

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
November 6, 2013**

The Permanent School Facilities Building Committee held a meeting on Wednesday, November 6, 2013 at East Shore Middle School. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

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

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)
J. Richetelli (MPS) (7:11 p.m.)
D. Funaro, Bismark Construction Company
T. Casey, Chair. Board of Education

Consideration of the Minutes of the meeting held October 9, 2013

Mr. Quish and Mr. Saley made and seconded a motion to approve the minutes of the October 9, 2013 meeting as presented. Motion carried unanimously, with one abstention (Ald. Nunno).

Status Report RE: Elementary Schools Asbestos Abatement Project

No current projects.

Status Report – East Shore Middle School Additions/Replacements – Phases I

Mr. Funaro reported a portion of the cafeteria had been turned over. He stated they are pushing towards finishing the kitchen area in the next two weeks. He stated the next step would be the equipment which should be in the next week. With regard to the media center, Mr. Funaro reported they are still looking at a December date for completion of the windows and finishes. He reported they should have the foundation in the music section done in the next few weeks, adding they are trying to expedite the work in that area. He also reported they are completing the restrooms in the teacher area. Mr. Funaro reported the parking lot is scheduled to be paved next week, which will complete the outside work for now. He stated they would resume landscaping work in the spring. He also reported the work on the canopy would come later as well.

Mr. Silver reported they received a temporary certificate of occupancy for the cafeteria, adding he has had several meeting with the DPLU Director, Joe Griffith. He stated Mr. Griffith is helping with the modification that they are working for Bismark Construction. Mr. Silver stated they are still reviewing shop drawings. He also reported the re-bids for Phase III FF+E have come in, but that they were not ready to recommend anything at this point as they were still vetting them. Mr. Silver also reported the BSF had rejected change orders #15 and 16 because, for one reason, they wanted to know why moving services was not part of the general construction bid package. He stated there were three change order proposals for the Committee to consider.

Chairman Woods asked what would happen if the code modification is not accepted.

Mr. Silver stated they could revise the language and re-apply.

Mr. Quish asked the square footage of the area.

Mr. Silver stated it was approximately 7,000 sf. A brief discussion ensued.

Mr. Silver stated the first change order was for the temporary egress in the amount of \$4,554, which he noted dates back to work performed February through April. He stated the backup starts on p. 3 through p. 20.

Chairman Woods asked Mr. Silver to explain the basic situation.

Mr. Silver referred the Committee to p. 3A of the handout. He stated the temporary phasing allowances were built into the project manual and bids. He stated this is Phase II of the project and that the allowance was \$20,000. He went on to explain the details of the egress which went out of the classroom addition wing in the old tech ed area. He stated there was also some exit sign and emergency lighting work done in those egress corridors. Mr. Silver explained basically the added work was \$24,000 minus the \$20,000 allowance, which leaves the \$4,554 amount.

Chairman Woods asked if the work was for the classroom addition phase.

Mr. Silver replied yes.

Chairman Woods asked Mr. Silver if he had reviewed the backup for the temporary egress and if the amount was recommended.

Mr. Silver replied yes, adding that Bismark Construction does a very good job with their daily time and job tickets.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$4,554.00 for the temporary egress work for the classroom wing egress.

Mr. Quish asked about the power network solutions (p. 3).

Mr. Silver referred the Committee to p. 17-18 of the handout.

Mr. Quish asked what sign was moved.

Mr. Silver explained it was the exit sign and deferred to Mr. Funaro for further explanation.

Mr. Funaro provided the details of the work.

Motion carried unanimously.

Mr. Silver stated the next change order in the amount of \$15,908 was for the egress work at the cafeteria and temporary walks at the courtyard, etc. He stated the biggest portion of this change order is the asphalt. He referred the Committee to p. 21. Discussion ensued.

Mr. Quish referring to p. 3A of the handout stated the allowance did not talk about temporary sidewalks.

Mr. Nardone stated they were required to gain level access.

Mr. Silver added it was a requirement of the Fire Marshal. He explained going into these projects it is difficult to know what the Fire Marshal will require before the work begins. He added the allowance monies were a placeholder for the work and referred the Committee to p. 30 of the handout for the backup. He asked Mr. Funaro if this would be the end of the temporary egress for the cafeteria.

Mr. Funaro stated they may need to re-establish what was there, so there may be a little more.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$15,908.00 for the egress work at the cafeteria and temporary walks at the courtyard.

Mr. Quish asked if this request came from Bismark.

Mr. Silver referred Mr. Quish and the Committee to the summary found on p. 21-37 of the handout.

Mr. Saley asked the square footage of the temporary egress stone ramping.

Mr. Nardone explained it was along the entire back of the building.

Mr. Silver added the details could be found on p. 30 of the handout.

Mr. Nardone pointed out there was a separate set of tickets for the removal. A brief discussion ensued.

Chairman Woods asked Mr. Silver if they were satisfied the number was fair and reasonable.

Mr. Silver replied yes. He reiterated that Bismark Construction does a very good job with their tickets.

Mr. Quish asked about equipment rates and if they check each of them.

Mr. Silver explained their civil engineer checked the numbers, so yes they were verified.

Motion carried unanimously.

Mr. Silver stated the next change order was a change order credit in the amount of \$24,438. He referred the Committee to p. 38 of the handout for the backup.

Mr. Nardone explained the 1993 addition did not have any tunnels and went on to explain how the new bus loop would connect to this connector area. He also stated they were able to eliminate some footings and raise the slab (p. 38).

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve a change order credit to the Bismark Construction Company contract for deletion of tunnel work at the connecting corridor in the amount of \$24,438. Motion carried unanimously.

Chairman Woods asked for an update regarding the cafeteria floor.

Mr. Silver explained the day after this building committee last met, Bismark did the testing of the 1994 concrete slabs to determine if the moisture was low enough. He stated the testing resulting in high levels of moisture. He explained the manufacturer of the vinyl flooring and adhesive would not give the required one year warranty based on the high moisture vapor in the flooring.

Mr. Funaro added the testing was done by the core sampling method.

Mr. Silver stated the existing slab moisture levels were not acceptable. He also noted they tested the protected 1994 area in the exercise room and had the same results. He stated the manufacturer would not allow the installation unless the Committee waived the warranty. Mr. Silver stated they are advocating letting the kids walk on the slab and letting it dry out overtime. He also noted Bismark did their due diligence. He also stated they just received this change order today from the sub-contractor and have not had a chance to fully vet it. He asked Mr. Funaro to describe the process.

Mr. Funaro provided the details of the work to be done to the floors.

Chairman Woods asked if there were any other options.

Mr. Bardbury stated for \$13,000 they could re-tile the floor twice.

Mr. Silber added for \$13,000 they could seal the concrete and re-tile the floor receiving the one year warranty, or they could wait for the slab to dry out, or they would waive the warranty. A brief discussion ensued.

Chairman Woods stated he would question spending this amount of money.

Mr. Funaro added there is no guarantee and that it all depends on weather, which could change each week.

Mr. Bradbury asked if there is a different epoxy.

Mr. Silver stated there is, but there is a high chance of marginal workmanship with it. Discussion resumed.

Chairman Woods summarized the choice is to sign the release and put down the floor or wait and see if the next testing determines there is less moisture.

Mr. Saley asked the square footage of the area.

Mr. Funaro stated it is 2200 square feet. He stated the Committee needed to keep in mind this is only one area of the building and that more may occur in the future.

Chairman Woods stated he would like to see the entire cafeteria done soon, so that the students could have full use.

Ald. Vitali and Mr. Quish made and seconded a motion to go ahead with the flooring and authorize signing the release. Motion carried unanimously.

Chairman Woods asked if there were any other change orders coming down the road.

Mr. Silver stated the Committee would still need to consider the “J” hook work.

Mr. Funaro stated the work has been completed.

Status Report – East Shore Middle School Additions/Replacements – Phases II and III – Consideration of Bids

Mr. Silver referred the Committee to p. 40 of the handout. He reported there were 10 bidders. He went on to explain each of the bids, noting that WB Mason was the only one to bid on all FF+E components. He continued onto p. 41 which showed prices, which he noted were still very competitive. Mr. Silver also stated that Amanda Cleveland from his office was still working on vetting the prices. He also pointed out that staying with the State bid would have been a lot more cost, adding competitive bidding has always served this Committee well. He stated they received only one bid for security and network equipment.

Chairman Woods noted there were no bids on lockers and asked how they proceed.

Mr. Silver stated the OSF would not likely give the City a hard time if they did the lockers as a change order to Bismark as they had tried to bid it twice.

Mr. Quish asked about the numbers.

Mr. Silver stated they were shown on p. 40 of the handout and that p. 43 showed the likely February bond values that were provided to Mayor Blake, which he stated were all estimates.

Mr. Quish asked if there was other monies budgeted for security.

Mr. Richetelli explained the last bond authorization included \$220,000 for security enhancements, which he stated was earmarked for the entire district. Discussion ensued regarding work on the bathrooms.

Mr. Richetelli reminded the Committee they would need to make a decision by next month at the latest. He explained the Mayor is making his proposals now, so he would need that information by next month.

Mr. Silver stated Amanda from his office is also vetting the furniture numbers. Discussion ensued regarding equipment.

Chairman Woods noted the consensus of the Committee is to wait until Silver Petrucelli has full vetted the numbers and then send a letter to the Mayor with a funding request similar to what is shown on p. 43.

Consideration of Payment Requisitions

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 replied yes.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Bismark Construction Ph 1 (Gen Const) (#12) in the amount of \$308,342.45 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli PH 1 CA (#13-1905) in the amount of \$19,000 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Bismark Construction PH2 (Gen Const) (#8) in the amount of \$330,994.25 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to W.B. Mason (Media Furniture #586133) in the amount of \$43,298.47 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve payment to Silver Petrucelli PH 2 CA+ENV CA (#13-1903) in the amount of \$7,440.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

There being no further business to discuss, Mr. Quish and Mr. DeGrego made and seconded a motion to adjourn at 8:15p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary