

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
OCTOBER 8, 2008**

The Permanent School Facilities Building Committee held a meeting on Wednesday, October 8, 2008 at Jonathan Law High School. Chairman Woods called the meeting to order at 7:05 p.m.

Committee Members Present

M. Woods, Chairman
T. Creedon
Ald. R. Vitali
D. DeFlumeri

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
M. Cummings (MPS)
P. Bradbury (MPS)
D. Hourigan, Chairman (BOE)
J. Barile (MPS)
J. Garagliano (MPS)
C. Nardone, Silver Petrucelli Assoc., A/E
P. Jorgensen, Silver Petrucelli, Assoc., A/E
A. Ridinger, Paragon Construction
G. Raucci, Bismark Construction
K. Wood, Bismark Construction
F. BiBacco, CT Carpentry
A. Vitelli (MPS)

Excused: Ald. R. Nunno, J. Quish (BOE) and C. Kopazna (BOE)

Consideration of the Minutes of September 18, 2008 meeting.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve the minutes of the September 18, 2008 meeting as presented. Motion carried unanimously.

Status Report – Phase I – Foran High School

Mr. Silver noted representatives from Bismark were on hand tonight. He deferred to Mr. Nardone for additional comment.

Mr. Nardone reported he walked through the building this evening and reviewed the condition of the stair treads. He also reported the reinstalled stair treads are complete and thermostats have been installed. He stated it appeared the efforts to remove the fastener epoxy may have damaged some of the treads and explained.

Chairman Woods asked if there is a punch list.

Mr. Nardone responded these items are warranty related and went on to explain. A brief discussion ensued concerning the treads.

Mr. Raucci stated with regard to the Phase I project they had spent an extra \$8,900 to make those treads work. He stated he does not feel it is 30 treads, but possibly 6 or 7. He stated in his opinion Phase I is over and done.

Status Report – Phase II – Foran High School (Boilers/Gymnasium)

Mr. Nardone reported the gym flooring and bleachers have been installed and they have forged ahead. He also reported the boilers were started and fired last week. He also reported they have begun a punch list this week.

Chairman Woods reported he had a conversation with Mr. G. Raucci regarding the gym floor. He deferred to Mr. Raucci to bring the Committee up to speed.

Mr. Raucci spoke as to the original floor that had been specified.

Mr. Wood added the base bid contained a floating floor with a bid alternative, due to Milford being a coastal area. He stated the manufacturer recommended to switch systems to a fixed floor as the school is close to the coast and the floating floor would not be a proper floor.

Chairman Woods explained the architect's e-mail regarding the gym floor and their timeline.

Mr. Nardone provided further input regarding pre-construction meetings and a discussion concerning the timeline of the gymnasium floor installation and when it should have begun.

Mr. Raucci stated the fact was the floor just was not available until August 6, 2008.

Chairman Woods stated the Building Committee approved the upgraded floor system at the July 1, 2008 meeting via change order. If they had not approved that change order, the contractor would have had to install the specified floor. He stated the clock started July 1, 2008 when the change order took place. He stated he is interested in what happened after July 1, 2008.

Mr. Nardone went over the timeline based on the e-mail. Discussion ensued.

Chairman Woods asked when the finished surface wood arrived.

Mr. Nardone responded all of the flooring arrived at the same time. Mr. Nardone reported two coats of finish had been put down with two coats of paint between September 5, 2008 and September 23, 2008.

Mr. Creedon questioned if it is reasonable to take 18 days to sand and finish.

Mr. Raucci explained the process for a gym floor adding they are quite tough. Discussion ensued regarding issues with the finish. Mr. Raucci commented the installer would refinish the floor one more time.

Chairman Woods asked why the flooring contractor did not ask for an extension of time with the change order on July 1, 2008.

Mr. Raucci replied it was a good question but he did not have an answer.

Mr. Wood added he may have been remiss in not doing so. Discussion ensued.

Chairman Woods asked if the boiler/gymnasium floor projects are separable and if the Committee would have been entitled to a partial liquidated damage.

Mr. Silver responded the contractor had an obligation to substantially complete both projects, independently per the contract. Discussion ensued as to the contract.

Mr. Silver stated they would need to review the minutes of the July 10, 2008 meeting.

Chairman Woods stated August 28, 2008 was the amended completion date for the boilers and gymnasium floor. He stated the question is what the Committee wishes to do. Chairman Woods asked if they are substantially complete and have beneficial use.

Mr. Nardone responded they have beneficial use at this time; Mr. Raucci agreed.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to accept the Phase II boilers/gymnasium floor as substantially complete as of October 3, 2008.

Mr. Creedon asked what was involved with the heat exchanger, timers, etc.

Mr. Nardone responded they had not yet resolved that with the contractor and explained the process for the change order request.

Motion carried unanimously.

Chairman Woods asked if there was anything else to discuss regarding Phase II boilers/gymnasium.

Mr. Silver stated they were not ready to submit any change orders to the Committee at this time. He stated they were still under review.

With regard to the gymnasium floor Mr. Raucci explained what happens when a sub-contractor accepts a contract for a flooring job and how they can be on several school jobs during the summer throughout the state. He stated he felt the subcontractor put in a good effort.

Mr. Hourigan asked about the re-finishing date and if a date could be finalized.

Mr. Vitelli (Foran Athletic Director) stated he would prefer it be done after basketball season is completed. He also expressed his displeasure with the floor and commented it is more than some “blemishes” that need refinishing. Discussion ensued.

Mr. Cummings added there are some safety concerns that need to be addressed with regard to the outlets.

Mr. Silver deferred to the contractor for a resolution.

Mr. Wood responded they are standard cork. Discussion ensued.

Status Report – Phase II – Jonathan Law High School (Boilers)

Mr. Jorgensen reported the original boilers were scheduled to fire earlier this week. He deferred to Mr. Ridinger for comment.

Mr. Ridinger explained the boilers are off. He explained the process with regard to the boilers adding he expected they would be on-line tomorrow. He also addressed the issue with the improper gas regulator that came from the factory. He stated he did not have a date as to when the higher-pressure gas regulator would be in. Mr. Ridinger stated by Friday, all three boilers would be operational on oil, not gas.

Chairman Woods asked Mr. Ridinger if he had any idea as to time for the regulator replacement.

Mr. Ridinger replied he did not, but hoped it would be a week. Discussion ensued.

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

Mr. Nardone reported he and Mr. Ridinger have been working on some punch items and that there was not a lot to report at this time. He stated they are looking at a couple of change orders such as to the tack and marker boards, but were not ready to present them to the Committee at this time. Mr. Nardone also reported he and Mr. Bradbury have looked at some treads on the 4th floor as well as a few other items and that they would be meeting with Mr. Ridinger next week.

Mr. Silver gave a financial summary and explained the remaining balance and outstanding proposed change orders.

Chairman Woods stated the Committee should focus on what is absolutely necessary and if needed, they can request that the Finance Director transfer additional funds from the finance account. Discussion ensued.

Mr. Silver explained the credit change order for the substitute sheetrock and that it still stands at \$3,236. He explained the Committee had passed on this at the previous meetings because they did not have the copies of the back up that had been in the July handouts.

Mr. Creedon and Ald. Vitali made and seconded a motion to approve the change order credit to the Paragon Construction contract in the amount of \$3,236.00 for the walls above the ceiling.

Chairman Woods asked if this was a reasonable credit.

Mr. Silver responded they believed it to be.

Motion carried 3 yes (Woods, Vitali, Creedon) and 1 no (DeFlumeri).

Mr. Silver explained the change order for the wired sprinkler flow device in Stairs 2 & 3 in the amount of \$1,673.24 and that they would recommend it to the Committee as fair value.

Mr. Creedon and Ald. Vitali made and seconded a motion to approve the change order to the Paragon contract in the amount of \$1,673.24.

Chairman Woods asked if this is something they needed to do.

Mr. Silver responded yes.

Chairman Woods asked if the price was reasonable.

Mr. Silver replied yes.

Motion carried unanimously.

Mr. Nardone explained the change order for the sewer line extension/clay pipe replacement. He referred the Committee to page 40 (handout) for the backup. He explained the contracted drain line and the invert problem that was discovered once the sanitary sewer was uncovered and that page 40 depicted a subsequently discovered broken sanitary pipe.

Chairman Woods asked if the price was reasonable.

Mr. Nardone explained this is an updated price after a review with Pereira Excavators and that the price is fair. He stated the original price came in around \$40,000.

Chairman Woods asked how much had been allocated to repairing the broken sanitary line.

Mr. Nardone deferred to Mr. Ridinger for the breakdown.

Mr. Ridinger provided the Committee with a detailed explanation as to the process including excavating, etc.

Ald. Vitali and Mr. Creedon made and seconded a motion approve the change order to the Paragon contract in the amount of \$26,582.65. Motion carried unanimously.

Mr. Nardone explained the change order for the ceiling repair work and referred the Committee to page 35 of the handout.

Mr. Ridinger interjected explaining the ceiling grid mains that got bent when the pipes went in, so the ceiling work was much larger than 20 sq. ft.

Mr. Nardone explained he has requested a credit from Bismark for some of this, but he has received no offer at this time. He stated they would continue to actively pursue Bismark for the damage.

Chairman Woods asked with regard to Paragon, if the figure was reasonable.

Mr. Nardone replied he could not verify a specific dollar amount and that he could only speak to the damaged ceiling. He stated they were not recommending this change order at this time.

Mr. Barile commented overall he was pleased with the work and commended Mr. Bradbury for the work he did.

Mr. Ridinger spoke as to the replacement of the media center window wall. He stated they were proposing to replace it during the April vacation. He explained they need at least 7 days or more to do it and would prefer to do it in one continuous time period, rather than sporadically.

Ald. Vitali asked if this was included in the project and why the delay.

Mr. Ridinger explained they had an issue with the materials and glass sizes and color fabrication. He reiterated it would be best to do it in one continuous time period.

Mr. Silver commented if this were delayed to April the Committee would not be able to close out the job. Discussion ensued.

Chairman Woods stated it was the consensus of the Committee to delay this only until the Christmas break.

Mr. Silver asked Mr. Ridinger if there were any future change orders.

Mr. Ridinger replied he did not believe so.

Mr. Vitali and Mr. Creedon made and seconded a motion to accept the Foran High School Phase II project as substantially complete, with the exception of the windows in the media center, as of August 30, 2008. Motion carried unanimously.

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

Mr. Jorgensen reported the two handicapped bathrooms were being worked on. He also reported the fume hoods were being worked on and would be completed this week. He also spoke as to the acid neutralizing tank.

Mr. Silver explained the change order for the 6” vinyl base substitution from the VAT demolition. He stated they were asking the Committee to formalize the fixed value of the “NTE” and explained the sub-contractor provided backup that the work required an additional \$750.00.

Chairman Woods commented the general contractor should not lose money, but the Committee should not have to pay the mark up.

Mr. Silver stated they now have the back up on this that they did not have previously. A brief discussion ensued.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve the change order to the CT Carpentry contract for the 6” vinyl base substitution in the amount of \$3,750.00. Motion carried unanimously.

Mr. Jorgensen explained the change order for the re-fed power panel. He stated when this first came before the Committee the point of discussion was regarding the hourly rate of pay. He referred the Committee to page 7 of the handout. He stated based on the back up they received they would recommend the \$9,615.10 to the Committee for approval.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve the change order to the CT Carpentry Contract for the refeed power panel in the amount of \$9,615.00. Motion carried unanimously.

Mr. Silver explained they wished to make the Committee aware of pending change order requests: additional roof steel for the ductwork as well as additional transite work and 1st floor abatement, but that they were not ready to recommend it at this time. Discussion ensued as to the voluntary extras, such as upgraded controls.

Mr. Creedon asked if this work would be reimbursable.

Mr. Silver responded it would be in Phase III.

Mr. DeFlumeri asked if the price would be the same in Phase III.

Mr. Jorgensen responded yes. Discussion ensued.

Mr. Bradbury stated he would like to have clarification as to how they would be controlled. Discussion ensued. The controls change order proposal failed for lack of a motion.

Mr. Jorgensen explained the change order proposal to relocate corridor lights and fire alarm boxes in the corridors. He explained it is for the remainder of the 2nd floor and that they had received all of the back up from CT Carpentry.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve a change order to the CT Carpentry contract for relocating the fixtures in the corridors in the amount of \$9,994.44 (reduced from \$11,000). Motion carried unanimously.

Mr. Jorgensen explained the change order for the fire dampers, required for fire separation (not in the original bid documents) in the chemistry storage room. He referred the Committee to page 26 for the back up.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve a change order to the CT Carpentry contract for fire dampers at the chemistry storage room in the amount of \$506.00. Motion carried unanimously.

Mr. Jorgensen referred to the Committee to page 22 and explained the change order to replace the missing elbow arms (10 new) for the greenhouse windows.

Chairman Woods stated he wished to clarify it was his understanding before the project began that these were not operational.

Mr. Jorgensen replied yes.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to approve a change order to the CT Carpentry contract for replacement of the missing elbow arms, greenhouse windows in the amount of \$913.33. Motion carried unanimously.

Mr. Jorgensen explained a change order for a proposed revision to the new concrete paver greenhouse floor. He explained this would be an upgrade to the floor from the original composite wood design. He stated this change

would also make for better drainage. Mr. Jorgensen stated he was bringing this to the Committee to see if they wished to proceed noting this was voluntary, but noted this would provide a much better system.

Mr. DeFlumeri asked if the greenhouse had one drain.

Mr. Bradbury responded he believed there are two.

Chairman Woods noted it was the consensus of the Committee to pass on this change order in the amount of \$3,834.77 at this time.

Mr. Jorgensen referred the Committee to page 20 of the handout and explained the change order to relocate the existing sewer line in the amount of \$3,975.16.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve the change order to the CT Carpentry contract for the relocation of the existing sewer line at the acid neutralizer in the amount of \$3,975.16.

Chairman Woods asked Silver Petrucelli to continue to work with the contractor to resolve the final change orders.

Motion carried unanimously.

Mr. Jorgensen reported they are recommending that the substantial completion date at Jonathan Law was Friday, August 30, 2008. He continued with a lengthy explanation.

Mr. Creedon and Mr. DeFlumeri made and seconded a motion to accept the Jonathan Law Phase II project substantially completed as of August 30, 2008.

Chairman Woods asked when the air handler units would be in.

Mr. DiBacco replied later this week.

Motion carried unanimously.

Status Report - Phase III – Jonathan Law High School

Mr. Silver reported the code modification requests went to the local Building Official around September 8, 2008 and that they were moved to the State by late September and that they have had discussions with Mr. Tierney. Mr. Silver explained the State Building Official was in the process of granting the modifications and that they would then move to the Bureau of School Facilities. He stated they would anticipate them going out to bid in the next week, but that they will ask bidders to hold their bids till March 2009.

Status Report – Phase III – Foran High School

Mr. Silver reported although the plans for Foran – Phase III code modification requests went to the State sooner, but they just heard from the State Building Official. He explained this project has a different DOE BSF plan

reviewer with a different process and that this reviewer insists on waiting for the modifications. Mr. Silver reported they did not expect this to go out to bid until early November.

East Shore Middle School – Portable Classrooms

- (a) Selection of Architect – Mr. Silver reported that Mr. Russell scheduled an appointment for a PCT on October 21, 2008. Mr. Silver went on to explain the A/E design services proposal.

Mr. Creedon and Ald. Vitali made and seconded a motion to approve Silver Petrucelli's proposal dated October 8, 2008 in the amount of \$53,700 using the State mandated contract form.

Ald. Vitali stated he wished to make it clear he is making this second with the understanding this is reimbursable by the State. Mr Silver explained the statute permitted selection process as long as the state contract between City and A/E was used.

Motion carried unanimously.

- (b) Approval of Plans – Mr. Silver explained the plans Silver Petrucelli was putting forward.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve the plans, specifications and estimates for the relocatable classrooms dated October 8, 2008.

Ald. Vitali asked for an explanation as to a second market structures vs. new structures.

Mr. Silver went on to explain in detail the difference between the two.

Motion carried unanimously.

Mr. Woods read the Aldermanic resolution for the project, noting that no funding had been provided with the resolution.

After discussion, Mr. Creedon and Ald. Vitali made and seconded a motion to rescind the approval of the Silver Petrucelli proposal. Motion carried unanimously.

Mr. Creedon and Ald. Vitali made and seconded a motion to approve the Silver Petrucelli proposal dated October 8, 2008 to incorporate the State mandated contract subject to the funding approval of the Board of Aldermen. Motion carried unanimously.

Consideration of Payment Requisitions

Silver Petrucelli reported they had reviewed all the requisitions, found them to be in order and recommended that the Committee approve all of them.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve payment of Paragon Construction Co. (#9) in the amount of \$27,398.00 for Jonathan Law Phase II additions/renovations. Motion carried unanimously.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve payment of Connecticut Carpentry Co. (#6) in the amount of \$105,698.23 for Jonathan Law Phase II additions/renovations. Motion carried unanimously.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve payment of Clean Harbors (C20800101) in the amount of \$1,983.70 for Jonathan Law Phase II additions/renovations. Motion carried unanimously.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve payment of Bismark Construction Co. (#14) in the amount \$82,631.00 for Foran High School Phase II additions/renovations. Motion carried unanimously.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve payment of Paragon Construction Co. (#5) in the amount of \$130,585.12 for Foran High School Phase II additions/renovations (science labs). Motion carried unanimously.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve payment of Paragon Construction Co. (#5) in the amount of \$12,757.76 for Foran High School Phase II additions/renovations (elevator). Motion carried unanimously.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve payment of Paragon Construction Co. (#5) in the amount of \$22,296.75 for Foran High School Phase II additions/renovations (classroom lead). Motion carried unanimously.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to approve payment of Clean Harbors (C20800097) in the amount of \$2,648.12 for Foran High School Phase II additions/renovations. Motion carried unanimously.

The Committee's next meeting will be in early November.

Mr. DeFlumeri and Mr. Creedon made and seconded a motion to adjourn at 9:45 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary