

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
REGULAR MEETING  
October 17, 2012**

The Permanent School Facilities Building Committee held a meeting on Wednesday, October 17, 2012 at City Hall, Conference Room B. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman  
J. Quish  
R. Vitali (BOA)  
S. DiBiase (BOE)  
C. Saley (BOE)  
R. Nunno (BOA)  
M. Hardiman

Also Present

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

**Consideration of the Minutes of September 26, 2012 meeting**

Ald. Nunno and Mr. Saley made and seconded a motion to approve the minutes of the September 26, 2012 meeting, as presented. Motion carried unanimously.

**Status Report RE: Elementary Schools Asbestos Abatement Project.**

a) John F. Kennedy Elementary School – Mr. Silver reported they are waiting for close out paperwork, so they are not considering the project 100% complete at this time.

Chairman Woods asked how much retainage was left in the project.

Mr. Silver responded \$15,000.

**Status Report – Joseph A. Foran High School – Additions, Renovations, Code Compliance Phases III and III-A and Status Report and Joseph A. Foran High School – Phase II Lead Asbestos Abatement**

Mr. Nardone reported they have made their comments to Paragon with regard to Phase II – Lead/Asbestos Abatement. He also reported the Fire Marshal has accepted the email from Mr. Ridinger that the work has been completed. Mr. Nardone referred the Committee to p. 12 for the Building Department comments, which he stated is the last hurdle. He stated he spoke with Mr. Ridinger earlier in the afternoon and everything except one item is done. He stated they could not close out the Paragon or Mountford contracts tonight.

**Status Report – East Shore Middle School Additions/Replacements**

Chairman Woods stated the Committee members should have received a copy of the letter from the Acting Commissioner confirming eligibility for reimbursement for this phase of the project with reference to the DAS Portal advertising issue. He stated when the second phase goes out to bid it will need to be posted on the portal, as well as any other projects.

Mr. Quish stated he would recommend the Committee, through the architect, direct that Bismark start work on the project. He asked if a motion was needed to re-affirm the work to Bismark.

Chairman Woods confirmed it was the consensus of the Committee to reaffirm the August bid award to Bismark Construction Company. Mr. Silver commented that today would serve as the 'Notice to Proceed' as it relates to the Owner/Contractor agreement.

Mr. J. Raucci stated the schedule he handed out is preliminary at this point because they have not spoken with the architects, Mr. Bradbury and building administration. He stated the schedule however, is a direction of where they are heading. He went on to explain the eight classroom addition. He explained after starting the classroom addition, they would move to the courtyard moving toward the art area.

Chairman Woods asked where they stood with regard to the building permit.

Mr. J. Raucci replied they have the foundation permit and that they are working on a few hurdles.

Chairman Woods asked when they expected to pour the foundation.

Mr. J. Raucci responded they should have the foundation within two weeks. He stated the survey is already in place and expect to erect steel by February. He reiterated it is preliminary, but all doable.

Mr. Richetelli stated it is imperative the contractor meet with the principal so she can communicate to staff and parents. He stated it is important to get off to a good start with communications.

Chairman Woods commented in addition to any groundbreaking ceremony, they had discussed job signage.

Mr. Silver explained typically this building committee does not do 'job' signs due to the cost. A brief discussion ensued.

Chairman Woods asked how often the schedule is tweaked.

Mr. J. Raucci responded, hopefully not much.

Mr. G. Raucci explained they look at the schedule every two weeks to make sure they are on track.

Mr. Nardone added they also have constant meetings either every week or bi-weekly.

Mr. Silver referred the Committee to p. 14 which showed the financial summary which the Committee has seen over the last two months. He continued to p. 15 Phase II re-bidding which is still being repackaged. Mr. Silver reminded the Committee they do not have to go to the BSF for Phase II. He stated Phase III is the Furniture, Fixtures and Equipment (FFE), both of which are being repackaged. He stated p. 15 shows the proposed legal notice which will also appear in the New Haven Register.

Ald. Nunno asked the estimated cost of the furniture.

Mr. Silver responded approximately \$600,000 to \$900,000.

Ald. Nunno recalled that Mr. Cummings did not think it was necessary to bond furniture. He stated he did not want to put words in his mouth, but that it was his recollection from the past that he was not in favor of financing furniture.

Chairman Woods asked the timeframe.

Mr. Silver stated the hope was to open bids the end of December, then go to the Board of Finance the end of January and then to the Board of Aldermen in February. He referred the Committee to p. 16 of the handout which he explained is the construction materials testing service required by the State Building Code. This is the third time this Committee has seen this. He stated the low proposal is highlighted.

Chairman Woods stated it appeared Fairfield Testing lab is the overall low bid.

Mr. Silver replied yes. He stated this is not a fixed contract commitment as their efficiency is based on productivity of the contractor.

Ald. Vitali and Ms. DiBiase made and seconded a motion to accept the proposal of Fairfield Testing Laboratories, LLC in an amount not to exceed \$25,000, in accordance with the unit prices in a memo dated September 24, 2012. Motion carried unanimously.

Mr. Silver referred the Committee to p. 19 of the handout regarding the construction administration (CA) services proposal dated September 23, 2012. He explained when they first proposed for the design services in 2011 CA services was not included the bond authorization was only thru bidding. He continued with an explanation of Fuss & O'Neill's sub-proposal found on pgs. 20, 21, 22, 23, 24 and 25.

Mr. Saley asked when design phase ends and construction services begin.

Mr. Silver replied after the bid is awarded that begins the construction administration.

Chairman Woods commented Fuss & O'Neill is a sub-contractor of Silver Petrucelli.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve the architecture/engineering construction administration services proposal, Phase I, East Shore Middle School in the amount of \$212,000 (\$192,000 CA and not to exceed \$20,000 Environmental CA Services).

Mr. Quish asked how it is measured.

Mr. Silver explained the testing, as-builts, meetings, etc. He explained they budgeted about 1,800 manhours of effort over the yearlong duration. He added raw labor is \$35.90 which is based on the estimated effort and what they were willing to commit to as a fixed fee. Discussion ensued regarding construction costs.

Motion carried unanimously.

Chairman Woods stated the next item the Committee needed to discuss was the bathroom project at ESMS, specifically renovating the four gang toilets and two staff toilets, which was tabled last month. He stated a motion would be needed to take it off the table.

Ald. Vitali and Ms. DiBiase made and seconded a motion to remove from the table the bathroom project at ESMS, which included renovating the four gang toilets and two staff toilets. Motion carried unanimously.

Chairman Woods referred the Committee to p. 6 of the minutes from the September 26, 2012 meeting where Ald. Vitali and Ms. DiBiase made and seconded a motion to move forward with the full bathroom renovation.

Mr. Quish asked if the work could be done in either Phase I or II.

Mr. Nardone replied yes. He went on to explain the details of the work involved with the bathrooms. He referred the Committee to p. 27 of the handout for the details.

Mr. Saley commented it is a lot of money to spend. He stated at West Shore Middle School they replaced the partitions at the school and it made a difference.

Chairman Woods commented what has been done at West Shore Middle School is not a valid argument to doing or not doing something at East Shore Middle School.

Mr. Bradbury interjected stating the work at West Shore Middle School was purely a cosmetic upgrade and that only some of the fixtures as well as stalls were replaced.

Chairman Woods asked what the cost was.

Mr. Bradbury replied \$25-30,000.

Mr. Saley as if it was ongoing.

Mr. Bradbury explained how the four bathrooms were done at a cost of approximately \$7,500 each.

Chairman Woods asked if this would be an add alternate bid at ESMS.

Mr. Nardone stated the numbers found on p. 27 of the handout were estimates.

Ald. Vitali asked the amount of the estimate.

Mr. Nardone replied the full gut and renovation was \$385,000.

Mr. Saley stated he felt it was just too much money and that some simple fixes could make it adequate and functional. He stated sometime ago the Board of Education addressed several issues with this Committee. He stated it was his recollection this Committee was told to “keep your hands off.” He also stated this Committee was told by the Board of Education to “dress down” this project. Discussion ensued.

Chairman Woods stated the motion on the floor is to authorize the architect to do the full bathroom renovation.

Motion carried 5 yes (Woods, Vitali, DiBiase, Hardiman, Nunno) and 2 no (Saley, Quish).

Mr. Quish stated for the record that he did not feel it was the place of this Committee to authorize this work and that he wanted authority from the Board of Education.

Mr. Saley added he felt this work should have been done four years ago.

#### **Status Report – Jonathan Law High School – Roof Replacement**

Mr. Silver reported the roof is done and that they walked it with the manufacturer's representative yesterday. He also reported they are still working on the change order credit and should have it for the next meeting.

Chairman Woods noted for the record that the Acting Commissioner DeFronzo's letter also applies to the Jonathan Law roof project and read that portion of the letter to the Committee.

#### **Status Report - Joseph A. Foran High School – Roof Replacement**

Mr. Silver reported he received a letter from the contractor and referred the Committee to p. 3 of the handout. He stated based on the letter it looks like it will be December before the dome work is done.

#### **Status Report – Joseph A. Foran High School – Phase III Lead Asbestos Abatement**

Mr. Silver reported both building and fire had signed off. He stated there are a few ongoing change orders.

Chairman Woods recalled at the last meeting Ald. Nunno and Ms. DiBiase made and seconded a motion to approve a change order credit in the amount of \$5,802.66 for the deleted room work, dark room and storage rooms. He stated that motion was tabled pending more information and that he would entertain a motion to remove it from the table.

Ald. Vitali and Ald. Nunno made and seconded a motion to remove the item from the table. Motion carried unanimously.

Mr. Nardone referred the Committee to p. 1 of the handout and referenced an email received from Mr. Ridinger dated October 11, 2012, wherein they stated they stood by their change order credit.

Mr. Silver added they went back several times with Mr. Ridinger on this.

Mr. Nardone also commented that Paragon waived their overhead and profit on some work and that the lowered price for the corridor door work. He also reminded the Committee that Fuss & O'Neill's site observations had been reduced to part time by the committee.

Ald. Vitali commented the Committee basically "cut off their noses, despite themselves."

Mr. Quish stated he was only looking for accuracy as well as the square footage for the change proposal. He also stated he was asking if it is material or labor.

Mr. Saley stated he agreed with Mr. Quish because of the fact the asbestos was in the plan with the contractor and that the door change price was by bid.

Mr. Quish reiterated he just wants the details and that this is construction administration that they are doing.

Ald. Vitali and Mr. Nunno made and seconded a motion to re-table the change order to the next meeting. Motion carried unanimously.

Mr. Nardone referred the Committee to p. 2 for the change order and referenced pgs. 4-5 for the backup.

Mr. Quish asked how many anchors.

Mr. Nardone replied all of them.

Mr. Bradbury added it is all the stanchions with four bolts each.

Mr. Nardone stated they were not able to abate the asbestos with the bolts in place. He referred the Committee to pgs. 5-12. He also noted the anchors were cut off and new ones installed.

Ms. DiBiase and Ald. Nunno made and seconded a motion to approve a change order to the Paragon Construction Company contract in the amount of \$\$4,599.48 for the swimming pool bleacher seat anchor install.

Mr. Saley asked if this was part of the original contract work.

Mr. Nardone explained no and that the abatement could not proceed piecemeal around each bolt because of the age of the bolts.

Mr. Bradbury added they were corroded, etc.

Motion carried unanimously.

Chairman Woods asked if the job was now 100% complete.

Mr. Nardone replied yes, except for the change order. He stated the change order and the performance bond change (accounting for all change order as is customary at the end of each project) are the only two remaining items.

Mr. Saley asked if in the future the handout could be ordered to match the agenda.

Chairman Woods stated the agenda is based on the seniority of the projects.

### **Consideration of Payment Requisitions**

Mr. Silver referred the Committee to pgs. 29-30 of the handout.

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

Mr. Silver responded affirmatively.

Ald. Vitali and Mr. Saley made and seconded a motion to approve payment to Silver Petrucelli IIIA CA (#12-1600) in the amount of \$344.86 for Joseph A. Foran High School – Phase III and IIIA Additions. Motion carried unanimously.

Ald. Vitali and Mr. Saley made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (7) in the amount of \$273.50 for East Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Vitali and Mr. Saley made and seconded a motion to approve payment to Silver Petrucelli (#12-1542) Rebidding, in the amount of \$14,857.70 for East Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Vitali and Mr. Saley made and seconded a motion to approve payment to Silktown Roofing, Inc. (#7) in the amount of \$99,180.00 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

Ald. Vitali and Mr. Saley made and seconded a motion to approve payment to Silver Petrucelli (#12-1569) in the amount of \$246.00 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

Ald. Vitali and Mr. Saley made and seconded a motion to approve payment to Silver Petrucelli (Abtmnt/Lead Design (#12-1605) in the amount of \$38,594.60 for Joseph A. Foran High School – Phase III Lead Asbestos. Motion carried unanimously.

The next meeting will be held on Thursday, November 15, 2012.

There being no further business to discuss, Ald. Vitali and Mr. Hardiman made and seconded a motion to adjourn at 8:25 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber  
Recording Secretary