

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
OCTOBER 9, 2014**

The Permanent School Facilities Building Committee held a meeting on Thursday, October 9, 2014 at East Shore Middle School (media center). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
Ald. M. Hardiman
B. Nunno
J. Federico (BOE)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
J. Richetelli (MPS)
P. Bradbury (MPS)
G. Raucci, President, Bismark Construction

Excused: Ald. R. Vitali, M. DeGrego (BOE), M. Ahrens

Consideration of the Minutes of September 16, 2014 Meeting

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve the minutes of the September 16, 2014 special meeting as presented. Motion carried 2-0 with two abstentions (Nunno, Federico).

Status Report RE: Hazardous Materials Abatement/Tile Replacement Projects

a) West Shore Middle School – Mr. Silver stated they are recommending declaring the project complete. He stated would normally be a final one change order which represents the increased bond cost for any prior change orders per BSF standard but there are none for this job. Mr. Silver stated they have received all of the paperwork from Weise Construction Company. He stated the project is complete as of today.

Mr. Nunno and Ald. Hardiman made and seconded a motion to accept West Shore Middle School Hazardous Material Abatement/Tile Replacement project as complete as of October 9, 2014. Motion carried unanimously.

b) John F. Kennedy Elementary School– Mr. Silver reported THP did not get their final payment requisition in so the project cannot be declared complete at this point. He also reported he has not received the closeout paperwork. No final bond change order is warranted, either.

c) Joseph A. Foran High School– Mr. Silver referred the Committee to p. 1 of the handout. He stated Bismark has withdrawn the proposed charge for the additional cleanup/air clearance at the planetarium. Mr. Silver reported Bismark is ready to close out, but they have not submitted their final requisition. With regard to work being done by Paragon Construction Company, Mr. Silver reported there was a small bond increase in the amount of \$122, which he explained is the increase bond cost for added change order value at the end of the job per the BSF. He stated there was \$4,000 in change orders resulting in the increased bond cost. Mr. Silver stated they were recommending approval at this time.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve a change order to the Paragon Construction Company contract in the amount of \$122.00 for the increased performance bond premium for

change orders added during job progress at Joseph A. Foran High School lead/asbestos abatement. Motion carried unanimously.

Mr. Silver reported Paragon has one final payment requisition for the Committee to consider.

Status Report – East Shore Middle School Additions/Replacements – Phases I, II& III

Mr. Silver reported Mr. Bradbury continues to develop his punch list and that Bismark Construction are chipping away at the list. He stated there has been a lot going on at the end of the day.

Mr. Raucci commented it is like a circus at the school at the end of the day with the amount of workers on site addressing the punch list.

Mr. Bradbury stated he has been checking the above ceiling spaces noting there are junction boxes that need to be covered, construction debris and electrical wiring that still need to be removed. He also stated there is some smoke stopping missing as well as duct insulation. Mr. Bradbury stated they have gone through “A” wing and are now doing the classroom addition.

Mr. Silver stated their civil engineer would be at the school in the next day or so.

Mr. Raucci stated some of the items being added to the punch list are over and above the contract. He stated he has had a punch list since the beginning of the school year and Mr. Bradbury continues to add to it. He stated he plans to have two men out full time in the next month, so he needs a complete punch list sooner than later. A brief discussion ensued.

Chairman Woods asked about the hanging wires in the old breezeway.

Mr. Silver stated it is work being performed by Omni and PNS and that both are working on it.

Mr. Raucci stated he wanted to get all those loose ends tied up. He reported the painter will be here for the next two days as the masonry work is completed. He stated Johnson Controls has been a big issue with some big items on the punch list. Mr. Raucci also reported the roofing manufacturer’s representative was at the school last week and they walked the roof. He spoke of minor ponding issues (near the cafeteria and over A wing) and stated they are continuing to work on that. A brief discussion ensued.

Mr. Raucci stated there was a lot of work to be addressed in the next week, i.e. chipped tile, cabinet work, etc.

Mr. Nunno asked about a leak in the band/choral area.

Mr. Bradbury stated he was not aware of any leak. He commented he has heard that in the choral room they can hear the band through the duct work. Discussion ensued.

Chairman Woods asked if there were any serious, expensive items to fix.

Mr. Bradbury stated all touch up work is being done as well as cleaning.

Mr. Silver stated the controls would be the most expensive of tasks left to complete.

Mr. Raucci spoke of some issues with the mechanical sub and Johnson Controls technician. He stated basically the process has been difficult.

Mr. Nunno questioned why the band/choral area was designed with windows that do not open, especially in light of what recently occurred at Foran High School with their air conditioning system.

Mr. Silver explained it was the decision of the educators. A brief discussion ensued.

Mr. Silver referred the Committee to p. 6 of the handout for the change orders. He stated the first change order was to replace a 20 year old door frame which has seen years of road salt exposure by the exercise room. He stated the background could be found on p. 8-10 of the handout and stated they were recommending approval at this time.

Mr. Raucci noted the frame is 6 weeks out.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$1,939.00 to replace the rotted door frame from the exercise room to the exterior. Motion carried unanimously.

Mr. Silver stated the next change order was to add an emergency light in the south courtyard per the Fire Marshal. He stated the Fire Marshal picked up on it during inspection and wanted it added. He stated they were recommending payment at this time.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$1,477.00 for the emergency light in the south courtyard per order of the Fire Marshal. Motion carried unanimously.

Mr. Silver stated the next change order was to add a speaker strobe in the north courtyard per order of the Fire Marshal.

Ms. Federico and Mr. Nunno made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$664.00 to add a speaker strobe in the north courtyard per order of the Fire Marshal. Motion carried unanimously.

Mr. Silver stated the next change order was for a similar Fire Marshal request. He referred the Committee to p. 15 of the handout regarding the fire alarm devices in the hall and main office which he stated included two new smoke detectors and a speaker/strobe outside the main office.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$4,288.00 for adding the fire alarm devices in the hall and main office per order of the Fire Marshal. Motion carried unanimously.

Mr. Silver stated the next change order was to replace a 3-way lighting switch that is in the old 1952 corridor. He stated the new switch would control the lighting from two ends of the hallway so that no one had to walk the entire corridor in the dark.

Ms. Federico and Ald. Hardiman made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$917.00 to replace a three way light switching in the administrative corridor to control lighting from two ends of the hallway. Motion carried unanimously.

Mr. Silver stated the next change order was for the temporary egress work in both A and B wings. He stated at the beginning of the project the construction crews had to drive a temporary exit corridor through the front wall so they had to maintain life safety in the A wing by doing so. Mr. Silver stated the backup could be found on p. 19 of the handout.

Chairman Woods asked if this was the last of temporary egress change orders.

Mr. Silver stated it was the last of substantial one.

Chairman Woods asked the amount spent to date on temporary egress.

Mr. Silver stated he did not have the figure with him but could provide it.

Mr. Nunno and Ms. Federico made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$13,799.00 for temporary egress work in A and B wings. Motion carried unanimously.

Mr. Silver stated the final change order for Bismark was for the removal and extension of electrical devices in the resources rooms for new sound insulation and adding one ceiling speaker. He referred the Committee to p. 28 of the handout. He explained the work basically needed to be done for acoustics. He stated it deals with noise outdoors to in, not classroom to classroom noise.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$2,020 for extending the existing outlets for the new sound insulation and adding one ceiling speaker. Motion carried unanimously.

Mr. Silver referred the Committee to p. 7 of the handout for a change order to the Fairfield Testing Lab contract. He explained the Committee approved a prior one last month. He referenced p. 29 of the handout which showed a lost invoice from Fairfield Testing that was never reached his desk. Mr. Silver stated they went through all of their records and there was a gap with no bill from December. He stated the Committee approved a 'not to exceed' in the amount of \$35,000 which Fairfield Testing Lab has now exceeded.

Ms. Federico and Mr. Nunno made and seconded a motion to approve a change order to the Fairfield Testing Lab in the amount of \$3,984.00 for a lost December invoice not calculated in the overage. Motion carried unanimously.

Mr. Silver explained the separate contract for the security and IT package. He referenced p. 7 of the handout and explained because they are not sure what they will find above the ceilings it would need to be a "NTE" approval. He stated it was nearly impossible to quantify as it deals with data ports and all wireless hubs.

Mr. Nunno commented he wanted to make sure the work would be properly addressed, i.e. with "J" hooks, etc. A brief discussion ensued.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a NTE for Omni Data in the amount of \$34,658 to re-circuit data cables running to the data closet. Motion carried unanimously.

Mr. Silver stated as to Phase III of the project that Ms. Cleveland of his office had quantified and verified most of the equipment and that Mr. Bradbury confirmed that the trailers were now empty of WB Mason furniture. He also stated the last thing for the Committee to start to consider was how they wished the plaque to read.

Consideration of Payment Requisitions

Chairman Woods asked Mr. Silver if he could represent to the Committee that all the requisitions have been reviewed and were found to be in order and if payment was recommended at this time.

Mr. Silver replied yes. He pointed out the Bismark Construction Company requisitions were in “red” for the two phases in which they are asking for a reduction in retainage to 2.5%. He pointed out there still are primary dollars and 2.5% retainage left in the job.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Bismark Const PH 1 (GEN CONST) (#23) in the amount of \$9,975.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Bismark Const PH 1 (#24 Retainage to 2.5%) in the amount of \$262,747.51 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Fairfield Testing Lab (#13-11-56) in the amount of \$3,984.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (26A) in the amount of \$1,969.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Bismark Const PH 2 (GEN. CONST) (#19) in the amount of \$14,554.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Bismark Const PH 2 (#20 Retainage to 2.5%) in the amount of \$206,637.18 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to W.B. Mason (Media Furniture #3) in the amount of \$550.33 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to RNB Enterprises (Smart Bds #52573-1-3) in the amount of \$22,496.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to W.B. Mason (Phase III Furniture) (#3) in the amount of \$56,166.76 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli Design and CA (#14-1862) in the amount of \$9,614.48 for John F. Kennedy Elementary School Haz Materials/Abatement/Tile Replacement Project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Paragon Construction Company 4th floor (#3) in the amount of \$5,340.88 for Joseph A. Foran High School Hazardous Material Abatement/Tile Replacement projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli Design and CA (#14-1870) in the amount of \$18,330.10 for Joseph A. Foran High School Hazardous Material Abatement/Tile Replacement projects. Motion carried unanimously.

The next meeting of the Permanent School Facilities Building Committee will take place on Thursday, November 13, 2014, at City Hall (conference room).

Chairman Woods commented projects this Committee works on are projects that have been assigned by the Board of Aldermen. He stated it is apparent West Shore Middle School will be coming down the pike as well as several roofing projects.

Note: Mr. Silver left the room at 8:17 p.m.

The Committee went on to discuss the process of hiring an architect.

There being no further business to discuss, Ald. Hardiman and Mr. Nunno made and seconded a motion to adjourn at 8:35 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary