained this Committee ***has*** never been assigned a project by the Board of Aldermen that ***was not completed***”.

Motion carried unanimously with the corrections as noted above.

**Status Report –Jonathan Law High School – Phase II (Science Labs)**

Mr. Silver reported CT Carpentry only reported to the school in the last few days and had not been at school at all during the months of June or July completing punchlist work. He further reported they are “buttoning up”

the ceilings, but work on the acid neutralizing tanks and the courtyard had not been started. He stated neither he nor Mr. Jorgensen nor Mr. Bradbury have done a final check.

Chairman Woods asked whether there is an outstanding punch-list.

Mr. Silver responded yes.

Mr. Quish asked if Mr. Bradbury could give a quick overview as to what is still outstanding.

Mr. Bradbury stated there is still work to be done in the courtyard with regard to the tank, as well as the neutralizing chips in the tank. He stated the ceiling grid on the second floor is falling down in a few locations and needs to be repaired. He went on to explain the transite issue and that the main grid had not been tied off properly.

Chairman Woods asked when this Committee would finally say enough is enough and have someone else come in and finish the outstanding work.

Mr. Silver responded that would be up to the Committee to decide as they always have that contractual power. He also pointed out the tank control panel is soon to be installed.

Chairman Woods asked the approximate cost if another contractor was to come in and complete the work.

Mr. Silver estimated it would be about \$7,000.

Chairman Woods suggested the Committee meet again in early September at Jonathan Law and if the work is still incomplete at that time the Committee would hire another contractor to complete the work. The Committee agreed. Mr. Silver will send a letter to CT Carpentry advising them of this decision.

### **Status Report – Foran High School – Phase II (Boilers)**

Mr. Silver reported the contractor came in and replaced the brass gym floor plates, noting the cork infills have been removed. He stated the other major task completed is the heat exchanger for the pool. He explained the exchanger control work would not be able to be completed until the pool has been filled, adding the pool has been drained all summer for other repairs.

Chairman Woods asked if the pool would be ready for the start of the school year.

Mr. Bradbury stated there is on-going work to be done which was unrelated to the project. He stated they hoped to be ready in the next two weeks.

Ald. Nunno asked if this would be a similar situation to the gym where the students had to be bused to another school.

Mr. Bradbury replied no.

**Status Report – Foran High School – Phase II (Science Labs)**

Mr. Silver stated the project with regard to the science labs was closed out last month.

**Status Report – Jonathan Law High School and Foran High School – Technology equipment (both Phase II – Science Labs)**

Mr. Silver referred the Committee to page 5 of the handout regarding the interactive whiteboards. He stated the specified product name is ENO boards and the amount would be \$73,442.00 down from the original change order proposals of \$96,516. The current bids include training.

Chairman Woods asked how many interactive whiteboards at each school.

Mr. Silver replied Law would have 8 and Foran would have 10.

Mr. Quish and Mr. DeFlumeri made and seconded a motion to approve the bid by HB Comm. in the amount of \$73,442 for the technology equipment for Foran and Jonathan Law High Schools, subject to funding.

Mr. Cummings commented he had concerns with HB as to the quality of their service. A brief discussion ensued.

Mr. DeFlumeri asked if there was any written documentation as to the problems they have been experiencing.

Mr. Cummings responded no, stating it had been through telephone calls.

Chairman Woods noted the bid is far less than previously estimated.

Mr. Silver noted software and training was included in the bid amount.

Mr. Hourigan commented training is a major component of this equipment, but stated they are very complex pieces of equipment and if the proper training is not received the boards could end up just sitting. He referred to a situation like that which occurred when he was in Stratford.

Mr. DeFlumeri asked what the training entailed.

Mr. Cummings explained the interface the user has and how to call up the controllers and also how to run the software. A brief discussion ensued.

Mr. Quish stated the Committee has the responsibility to act in the best interest of Milford Public Schools. He stated he is hearing tonight there is a lack of confidence in the low bidder.

Chairman Woods stated the question is whether it is enough to justify a \$10,000 difference.

Mr. Cummings stated workmanship is part of the concern of the Milford Public Schools. He expressed his appreciation the Committee has looked at this and make sure it is done right.

Mr. Silver noted this is all contingent on sufficient funding needed. He stated based on a closer review of the funds available in Law and Foran Construction accounts, the Committee might need \$3,500 in funds transferred from the nearly complete Milford Academy project.

Motion carried unanimously.

### **Status Report – Jonathan Law High School – Phase III**

Chairman Woods reported the Board of Aldermen passed the Ordinance appropriating the funding for this project. He also reported the legal ad was published on August 8, 2009 and no appeal was made. Chairman Woods introduced the representatives from W & M Construction; Timothy Yahn, President, Ralph P. Martin, Project Manager and Andy Tomasco, Superintendent.

Ald. Nunno and Mr. DeFlumeri made and seconded a motion award the contract for work at Jonathan Law High School to W & M Construction Corp. for the Phase III project.

Mr. Yahn stated they would amend their previous schedule. He explained because the original schedule had the abatement work starting back in April during the school vacation, the schedule would need to be altered as a lot of things have been lost from the first schedule. He stated they would need to interface with someone at a subsequent meeting to this one so that they could publish an updated schedule.

Mr. Silver stated that W&M should soon submit the application for the building permit, noting from the Fire Marshal's end of things they were ready to go.

Mr. Quish asked how long they anticipated the project to take if the permit comes in the next week or two and the schedule is set in place.

Mr. Yahn responded he would not be able to answer that question until he has met with all the parties.

Mr. Martin added the abatement portion of the project would determine the timing.

Motion carried unanimously.

Mr. Silver stated there were 3 add alternatives for the Committee to consider as follows: Add Alternate 1 is the Interactive whiteboard system, Add Alternate 2 is the Roof condensing units and Voluntary Alternate 3 is the Contractor suggested alternative methods and procedures. Mr. Silver referred the Committee to page 6 of the handout for the funding that may be required. He stated the amount approved by the aldermen in the Resolution totaled \$4,050,600. He explained the roof condensing units were for air conditioning and that the Vol. Alternate 3 was to substitute a product for the specified hardware. He stated the Milford Public Schools has a hardware standard incorporating security features and did not recommend its consideration at this time. He stated this alternate could be considered later.

Chairman Woods stated he would recommend the Committee accept Add Alternates 1 and 2.

Mr. Cummings commented that Alternate 2 would provide the ability to use Law for summer school.

Ald. Nunno and Mr. DeFlumeri made and seconded a motion to approve the Base Bid with Add Alternate 1 and Add Alternate 2 to the W & M Construction contract for Jonathan Law High School – Phase III.

Mr. DeFlumeri commented in the past the Committee has been presented with many surprises that come up when work was being done, i.e. hidden asbestos, wires, etc and asked about the potential for this project.

Chairman Woods reminded the Committee this work is for a new addition.

Mr. Silver added the biggest unknown would be the subsurface soil conditions.

Motion carried unanimously.

Mr. Silver stated that W&M would forward the labor and material bonds with the contracts to the City Attorney.

Mr. Yahn reiterated his earlier comments as to the schedule. He stated the efficiency of the schedule changed somewhat from when they would have started back in April. He stated they have also lost the summer blitz and that although there is the holiday break, it can be a difficult time. He stated there would also be the weather issues to deal with. He stated they would address and make every effort to minimize delays. He stated the 200 day time period was fine originally when the construction period included the summer months, but it may not be now. Mr. Yahn stated he would meet with Mr. Bradbury and have a more effective answer shortly. A brief discussion ensued.

Mr. Silver stated any time changes could be done as a change order.

Mr. Yahn reiterated the time of year is always a concern but they would bring back to the Committee full details.

Chairman Woods thanked Messrs. Yahn, Martin and Tomasco for being at the meeting.

Mr. Silver presented the Architecture/Engineering Construction Administration Services Proposal for Jonathan Law – Phase III Additions and Renovations and referred the Committee to pages 14-15 for the backup. He went on to explain the contract is based on how many days they would be involved with the site as well as administrative support. He also explained the structured fee. He explained the 6 following pages were from Fuss & O’Neil for the Environmental Construction Administration services (asbestos removal). Mr. Silver stated the A/E proposal is \$63,700 (fixed fee), which he stated is about 2% of the construction cost and the Environmental CA proposal is a Not-to-Exceed proposal of \$15,000.

Chairman Woods commented in light of the varying problems during the Law Phase II project he would like to see the construction completion date (and liquidated damage assessments) when it is 100% completed.

Mr. Silver responded that would be difficult to do. He explained the AIA contracts have never tried to set that type of a date because of the varying influencing circumstances and the difficulty in enforcing it.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve the Architecture/Engineering Construction Administration Services Proposal in the amount of \$63,700 for Jonathan Law High School –

Phase III Additions and Renovations to Silver Petrucelli and Environmental CA Services in an amount not to exceed \$15,000. Motion carried unanimously.

Mr. Silver explained the potential need for geotechnical CA services and the permanent security to tie in with Sonitrol.

Chairman Woods asked if there had been direct contract with Sonitrol.

Mr. Silver stated that the Committee usually contracts directly with Sonitrol during the project and that SP+A should seek a proposal from Sonitrol now. He referred the Committee to page 16 of the handout regarding the proposal for geotechnical CA services. He stated the Committee did not necessarily have to hire Langan for the special inspection services, noting there are other companies out there.

Mr. Quish stated it may behoove the Committee to send out an RFP on this.

Mr. Silver stated they could do that.

Ald. Nunno asked how much excavation was involved.

Mr. Silver responded it was about 15 ft deep in areas.

Chairman Woods asked Mr. Silver if he could provide quotes to the Committee at the September meeting for consideration.

Mr. Silver stated he would do that.

Chairman Woods questioned if it would be all inspections and testing or if they could separate it out.

Mr. Silver stated special inspections are a higher responsibility. He explained the individual has to sign off at the end of the job that they have witnessed all of the testing, etc.

### **Status Report – Joseph A. Foran – Phase III**

Mr. Silver reported the plans had been approved by the State. He stated the decision now is whether the Committee wishes to go out to bid.

Chairman Woods stated the Committee decided at the last meeting to go out to bid in November with the bids being opened in December and bonding possibly in February or March.

Mr. Silver pointed out there is no money in the aldermanic budget for bidding. He explained when the aldermen approved it they only approved dollars for the architectural design expenses and not for bidding expenses.

### **Status Report Re: East Shore Middle School – Portable Classrooms**

Chairman Woods stated the question is whether there is money available to go out to bid for this project. He recapped the prior bidding process had gone thru the pre bid meeting and then bidding was stopped the week before the opening.

Mr. Quish commented he felt the likely portable cost was too high and that a brick and mortar addition would be much less.

Mr. Hourigan stated the Board of Education has not seen cost comparisons between used portables and refurbished, etc.

Mr. Silver stated the building committee does not have funds.

Chairman Woods stated this Committee does have a charge, but no funding. He stated at the direction of this Committee he sent a letter to the Board of Education to determine what direction they wished this Committee to move. He stated the next step is to go out to bid and then present the project to the Board of Aldermen. He stated the question is when it should be done.

Mr. Hourigan stated the Committee should wait until the Board of Education has had an opportunity to discuss the issue of portables as compared to doing a 'bricks and mortar' addition. He suggested waiting until after November. A brief discussion ensued.

### **Consideration of Payment Requisitions**

Chairman Woods asked if the payment requisitions were in order and if they would recommend payment. Mr. Silver responded affirmatively.

Mr. DeFlumeri and Ald. Nunno made and seconded a motion to approve payment to Bismark Construction Co (#17) in the amount of \$100,000 for Foran High School - Phase II – Additions/Renovations. Motion carried unanimously.

The next meeting will be held on September 10, 2009 at Jonathan Law High School in the Media Center.

Mr. DeFlumeri and Mr. Quish made and seconded a motion to adjourn at 9:08 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber  
Recording Secretary