

**Permanent School Facilities Building Committee
Special Meeting
October 19, 2017**

The Permanent School Facilities Building Committee held a special meeting on Thursday, October 19, 2017, at West Shore Middle School (Room 101). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

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

Also Present

B. Silver, Silver Petrucelli & Associates
P. Jorgensen, Silver Petrucelli & Associates
P. Lisi, Antinozzi Associates
P. Bradbury (MPS)
P. Cavanna (MPS)
F. Tynes, Project Manager, LaRosa Building
E. Miguel Marques, Fuss + O'Neil

Excused: M. Ahrens, Ald. R. Vitali

Chairman Woods announced the Committee would stand in recess to tour the facility. The Committee recessed at 7:01p.m.

Chairman Woods reconvened the meeting in public session at 7:38 p.m.

Consideration of Minutes

Ald. Hardiman and Mrs. Federico made and seconded a motion to accept the minutes of the September 21, 2017, special meeting as presented. Motion carried unanimously.

Status Report RE: West Shore Middle School – Addition, Renovations and Code Compliance.

Mr. Silver reflected on the big picture stating there was \$972,000 remaining in contingency with the project being 75% complete,

Mr. Tynes reported on the work that has been done on the roof and the media center. He reported STL gave approval on the media center jamb block work and that the glass would be in at the end of the week, with the furniture the following week, along with flooring etc. He stated the balance of the furniture is slated for delivery the week of November 6th. Mr. Tynes reported the front entrance way was on target for completion around Thanksgiving with delivery of ballistic glass. He also reported they are still on target for the gym, stage and band room for turnover to MPS on November 15, 2017

Chairman Woods asked what work would be left after January 15, 2018.

Mr. Tynes stated the fit up for the art rooms, Room 107 and the rooms further down the 1994 addition, as well as the wood shop. He stated there is still some landscaping and other odds and ends that will need to be completed, including millwork in the classrooms. Mr. Tynes stated they should be out of the school by mid August.

Mrs. Federico asked if there is work coming up that can only be done during the summer.

Mr. Cavanna stated he is not comfortable with work being done in the art rooms and science rooms while school is in session. Discussion ensued.

Mr. Tynes commented on moving the schedule forward.

Mrs. Krushinsky asked about the swing space rooms that were turned over two weeks later than expected, according to the schedule.

Mr. Tynes stated he did not recall, but they worked hand in hand with Mr. Bradbury and his staff.

Mr. Jorgensen asked Mr. Tynes where they are with the wall and ductwork in the gym.

Mr. Tynes stated it is with their mechanical people and explained how the plan would work. He stated the wall is abated and ductwork is likely to be restarting sometime next week.

Mr. Silver stated there were 7 change orders for the Committee to consider. He stated many of the change orders; the Committee had previously been made aware of. He deferred to Mr. Jorgensen for the presentation of the change orders.

Mr. Jorgensen stated the first change order in the amount of \$90,165.16 relates to the asbestos removal in the gym wall.

Mr. Miguel Margues spoke of the conditions and stated the costs were incurred due to the unusual location of the interior wall vapor barrier removal and getting the equipment in place.

Mr. Jorgensen directed the Committee to p. 5-6 of the handout for the signed labor tickets.

Chairman Woods stated it was his understanding the asbestos was sandwiched between masonry walls (called wythes).

Mr. Miguel Margues stated for unknown and unconventional reasons the asbestos was applied that way to one particular wall. He stated the site work made the work even more difficult.

Mr. Silver stated the amount was initially thought to be around \$120,000. He stated Mr. Miguel Margues worked with Mr. Tyne to reach this amount.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$90,165.16 for the abatement of the asbestos dampproofing on the interior gym wall. Motion carried unanimously.

Mr. Jorgensen referred the Committee to page 11 for the next change order regarding the block pilasters in area A in the amount of \$5,558.62. He explained they were needed at the office connection points due to poor masonry, adding it was an unforeseen condition where they could not use only the wall for adequate bearing.

Mrs. Krushinsky asked if the original drawing was to use the wall.

Mr. Jorgensen explained the 1949 wall needed to be rebuilt once it was partially demolished.

Mr. Silver stated it was at the tie in from the existing office to the front addition.

Mrs. Krushinsky and Mr. Nunno made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$5,558.62 for the block pilasters in area A. Motion carried unanimously.

Mr. Jorgensen stated the next change could be found on p. 15. He explained the contractor provided backer board for MPS convenience for future use in the amount of \$1,032.61.

Mr. Tynes stated Omni put up the plywood for mounting racks, electrical panels, etc.

Mr. Silver explained Omni requested it, but pointed out there is an added value for the City in that it was not required by the contract documents. He stated it is up and the city has received the current and future benefit. Discussion ensued.

Mr. Bradbury stated having the plywood is an added value for MPS.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$1,032.61 for the fire treated plywood backer board. Motion carried unanimously.

Mr. Jorgensen referred the Committee to p. 20 of the handout for the next change order in the amount of \$1,853.01 for the wall/chase enclosures in the hallway and media center. He explained they were added for the piping and conduit risers, etc.

Chairman Woods asked the meaning of a "chase wall."

Mr. Jorgensen stated it is essentially a false or ghost wall.

Chairman Woods asked if the amount was fair.

Mr. Silver replied yes.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$1,853.01 for the wall/chase enclosures in hall 198 and the media center. Motion carried unanimously.

Mr. Jorgensen stated the next change order was a credit. He explained it was deemed the access doors to the shop tunnels were not necessary.

Mr. Silver stated they checked with Mr. Bradbury who confirmed the doors were not necessary.

Mrs. Krushinsky and Mrs. Federico made and seconded a motion to approve a change order credit from the LaRosa Building Group, LLC contract in the amount of \$16,380 for the access doors. Motion carried unanimously.

Mr. Jorgensen referred the Committee to p. 26 of the handout for the next change order in the amount of \$1,776.50, regarding the added footing at the media center stoop.

Chairman Woods asked if the footing was required.

Mr. Jorgensen stated it was required.

Mr. Tyne stated it simply was not there.

Chairman Woods asked if the \$1,776.50 was a fair number.

Mr. Jorgensen replied yes.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$1,776.50 for footings required at the stoop (media center). Motion carried unanimously.

Mr. Jorgensen stated the final change order could be found on p. 35, which is also a credit in the amount of \$250.00, to reduce the height of the flagpole. He stated 30' is common while the 35' one is not.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve a change order credit from the LaRosa Building Group, LLC contract in the amount of \$250.00 for the 35' flag pole credit. Motion carried unanimously.

Mr. Silver stated there was one more change order for the Committee to consider. He referred the Committee to p. 2 for the additional charges from Materials Testing Services. He explained original/amended amount of \$70,000 will be exceeded this month.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve a change order for Materials Testing Services in an amount NTE \$20,000. Motion carried unanimously.

Mr. Silver explained the history of Connecticut's code requirement for structural systems testing since the Civic Center Collapse and the change in requirements.

Chairman Woods asked any other change orders coming down.

Mr. Jorgensen stated the removal of existing mortar in media center block jambs, to open them and get new required grout to go in.

Mr. Silver stated boiler start up change coming, which was done on a weekend, due to the potential smell. He stated they are still going through change orders with Mr. Tynes. Mr. Silver stated there is also the duct change in the gym which this Committee requested.

Mr. Nunno requested an operable window in the stairwell for ventilation. He also stated the teacher's room has no operable windows and no air conditioning.

Mr. Jorgensen pointed out the construction documents had operable windows for the teacher's room and Larosa will make that correction.

Chairman Woods asked if the work would entail removing the stairwell window.

Mr. Jorgensen stated it would likely be a retrofit.

Chairman Woods asked Mr. Tyne when he would have numbers for the requests from Mr. Cavanna.

Mr. Tynes stated he would likely have them at the next meeting.

Chairman Woods stated the painting needed to be in the proposal as well. A brief discussion ensued.

Mr. Nunno expressed concern with the ductwork in the gymnasium and the potential cost to the project and where the responsibility would lay.

Mr. Silver stated they are looking into it. He stated they are also trying to balance the Committee requested foreshortened ductwork with the need for assembly-grade acoustic control.

Mr. Jorgensen stated a part of the solution is to add longer and sound insulated ductwork to distribute the air. Discussion ensued.

Mr. Tynes stated a clarification with additional security wire, data, etc and that they will put their best foot forward (Rooms 154, 157, 169 and classroom phone in 173). He stated it is still a work in progress as to how they will proceed.

Mr. Silver stated the reassurance from this Committee (to Larosa) is that the work will be paid; however, there is documented scope to this work. He explained it would be a construction change directive for technology, security, and enhanced internet access in the media center.

Mr. Bradbury stated it was in the early stages of putting in the lobby security. He stated that also included adding a camera in the lobby.

Mr. Cavanna also requested boosted internet access in the media center

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve a construction change directive for technology, security, and improved internet access in the media center. Motion carried unanimously.

Consideration of Payment Requisitions (Re: Item 2)

Chairman Woods asked Mr. Silver if he had reviewed the payment requisitions and could represent for the record that they were in order.

Mr. Silver recommended paying only those items in red, not W.B. Meyer moving.

Mr. Bradbury stated there was an error in the billing and that he felt the invoice could be approved as a not-to-exceed, to be resolved later.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve payment to LaRosa Construction (#8) in the amount of \$1,453,410.90 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve payment to Materials Test Lab: Special Testing (#31357) in the amount of \$11,629.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve payment to W.B. Meyer (#17/7) in an amount NTE \$16,575.25 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve payment to Silver Petrucelli Const. Admin (#17-2196) in the amount of \$27,789.25 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

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

Mr. Lisi reported they are finishing up the punchlist work.

Chairman Woods asked what types of items remained.

Mr. Lisi stated they were minor items such as caulking, FRP work.

Chairman Woods asked Mr. Lisi when the project would be 100% complete.

Mr. Lisi stated he hoped next month. He stated with regard to the Olympus invoice, they offered \$3,500 which gets you to the bottom number of \$51,400 from the \$54,901.

Mr. Bradbury maintained it was a time and material price and an estimate. He stated the direction given to them was to see the tickets. He also pointed out they did extra grinding on their own. Discussion ensued.

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

Mr. Lisi reported the gymnasium windows are scheduled to arrive next week and due to be installed on October 28, 2017. He stated they have not done any of the punch list work, since they are waiting on J & G. He stated a lot of the remaining work is caulking and missing blinds in two classrooms. He stated he did not expect to close out the project next month.

Mr. Bradbury stated situation at Harborside Middle School, similar to West Shore Middle School with regard to a window that needs to be operable in the stair towers.

Status Report RE: Elementary Schools – Roof Projects

Mr. Lisi reported they are completing the close out of warranties and miscellaneous items. He stated he hoped to close out the roofing projects next month. He stated he had two invoices for additional services for hazmat monitoring.

Consideration of Payment Requisitions (Re: Items 4, 5, & 6)

Chairman Woods asked Mr. Lisi if he had reviewed the payment requisitions if he had reviewed the payment requisitions and could represent for the record that they were in order.

Mr. Lisi replied yes.

Mrs. Krushinsky and Ald. Hardiman made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$22,893.20 for on-site monitoring (Fuss & O'Neil) at the Jonathan Law High School hazardous material abatement project. Motion carried unanimously.

Mrs. Krushinsky and Ald. Hardiman made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$78,647.91 for on-site monitoring (Fuss & O'Neil) for the Harborside Middle School project. Motion carried unanimously.

Mrs. Krushinsky and Ald. Hardiman made and seconded a motion to approve payment to Silktown in the amount of \$18,123.37 for the roofing project at John F. Kennedy Elementary School. Motion carried unanimously.

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

The meeting adjourned at 9:07 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary