

**PERMANENT SCHOOL FACILITIES
BUILDING COMMITTEE
REGULAR MEETING
September 6, 2007**

The Permanent School Facilities Building Committee held their Regular Meeting on Thursday, September 6, 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
S. Marlow (Board of Education)
Ald. B. Genovese
D. Hourigan (Board of Education)

Also Present

W. Silver, Silver Petrucelli Assoc., A/E
P. Bradbury (Board of Education)
M. Cummings (Foran)
J. Garagliano (Law)

Absent: Ald. M. Hardiman, T. Creedon

Consideration of the Minutes of the Regular Meeting held on August 7, 2007.

Mr. Hourigan and Ald. Genovese made and seconded a motion to approve the minutes of the August 7, 2007 meeting as presented. Motion carried unanimously.

Status Report – Phase I – Jonathan Law High School

Mr. Silver reported he had not heard from Mr. Jachimowski. He reported they were looking at the middle of September for the panic hardware to be completed. He reported the Operating & Maintenance Manuals have been submitted and that Paul Jorgensen had reviewed the manuals and they are now being forwarded to Mr. Bradbury for review.

Chairman Woods asked if there is a punch list.

Mr. Silver replied no, the only thing left is the panics and then they will be able to close the project out. He stated he really didn't expect it to be until sometime in October.

Mr. Hourigan asked about the noise baffles.

Ms. Garagliano responded they really did not appear to be working well. She stated the acoustics are better than when first occupied but not effective. She spoke of a recent meeting held in that room and the noise level was still evident. A discussion ensued as to possible remedies to this problem.

After a lengthy discussion, Mr. Silver stated he would speak with an acoustic engineer on "next steps" and price it out for the next meeting.

Discussion resumed as to how the room was being used at Law. Mr. Silver commented it was first designed as a cafeteria space and secondarily as a multi-purpose room.

Mr. Bradbury suggested testing acoustic solutions using additional sound panels they currently have for the high school band room to see if they would help to rectify the problem and then go from there..

Status Report – Phase I – Foran High School

Mr. Silver reported the tread sub-contractor has been back and the he had a meeting with Mr. Bradbury on August 10, 2007. He also reported Bismark has been back to clean up.

Mr. Bradbury added the stairs are tighter and that Bismark is are working on removing the blemish epoxy.

With regard to the joints (tread and stringer), Mr. Silver read the letter from the President of Amstep and that his comment was “it is within standard industry tolerances”. He stated Bismark has been instructed to put sample sealant fill in the gap for review.

Chairman Woods asked if this would finally solve the problem. He also asked about the fasteners.

Mr. Bradbury responded that Bismark is working on it and if they are not able to repair it they will replace the tread(s).

Mr. Silver commented they have shown a good faith effort and it was appropriate to pay this old progress payment request at this time.

Status Report – Phase II – Jonathan Law High School

Mr. Silver stated this Committee on August 7, 2007 approved the bid award for the boiler/dehumidifier and reminded the Committee at that time there were only two bids and that this Committee awarded the bid to Southport Contractors. He went on to explain that 8 days later Southport Contractors contacted him stating there had been a mathematical error on their bid and that the bid did not include the boilers. He stated Southport stated it was an error on their part and that the bid should have been closer to \$1,200,000. Mr. Silver reported he explained to Southport that this puts their bid bond at risk and gave a lengthy explanation as to how they were going to rectify it.

Chairman Woods suggested it be the recommendation of this Committee to call his (Southport Contractors) bid bond and then re-bid the project.

Mr. Marlow and Ald. Genovese made and seconded a motion to call the bid bond for Southport Contractors. Motion carried unanimously.

Ald. Genovese and Mr. Hourigan made and seconded a motion to re-bid this project (boilers replacement/dehumidifiers) Part 2 of Phase II.

Mr. Vitali asked if the project could be re-bid and what other problems they could be faced with.

Mr. Marlow added they could be faced with hidden problems and also the bids could come in higher than originally submitted.

Mr. Silver stated he did not believe it would be a problem to re-bid.

Motion carried unanimously.

Mr. Silver stated he would restructure the bid so that the boilers are the base bid and the add alternative is the dehumidification system.

Chairman Woods asked when the bids would open and when this Committee would approve them.

Mr. Silver responded this Committee should plan on meeting by the last week of September. He reminded the Committee the PCT for Law is October 2, 2007 and suggested this approval coincide with the bid reviews. He suggested meeting on Thursday, September 27, 2007.

Chairman Woods asked about the science labs and the anticipated target date to go to bid.

Mr. Silver explained if the Phase III plans are accepted by the CT DOE BSF by October 8, 2007 and they can turn them around by November 8, 2007, they could then win their approval to go out to bid by mid-November.

Chairman Woods asked if they were then holding off on the science labs until then.

Mr. Silver stated they are bidding the major work on the second floor and that this Committee should decide if it is a deterrent to interest from bidders.

Mr. Marlow asked when they would bid

Mr. Silver responded mid November.

Status Report – Phase II – Foran High School

Mr. Silver reported the contractor has started the project and that they had their kickoff meeting with Bismark. He stated they do not have a schedule yet, but they were hoping for the first boiler by the end of October. He also confirmed they would not be doing the gym floor or bleachers until next summer.

Mr. Silver explained the original design contract was schematics through bid phase only and that Phase II construction is now underway. He stated he was submitting for consideration the architecture/engineering construction administration services proposal for Phase II Additions and Renovations to Foran High School.

Mr. Marlow and Mr. Hourigan made and seconded a motion to approve the change order for Silver/Petrucelli & Associates for Foran High School Phase II, consideration of the Architecture/Engineering Construction Administration Services Proposal in the amount of \$49,500 as dated September 6, 2007. Motion carried unanimously.

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

Mr. Silver reported there is a minor change order to consider. He also reported the kids are back in school and everything went well.

Mr. Vitali stated he had asked at the last meeting to establish property boundaries.

Mr. Bradbury stated the Board of Education would have to find money to do that and that he did not believe there was enough funding for this project.

Chairman Woods asked if a mechanism was in place for dealing with encroachments on school property.

Mr. Bradbury stated he spoke with Mr. Russell and that the property was surveyed. He stated if the neighbors refuse to move their personal property that is encroaching on school property the Board of Education will have to have it removed.

Mr. Hourigan asked if the Board of Education would be asked to put in new trees and asked about additional costs.

Mr. Bradbury replied it was not part of the project.

Chairman Woods asked if the VAT was 100% done.

Mr. Silver replied there are still some punch list items left to do. He stated they would get a credit for the cleaning and waxing of the floors. He reminded the Committee as to the water cut jet for cutting of the tiles and noted the crisp looking finish.

Chairman Woods asked if they are at punch list stage with the site work.

Mr. Silver responded yes and referred to the Change orders.

Mr. Marlow and Mr. Vitali made and seconded a motion to approve site overflow pipe for the additional spillway in the amount of \$5,148.00 (Traffic Improvement Project). Motion carried unanimously.

Mr. Silver explained the change in the floor manufacturer to the school standard (for the field color marking up 75% of the flooring). He also confirmed it was fair.

Mr. Hourigan and Mr. Marlow made and seconded a motion to approve the change order for Pumpkin Delight School for the change floor manufacturer to schools standard in the amount of \$2,420.00 (VAT Removal/Replacement).

Chairman Woods noted in the future to make sure they note this specific standard.

Motion carried unanimously.

Mr. Silver also stated there is a change order at Pumpkin Delight to substitute the 6” base for the specified 4” base for the base molding. He stated the amount of \$1,563.10 was fair.

Mr. Hourigan and Mr. Marlow made and seconded a motion to approve the change order for the substitute 6” base for the specified 4” base for the molding in the amount of \$1,563.10 (VAT Removal Replacement). Motion carried unanimously.

Mr. Silver spoke as to the flash patching. He explained the contractor stated he had excluded the flashing from his bid and was told that he could not make the exclusion after the bid was awarded. He stated Mr. Jorgensen is currently working with him on this and that they are not agreeing with them at this time.

Chairman Woods asked if anyone had any other questions.

Mr. Silver expressed his hope they would close this out soon.

Mr. Vitali commented the project looks good, however he expressed concern with snowplowing and asked where they would pile the snow in the event of a significant snowfall.

Mr. Bradbury stated that was a concern they had given thought to before the project started and that it is being addressed.

Status Report – Phase III – Jonathan Law High School

Mr. Silver reported they have been busy with design and details with close to 60 drawings completed. He noted that some areas may have significant changes and that there are a lot more details. He stated Mr. Bradbury has been speaking with the architects on a regular basis trying to get the drawings complete by the end of September.

Chairman Woods asked if he had any handle on the cost of executing the plans.

Mr. Silver replied it is in the works and part of the BSF submission set.

Status Report - Phase III – Foran High School

Mr. Silver spoke as to the complex multi-levels of the addition as well as the geotechnical soil conditions.

Mr. Marlow asked about having to do storm water diversion work.

Chairman Woods asked if two separate teams were working on the two schools and if they would be done on time.

Mr. Silver replied yes.

Chairman Woods asked what happens if they are overbid.

Mr. Silver responded it would be up to the committee and their approach, as the aldermen have not funded the project yet, preferring to wait for firm bids. He also commented the program drove the designs and not just the cost. He stated the need was classrooms with the relocation of offices and that no cap was every put on it.

Chairman Woods asked if they could cut back on increments without destroying the entire program.

Mr. Silver spoke as to when to develop the entrances and changing them to the south.

Mr. Cummings stated the goal was to re-claim additional rooms in the existing school (a later phase) and by changing the front entrance they were achieving that. A brief discussion ensued.

Ald. Genovese stated she wished to go on record as saying she wants to see those 8 classrooms re-claimed as soon as possible.

Chairman Woods asked when this would go to the aldermen.

Mr. Silver responded probably in January.

Chairman Woods stated the Committee needed to think about their presentation to the aldermen.

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 confirmed this was the case

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Olympus Construction-Site (#3) in the amount of \$196,916.00 for the Pumpkin Delight VAT replacement. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Silver Petrucelli (#6) in the amount of \$5,480.00 for Pumpkin Delight VAT. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Jachimowski Construction Co (#18) in the amount of \$47,721.10 for Jonathan Law Phase I additions/renovations. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Silver Petrucelli (#16) in the amount of \$1,126.86 for Jonathan Law Phase II renovations. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Bismark Construction (#1) in the amount of \$38,000 for Foran High School Phase II additions/renovations. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Silver Petrucelli (#16) in the amount of \$1,310.00 for Foran High School Phase II additions/renovations. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Silver Petrucelli (#5) in the amount of \$28,800 for Jonathan Law High School Phase III additions/renovations. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Silver Petrucelli (#5) in the amount of \$33,400 for Foran High School Phase III additions. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment in the amount of \$23,305.00 to Bismark Construction Company for the additions/renovations at Foran High School.

The next meeting will be held on **Thursday, September 27, 2007 at 6:00 p.m.**

Being no further business to discuss, the meeting was adjourned at 8:30 p.m.

Respectfully submitted,

Kathleen K. Huber
Board Secretary