

**Permanent School Facilities Building Committee
Special Meeting
October 19, 2016**

The Permanent School Facilities Building Committee held a special meeting on Wednesday, October 19, 2016, at City Hall (west conference room). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods
B. Nunno
R. Vitali (BOA)
M. Ahrens
S. Krushinsky (BOE)
J. Federico (BOE)
M. Hardiman (BOA)

Also Present

W. Silver, Silver Petrucelli
P. Lisi, Antinozzi Associates
P. Bradbury (MPS)
P. Cavanna (MPS)

1. Consideration of Minutes

Ald. Hardiman and Mr. Nunno made and seconded a motion to accept the minutes of the September 15, 2016 special meeting, as presented. Motion carried unanimously.

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

Mr. Silver reported that all documents were submitted on August 15, 2016 for local official review and signature. He stated that during the review the drawing cover and table of contents must be signed by the local officials and that random pages are also stamped by the SCG to prevent pages from being changed. He also stated that the same applies to the drawings. Mr. Silver stated that he has coordinated with Jim Richetelli and Fred Bialka to determine bid dates and that because 5 week's duration would be Thanksgiving they picked December 6th. He indicated that bonding will follow after the bid process and is scheduled to go to the Finance Board the end of December and the Board of Aldermen for bonding in January.

Chairman Woods stated he spoke with Jim Richetelli concerning the December 6th opening date. He believes the Committee should meet that week as the Board of Finance meeting will be December 19th. He further stated that it is important to be on the December 19th Board of Finance agenda in order to make the January Board of Aldermen meeting.

Mr. Silver commented that 10 days following the Board of Aldermen approval posting the successful bid will be accepted. He also commented that the Phase 1 estimated cost is \$13.5 million and the Phase 2 (FF&E) estimated cost is \$450,000. He further commented that schedule tasks 5 and 6 were extended during the plan review with the

Building Department. Mr. Silver stated it is expected that it will take approximately 1 ½ years to complete Phases 1 and 2 because the work is being done while school is in session. He further stated the work should definitely be completed by September 2018. Mr. Silver stated he would bring to the November meeting the Phase 2 FF&E plans and specifications which he would like to have approved prior to submitting for local review and SCG approval. Mr. Silver then commented that the Board of Finance will be acting on the bid price for Phase 1 and an estimated price for Phase 2.

Chairman Woods asked about the Building Official reviews on the FF&E. Mr. Silver commented they review the flammability of the furniture and accessible aisles created by the furniture. Chairman Woods asked if the furniture is movable. Ms. Federico commented that she believes the review is amount of furniture and whether there is too much so there could be no legitimate accessible aisles.

Mr. Silver commented that he has not seen bid prices going up on recently bid projects and therefore hopeful that this is a good bidding time.

Chairman Woods asked how good the estimates would be if when the Board of Finance meets they have actual costs for Phase 1 and estimate for Phase 2. Mr. Silver commented that the numbers should be the actual unit price cost of the furniture developed by the interior designers plus a contingency.

Chairman Woods asked when the FF&E would be going to bid. Mr. Silver commented the bids should go out in December and be opened in January.

Ms. Krushinsky asked if the earliest construction should be completed is October 2018. Mr. Silver stated that was correct based on the architect's estimate.

Ms. Federico asked if the contract is on target for November 17th. Mr. Silver stated the contract cannot be signed until 10 days following the Board of Aldermen meeting which would be approximately by January 19th.

Ms. Krushinsky asked if the bid goes back to the Board of Education. Chairman Woods stated that it does not go back to the Board.

Chairman Woods asked if any residents had ever objected or taken action during the 10 day post-Aldermanic approval period. Mr. Silver stated he was not aware that anyone ever had taken action. He explained that during that 10 day period they are in discussion with the contractor who will begin mobilizing. No contract or expenditures are made during that time.

Mr. Silver commented that that construction will begin with the addition foundations. Chairman Woods asked if there would be alternates in case of inclement weather. Mr. Silver stated there would be no alternates rather change orders and extensions would be requested, but must be justified by proving excess of National Weather Service

norms. Mr. Silver stated that there should be a good level of cooperation between the contractor and the school.

Ms. Federico asked if the contractor is ready to begin on day 10. Chairman Woods stated permits will be required. Mr. Silver stated that permits will be in good condition as the local officials have already reviewed the drawings, but will need to be transferred from the current MPS applicant to the general contractor. He further indicated the contractor can still begin to mobilize while waiting for the permits to be transferred.

Ms. Krushinsky stated that from hearing the above it appears construction will be begin in mid to late January.

Chairman Woods commented the Committee would need to meet in November to approve the FF&E.

3. Consideration of Payment Requisitions. (RE: Item 2)

Chairman Woods asked Mr. Silver if he found the payment requisition to be accurate and ready for payment.

Mr. Silver replied yes.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve payment to Silver Petrucelli in the amount of \$9,460.95 for West Shore Middle School Expansion and Alterations (#16-1941). Motion carried unanimously.

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

Ms. Lisi commented that the contractor is working on the punch list items from last month and they are near completion. He expects a reinspection the end of this week or early next week. Mr. Lisi stated that portion of the contract will be closed and they will be ready to move onto the second floor portion. Chairman Woods asked if the second floor construction would take place in the summer and how long it would take to complete. Mr. Lisi stated that construction would be done during the summer months and that he did not expect that it would take all summer to complete

Ms. Krushinsky stated the auditorium floor looks good. Ms. Federico asked if there had been any complaints concerning the smells in the stairwells. Mr. Bradbury commented he believes the smell is because of the new rubber and will fade over time.

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

Mr. Lisi stated a punch list inspection will be done with the contractor, a manufacturer representative and Mr. Bradbury. This will be a thorough inspection. Ald. Vitali asked if there was an issue. Mr. Lisi stated that the inspection is for the manufacturer's warranty.

Mr. Bradbury stated they look at all the seams and if any are found to have issues they require that they be fixed and then come back for a further inspection. Mr. Lisi stated this is a standard practice. Ms. Federico asked if the manufacturer is present. Mr. Lisi stated that a representative of the manufacturer is present for the inspection.

Chairman Woods asked for an estimation as to when the project will be 100% complete. Mr. Lisi stated he expects it will be completed by the next meeting.

Chairman Woods asked when construction on the windows will begin. Mr. Lisi stated it is expected to begin in January. State funding was an issue and it has been put on a priority list. Chairman Woods commented that the Board of Aldermen had appropriated funds for the roof and window replacement. Mr. Lisi stated \$840,000 had been spent on the roof. He further indicated \$1.3 to \$1.4 million was allocated for windows and State reimbursement needs to be funded.

Chairman Woods asked if the State needs to approve the windows. Mr. Lisi stated the windows were approved last year.

Chairman Woods asked if there was any advantage to going out to bid early. Mr. Lisi stated it would go out in January, it is a priority.

Ms. Federico stated the last day of school is June 7th with no snow days. Mr. Nunno stated the work could be done while school is in session, classes could be moved around. Mr. Bradbury stated there is abatement work that must be done. He stated the abatement could be done at night and the windows during the day. Mr. Lisi stated it is a summer project.

Chairman Woods asked if PCB testing had been done on the ground. Mr. Lisi stated testing had been done and it was minimal.

Chairman Woods asked if all was approved how long would it take to submit bids. Mr. Lisi stated it would take 3 to 4 weeks with a lead time on the windows of 3 to 4 months. Once the contractor is selected it will order the windows. Mr. Bradbury stated the windows require field measurements.

6. Elementary Schools – Roof Projects

(A-C) Mr. Lisi stated punch lists were created last month for Matthewson, Calf Pen, and Orchard Hills, all work is almost complete and should be done by Saturday.

Mr. Bradbury stated the Building Department is scheduled to inspect next Thursday. Mr. Lisi said the manufacturer has inspected.

Chairman Woods asked if the 3 schools will be 100% complete by the next meeting. Mr. Lisi stated they would be complete.

(D) Mr. Lisi stated a roofing inspection is scheduled for Pumpkin Delight for October 26th at which time a punch list will be created. He also stated that project was substantially completed on schedule however, is behind on the close-out process, including punch-list work.

Chairman Woods asked what is on a roof punch list. Mr. Lisi reviewed the different items that are inspected and might be placed on a punch list. Chairman Woods asked if a punch list was created how long would it take to complete. Mr. Lisi stated it should take a couple of weeks and would hope to be completed before the next meeting.

Ald. Hardiman asked if the leak in the IT room had been fixed. Mr. Bradbury stated it had been repaired. Mr. Bradbury stated it had been repaired and now there are 2 small leaks in the boys room.

Chairman Woods asked how Phase 1 went with the contractor. Mr. Lisi stated it went well. He further stated that with Young Developers there were some minor issues, they didn't take the care to clean up or button up properly. They were just as good as others, but the process was more difficult.

Chairman Woods asked if there was any reason to disqualify Young Developers on Phase 2. Mr. Lisi stated there was not, but it will be necessary to work with them to pay better attention to the work. Mr. Bradbury stated there is nothing to disqualify them, however, they are slobs and not careful. He indicated there was some landscaping that was ruined and he will have them fix it. Ald. Vitali asked if Young Developers requires supervision. Mr. Bradbury stated they do need to be supervised and that he found communication to be difficult. Chairman Woods asked if the quality of the work was good. Mr. Lisi responded that it was good, but it was harder to get there.

(E-H) Mr. Lisi stated he has budgets for the drawings in progress for JFK, Live Oaks, Meadowside and Orange Avenue that he is requesting be reviewed and approved.

Chairman Woods stated he spoke with Jim Richetelli about the West Shore project and the if the Board of Finance and Board of Aldermen appropriate the West Shore project and the other roofs they can all be done at the same time at the end of January and February. Mr. Ahrens asked if it is because of material. Chairman Woods stated it is and the sooner it can be put out to bid the better the bid response. Mr. Lisi stated the last bids went out in March. Chairman Woods stated the earlier the better as the contractors are not bid out. Mr. Lisi stated he believed the premium was good the last time. Chairman Woods stated bids are out usually January/February with funding in March. He stated we will proceed with getting estimates because there are now 4 actual schools to compare the estimates. Mr. Lisi stated with those 4 schools some bids were lower and some higher than the estimates. The estimates must be conservative. Chairman Woods asked how the new estimates were affected by the prior 4 schools. Mr. Lisi commented it was a little easier and they were better able to fine tune the estimates and he feels comfortable.

Mr. Lisi stated the estimate for JFK is \$1,646,200 which includes everything except financing. Chairman Woods asked which estimates are similar. Mr. Lisi stated JFK is the largest estimate because the building is larger and more complicated, more costly.

Mr. Lisi stated the estimate for Live Oaks is \$1,489,005 and Meadowside \$1,100,585. He further stated that Meadowside is the least expensive of the 4 schools. Ald. Vitali commented that Meadowside and Live Oaks are alike. Mr. Lisi commented that Meadowside has one roof, no spray foam, a little smaller and much less of the estimate is demo and hazmat. Mr. Lisi's estimate for Orange Avenue is \$1,359,408. The total of all 4 roof is about \$5.6 million plus financing.

Chairman Woods stated the total for the Matthewson, Calf Pen, Orchard Hills and Pumpkin Delight roofs was approximately \$6.4 million. He asked why the total was less. Mr. Lisi stated Meadowside's roof is clean of Hazmat and therefore a lot less. Mr. Nunno stated Orange Avenue has sections that do not need to be replaced. Chairman Woods stated he would provide this information to the Mayor. He asked if the budgets also included contingencies. Mr. Lisi stated the budgets did include contingencies on the second page. Chairman Woods asked what was the percentage used for contingencies. Mr. Lisi stated he used 5%.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve budget estimated as provided. Motion carried unanimously

7. Consideration of Payment Requisitions (Items 4, 5 and 6)

Chairman Woods asked if all of the payment requisitions were in order.

Mr. Lisi replied in the affirmative.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Olympus Construction in the amount of \$8,197.82 for asbestos abatement/flooring at Jonathan Law High School. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$19,825.00 for asbestos abatement/flooring at Jonathan Law High School. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Young Developers in the amount of \$16,412.05 for roof replacement at Harborside Middle School. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Young Developers in the amount of \$52,731.83 for roof replacement at Pumpkin Delight Elementary School.

Mr. Ahrens asked if, because of the problems at Pumpkin Delight, the invoice had been scrutinized because it will pay them over 90%. Mr. Lisi commented that that we are holding \$65,000 which is 7% plus money for the warranty.

Ms. Krushinsky asked for an explanation of the pending change order. Mr. Lisi stated it was for the IT closet and that the contractor's insurance company would be involved. Mr. Bradbury stated that IT equipment was damaged when the closet flooded. A bill was sent to the contractor and it has not been paid.

Ms. Krushinsky asked for an explanation of the cost for fire alarm wiring. Mr. Bradbury stated a screw went through the wire which should not have been in that location. The contractor would not have been aware of the wire.

Mr. Ahrens stated he was proposing to approve payment until the next meeting when a punch list will have been created. Chairman Woods suggested deducting \$17,454.09. Mr. Nunno asked how that would work with paying the Board of Education. Mr. Bradbury stated the bill has not been paid so payment would be directed to Omni. Chairman Woods suggested holding \$17,454.09, have the contractor pay Omni and then the Committee can release the \$17,454.09 to the contractor. Mr. Bradbury stated he would prefer the Committee to pay Omni directly because he is not confident the contractor will pay Omni quickly.

Mr. Lisi asked what the Committee would like to do about the wire for the fire alarm system. Mr. Bradbury suggested no change as the error was not the contractor's.

Mr. Nunno and Ald. Hardiman amended and seconded their motion to approve payment to Young Developers in the amount of \$35,277.74 for roof replacement at Pumpkin Delight Elementary School and to pay \$17,454.09 to Omni for IT closet repairs. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Silktown in the amount of \$7,829.45 for the roof replacement at Calf Pen Meadow Elementary School. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Silktown in the amount of \$11,330.92 for the roof replacement at Orchard Hills Elementary School. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Silktown in the amount of \$15,418.32 for roof replacement at Mathewson Elementary School. Motion carried unanimously.

Ms. Federico asked for a summary where all the projects fell in terms of budget. Mr. Lisi indicated that all the current projects are under budget. Ms. Krushinsky asked if any of the left over funds can be put toward the West Shore project. Chairman Woods indicated the any leftover funds would reduce the amount of the bond.


Mr. Bradbury indicated that debris fell on desks at Harborside and had to be cleaned. He indicated it was caused from doing roof abatement. Mr. Bradbury further indicated the dirt and debris is up above the ceiling tiles and is not the fault of the contractor. Mr. Bradbury asked the Committee if they wanted to have this cleaned. He stated he would take an inventory of the work to be done and have that information for the next meeting. Ms. Krushinsky asked if funds from the roofing project can be used for the cleaning. Mr. Bradbury indicated the area was disturbed because of the project. Mr. Bradbury indicated that it requires lifting the ceiling tiles and vacuuming around the tracks. Chairman Woods stated project funds could possibly be used for the cleanup if it's related to the roof project. He asked Mr. Bradbury to look into this for the next meeting.

Ms. Krushinsky asked if meeting dates could be moved back to Thursdays. Chairman Woods stated its difficult coordinating meeting dates with everyone's schedule. Ms. Federico indicated Wednesday are also difficult for her. Chairman Woods stated he would have Kathy try to find dates that are least disruptive for the Committee.

Being no further business to discuss, Ald. Vitali and Ms. Federico made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 8:29 p.m.

Respectfully submitted,


Toni Jo Weeks
Recording Secretary