

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
SPECIAL MEETING
OCTOBER 15, 2015**

The Permanent School Facilities Building Committee held a special meeting on Thursday, October 15, 2015 at City Hall (west conference room). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods
R. Vitali (BOA)
S. DiBiase (BOE)
B. Nunno (7:12 p.m.)
M. Hardiman

Also Present

B. Silver, Silver Petrucelli Architects
P. Jorgenson Silver Petrucelli Architects
D. Funaro, Bismark Construction
P. Lisi, Antinozzi Architects

Excused: J. Federico (BOE), M. Ahrens

Consideration of Minutes

Ald. Vitali and Ald. Hardiman made and seconded a motion to approve the minutes of the September 16, 2015 meeting as presented. Motion carried unanimously.

Status Report RE: East Shore Middle School Addition/Renovations - Phases I & II

Mr. Silver reported it is now a one-page punch-list, down from 22 pages. He referred the Committee to p. 1 of the handout. He also reported the grass in the back of the school has been re-seeded. Mr. Silver pointed out they are having a little trouble with the grass coverage and that it is not coming in the way they had hoped for.

Mr. Funaro stated part of the problem is the seed mix. He also spoke of the State prohibition to put any type of herbicides on the field. Mr. Funaro stated they will continue to work on the grass field.

Mr. Silver also spoke regarding the floor transitions and doing the work on a time and materials basis.

Mr. Funaro stated part of the problem is the floor layers. He explained the situations in each of the rooms, specifically room 170.

Mr. Silver referred the committee to p. 2 of the handout.

Chairman Woods stated he wished to clarify the items were not in the contract, therefore, the committee could do nothing, except to do change orders and have Bismark do it, go out to bid and then there would be another contractor on the job or

have MPS do the work, but Mr. Bradbury has stated in the past that his staff just does not have the time.

Ald. Vitali asked why MPS could not take over the work now.

Mr. Silver stated the work would not be reimbursed by the DOE grant. He went on to explain the door threshold and sweeps. He added there are 10 doors at a cost of \$400.

Mr. Funaro explained it is a bottom sweep that includes a saddle-drop. He also explained the saddle lip that would need installation.

Mr. Silver referred the committee to p. 3 for the backup.

Chairman Woods asked if there would be rain seeping through if the work were not done.

Mr. Funaro stated it has already leaked in 6 of 10 doors.

Ald. Vitali and Ald. Hardiman made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$4,304.00 for the 10 door sweeps. Motion carried unanimously.

Mr. Silver referred to the Committee to p. 4-5 of the handout and explained the addition of two outlets and a speaker, including wiring.

Ald. Vitali stated he felt maintenance has done that before so it would be his suggestion that this Committee refer this to MPS to complete that work.

Mr. Silver reminded the Committee they would not be reimbursed through the State grant.

Mr. Nunno questioned if there was any real savings.

Mr. Funaro interjected stating that having the electrical subcontractor put just the speaker in; there likely was not a great savings.

Mr. Nunno stated he felt MPS could do the entire project, both outlets and speaker.

Mr. Nunno and Ms. DiBiase made and seconded a motion to approve the \$2,365 change order contingent on Pat Bradbury not being able to do the work. Motion carried unanimously. (p. 5) (classroom 122).

Mr. Funaro provided an update regarding Johnson Controls from the commissioning agent. He reported the commissioning agent has been through all of the roof top equipment, radiators, heating systems and cooling systems. Mr. Funaro stated he did

not have a timeframe to report at this point, that it was likely as time permits. A brief discussion ensued.

Mr. Silver referred the committee to p. 19 of the handout and explained the requisition amounts to date concerning the commissioning agent. He stated at this point the commissioning agent has no available unexpended fee left.

He also talked about the "bull nose" tile in the 4 modernized restrooms with the question being, what the committee wants done. He stated this happened in only two of the six bathrooms. Discussion ensued.

Mr. Silver stated the question is whether to leave this item on the punch-list. It was consensus of the committee to allow the stepped bull nose tile to remain as installed, requiring no further correction.

Status Report RE: Hazardous Material Abatement/Tile Replacement Project

A. Joseph A. Foran High School - Mr. Silver reported THP has finished the project. He stated the fire marshal would be issuing a letter regarding the certificate of compliance. Mr. Silver stated the core job is done; however, there are two change orders. He referred the committee to p. 6 regarding the chalkboard work. The \$68,000 amount was for abatement and new board work. He continued on p. 8 and explained they have received the best offer. He referred the committee to p. 11 which showed another way to accomplish the work.

Mr. Nunno stated he would be in favor of that 'covering' way to complete the work.

Mr. Silver reported that Mr. Bradbury was not in favor of completing the work by covering the existing chalkboards over.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a change order to the THP contract in the amount of \$17,274.65 (p. 11) for the installation of new ¼" white boards over existing chalkboards. Motion carried unanimously.

Status Report RE: West Shore Middle School Addition/Renovations/Code Compliance

Mr. Silver stated there have been several core program meetings. He explained each of the departments which included music, arts, health, science, etc., which represent nearly all of the program needs. He stated they do not have designs tonight. Mr. Silver referred the Committee to p. 15 of the handout which explained enrollment projections. He explained the calculation reimbursements. He stated it is no longer at the 53% of last year, but is now 37%.

Ald. Vitali asked if they were locked in with the rates at this point.

Mr. Silver stated no, since there are no approved plans. He explained the maximum allowable building area before reimbursement is de-rated, and these areas are based on the state allowances of academic grade and square foot allowances per student. He referred the committee to p. 16 which showed the program interviews and explained the very preliminary construction estimates, continuing onto p. 17. He stated the pages reflect the projected needs at the school and corresponding costs. Discussion ensued.

Chairman Woods stated at this point the Committee does not know how much money the Board of Finance and Board of Aldermen will allocate for the project. He suggested ranking priorities. Discussion ensued.

Mr. Silver stated there are rooms that are not being used and rooms that are underutilized, so they would look at the diversity of how the rooms are being used. Mr. Silver referred the Committee to p. 16-18 and continued explaining.

Consideration of payment requisitions (Items 2 and 3)

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 stated they recommended the Committee approve the Bismark Construction Company retainage reduction that had been denied in September. He explained the difference between contract value and total paid to date.

Ald. Vitali and Ms. DiBiase made and seconded a motion to approve payment to Bismark Construction PH 1 (#28) Retainage reduction in the amount of \$92,154.50 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Vitali and Ms. DiBiase made and seconded a motion to approve payment to Van Zelm Engineers Commissioning Services (#37) in the amount of \$3,995.50 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Vitali and Ms. DiBiase made and seconded a motion to approve payment to Silver Petrucelli (#15-2315) in the amount of \$7,785.00 for West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Status Report RE: Jonathan Law High School – Hazardous Material Abatement

Paul Lisi, Antinozzi Associates.

Mr. Lisi provided the Committee with a project status update. He stated he forwarded the contract draft which he forwarded to Mr. Richetelli and Mr. Bradbury. Once they

come to an agreement with the general language they will execute a fully executed contract.

Chairman Woods asked about work at Jonathan Law High School.

Mr. Lisi stated he had nothing further to report at this time except to establish some type of schedule.

Status Report RE: Harborside Middle School Roof and Window Replacement Project

Chairman Woods asked the anticipated time to complete the work.

Mr. Lisi stated according to the RFP it is next summer.

Status Report RE: Elementary School Roof Replacement Projects (8) – Calf Pen Meadow Elementary School, John F. Kennedy Elementary School, Live Oaks Elementary School, Matthewson Elementary School, Meadowside Elementary School, Orange Avenue Elementary School, Orchard Hills Elementary School, Pumpkin Delight Elementary School.

Mr. Lisi referred the Committee to his handout. He reported they have been to all 4 sites, have done site assessments as well as asbestos. He stated the 4 buildings are similar with spray foam roof with gravel underneath. He noted water has gotten underneath and that there is rotting. Mr. Lisi stated they have included 25% metal deck replacement due to the substantial rusting. Did several test cuts and do have a good understanding of what is out there. That is how they arrived at the 25% replacement figure.

Chairman Woods questioned the sequence as to how they would move along once in the field, i.e. would they strip half of the roof, and then move to the next part of the roof.

Mr. Lisi replied yes, and stated they would not leave any exposed roof. He also pointed out there is nothing in their fee for structural work.

Chairman Woods asked who decides how much of the roof is cleared in one day.

Mr. Lisi stated it would be a structural engineer. Discussion ensued.

Chairman Woods asked if they would go out to bid next summer with one contractor doing all 4 roofs (Calf Pen Meadow Elementary School, Matthewson Elementary School, Pumpkin Delight Elementary School and Orchard Hills Elementary School).

Mr. Lisi stated he thought it would be best to go that way, but that they wanted to get the best price.

Chairman Woods asked if the 25% estimate for roofing deck was conservative.

Mr. Lisi replied yes, based on their test cuts. He continued with an overall summary of his handout regarding the first four roofs (Calf Pen Meadow, Mathewson, Pumpkin Delight, and Orchard Hills) that would be done. He stated they were proposing a mechanically hinged roof (see handout).

Mr. Nunno asked about warranty and costs for either 20 or 30 year roofs and would be cost effective.

Mr. Lisi continued with an explanation of the handout, stating they would replace weep holes as well as roof drains. He stated currently they are blocked. Mr. Lisi stated new fascia would be installed. He stated that is general to those 4 schools. He stated at Calf Pen there is a wall that intersects the left classroom and cafeteria which is bowed and is a structural issue. Regarding Mathewson School he explained there are numerous leaks in the media center. At Pumpkin Delight, he stated they would fully adhere the decking. He reported at Orchard Hills there are 3 areas with different roof types. Mr. Lisi stated the preliminary estimates did not include haz mat abatement. He stated they also noticed many of the schools have vat insulation in the roofs. He stated because they are adding insulation above insulation it will have to be addressed because you do not want to have a void.

Ald. Vitali suggested to Mr. Lisi that Mr. Bradbury go along with these site walks of each of the buildings.

Mr. Nunno asked if there was vat insulation in every school. He stated he did not believe there was.

Mr. Lisi stated he did not recall, but it was tested.

Chairman Woods commented the warranty appeared to be less than 1% of the roof costs.

Mr. Lisi explained the warranty and materials. He also reported that Mr. Bradbury had asked about the repointing of the chimneys at each of the schools. He stated that figure was not included in the preliminary cost estimate. He also stated with the addition of the insulation there was concern with the weight of snow on the roofs. He stated that was not included but they were still looking at it.

Mr. Nunno asked the color of the roofs and the impact as to energy efficiency.

Mr. Lisi stated having a white roof is energy efficient, especially if the building is air conditioned.

Chairman Woods asked Mr. Lisi if he had a preference as to a white or black roof.

Mr. Lisi stated since the elementary schools are not air conditioned it really did not matter, but he would provide the Committee with pros and cons of a white roof versus a black roof.

Chairman Woods asked about the 15% OH&P costs and if they would be included in the bid.

Mr. Lisi replied yes, although the numbers did not include abatement costs and contingency.

Chairman Woods stated they needed to get the contracts finalized and then the roofs designed.

Mr. Lisi stated he was looking for some sort of authorization from the Committee that they would tear the roof off to the roof rack. He also stated he wanted to confirm the other four elementary schools would be done the following summer. He asked the Committee if they wanted him to continue looking at the other four schools.

The consensus of the Committee was to have Antinozzi and Associates continue with the other four schools.

Mr. Lisi stated the contract was merely a draft.

Chairman Woods stated they have used the AIA boilerplate contract in the past.

Mr. Lisi asked about the prep meeting with the State. He also reported he is putting together the grant application.

Consideration of payment requisitions (Items 6, 7 and 8)

None.

Being no further business to consider, Ald. Vitali and Ald. Hardiman made and seconded a motion to adjourn. Motion carried unanimously.

The Committee adjourned at 9:04 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary