

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
SPECIAL MEETING
NOVEMBER 12, 2015**

The Permanent School Facilities Building Committee held a special meeting on Thursday, November 12, 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
M. Hardiman (BOA)
M. Ahrens
J. Federico (BOE) (7:10 p.m.)

Also Present

B. Silver, Silver Petrucelli Architects
P. Jorgenson Silver Petrucelli Architects
P. Lisi, Antinozzi Architects
J. Tara, Silver Petrucelli Architects
Paul Cavana (MPS)
J. Richitelli (MPS)

Consideration of Minutes

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve the minutes of the October 15, 2015 with the following corrections:

- p. 6, 2nd paragraph, the word "hinged" should be revised to "**fastened**"
- p. 6, 4th paragraph, line 9, revise "vat insulation in roofs" to read "**batt insulation above ceilings**"
- p. 6, 6th paragraph, the word "vat" should be revised to "**batt**"
- p. 7, 5th paragraph, the word "rack" should be revised to "**deck**"

Motion carried unanimously with the corrections noted above.

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

Mr. Silver stated they are not ready to close it out. He stated Bismark's punch-list is down to one minor item besides the commissioning/controls issues. They are also conducting the electrical change revisions. Grass is finally coming in quite well.

Ald. Vitali asked if the punch-list was done satisfactorily.

Mr. Silver replied yes.

Mr. Nunno asked about the tile patching that was going on and if that was part of the punch-list.

Mr. Silver stated yes. He explained the original punch-list and commented Bismark knows the scrutiny of the list. Referred the Committee to p. 2 of the handout and

explained each of the items. He continued on p. 3 with Van Zelm's frustration over the commissioning work. Mr. Silver stated Van Zelm is not happy with the work of Johnson Controls. Mr. Funaro from Bismark Construction is working with Van Zelm, but is also unhappy with the work of Johnson Controls (JCI). He stated unfortunately the JCI technician on the project is not properly performing his tasks. A brief discussion ensued.

Mr. Ahrens apologized for being unavailable the last two meetings, but recalled the Committee was to send out the Certification of Failure to Correct letters to the contractor about 3 months ago.

Mr. Silver stated the letters went out and corrections began to move along.

Chairman Woods asked what it would take to get from 80% to 100%.

Mr. Silver stated it is mostly labor. He stated a controls summit meeting has been called for by next week.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve a credit change order from Bismark not to exceed \$15,000 to cover the additional commissioning work with a related increase in van Zelm's commissioning contract by the same amount. Motion carried unanimously.

Mr. Silver moved on to the next change order regarding the existing and "hot" chalk boards. He explained the work to remove the chalk boards which included grinding the asbestos from the existing masonry, leaving unsightly walls. He stated there are 7 classrooms for a total of 14 walls affected. Mr. Silver explained this is voluntary on the part of the Committee, but that the administrators had asked for it. He referred the Committee to p. 5, 6 (solution A), p. 10 (solution B) and p. 11 (solution C). Mr. Silver went on to explain in detail each of the proposed solutions. He stated if the Committee were to consider one of the solutions, it should be a not to exceed amount. Discussion ensued and scope direction given to Mr. Silver.

Ald. Vitali asked how much contingency remained.

Mr. Silver estimated \$100,000.

Mrs. Federico asked if the amount included labor.

Mr. Silver stated it did. He referred to the summaries on p. 11 which showed the materials and labor.

Mr. Nunno stated he would rather see the teachers get the white boards.

Mr. Richetelli stated almost all of the elementary schools have smart boards, not as many in the middle schools. He stated in the middle schools it is based on need, whether the teacher can or will use the smart board.

Ald. Vitali asked if the administrators felt they were needed. He stated he would like to hold off until the committee has the opportunity to speak with the administrator.

Mrs. Federico stated she would like to see the Committee do something.

Mr. Richetelli stated it is an overall large project and aesthetics should be addressed. Discussion ensued.

Chairman Woods asked if the \$30,837, solution C represented all of the walls.

Mr. Silver stated it would cover 90% of the marred masonry.

Mrs. Federico asked how many were involved.

Mr. Silver stated it is 14 white boards in 7 classrooms. He reiterated the amount could be approved as a not to exceed.

Mr. Nunno echoed comments of Ald. Vitali that the Committee wait and speak with the school administrator as to their specific needs.

Chairman Woods asked Mr. Silver if he could have a response by next week.

Mr. Silver replied yes.

Status Report RE: Hazardous Material Abatement/Tile Replacement Project

A. Joseph A. Foran High School - Mr. Silver reported THP is mobilizing for the white board overlay installation. They also have the final blessing from the Fire Marshal and are near receiving the Certificate of Compliance. Haz waste manifests have been sent to S/P. No requisition from them this month.

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

Chairman Woods stated he has spoken with the Mayor regarding the budget for this project and the charge of this Committee. The Mayor is seeking a total budget of \$15,000,000, in addition to what has already been funded for the current A & E services. He stated essentially they were seeking parity with the two middle schools. He stated the preliminary construction estimates to meet this goal should not exceed \$12,000,000.

Mr. Silver stated the CIP from last October was \$19,000,000. He distributed a handout which described the proposed additions and alterations which was proposed last year.

Mr. Richetelli brought to the attention of the Committee that a sub-committee at the school has been meeting as well.

Chairman Woods stated what they need to discuss and select as project priorities.

Mr. Jorgensen presented the program which analyzed the building. He continued with an explanation of the plans and related budget estimates, which included discussion and input from Committee members.

Option 1 would be 13,547 square feet of additions.

Option 2 would be 13,777 square feet of additions.

Option 3 would be 12,853 square feet of additions.

Chairman Woods asked where they go from here since all 3 options are over budget.

Mr. Jorgensen stated these are all preliminary, but that there will be other options and include consideration of add alternates. The consensus was to go back to the educators for significant cuts and prioritization.

Mr. Ahrens asked if the \$15,000,000 plus the \$1,650,000 already bonded created parity between the two middle schools. Discussion resumed.

Mr. Silver stated they would bring additional schematics to the next meeting.

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 yes.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Silver Petrucelli Design (#15-2539) in the amount of \$51,971.65 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 referred to the handout. Obtained the existing plan of the building and have begun to look at existing conditions. They still need to meet with the administrators and other officials before proceeding.

Mr. Richetelli stated the appropriate contact person would be Patrick Bradbury.

Chairman Woods asked the square footage of the floor tiles.

Mr. Lisi stated he had not looked at the details. He stated they would be putting together the details and would have them ready for the next meeting.

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

Mr. Lisi reported they looked at existing drawings and were on site today to look at the existing conditions, i.e. windows, etc.

Chairman Woods suggested Mr. Lisi also meet with the principal.

Status Report RE: Elementary School Roof Replacement Projects (8)

Chairman Woods asked if a separate price was necessary for each roof.

Mr. Richetelli recommended yes.

Chairman Woods asked if the design would be prepared, then go out to bid with the work beginning next summer.

Mr. Lisi stated he issued progress reports in October. He showed the Committee the proposed roofing plans, which he hoped would go out to bid next week. Mr. Lisi continued with an explanation of each of the roof replacements.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve the roof plans and specifications presented by Antinozzi & Associates, dated November 12, 2015 as presented.

Mr Lisi also presented the asbestos abatement reports from Fuss & O'Neil

Motion carried unanimously.

Chairman Woods asked if the plans go to the State or local review.

Mr. Richetelli stated he would be in touch with the State and get the date set.

Chairman Woods asked the target date to go out to bid.

Mr. Lisi stated he was hoping to go out to bid by the end of the month. He stated they still have to do the grant application and the specification meeting.

Mr. Richetelli stated he spoke with the Mayor based on the estimates.

Mr. Lisi stated the larger number is due to the amount of abatement necessary which includes PCB's.

Mr. Richetelli reiterated the estimates are higher than the estimates in the Capital Improvement Plan.

Mr. Lisi stated the numbers include the contingencies, adding it is a conservative number. He stated they noticed batt insulation in some of the schools which needs to be removed. He stated Mr. Bradbury was going to do a spot check so that figure could be included in the specifications.

Mr. Ahrens asked why it had to be removed.

Mr. Lisi stated the concern was condensation. He also reported they would be doing the repointing of the chimneys. Mr. Lisi stated there were also some issues in the media center that would not be addressed in this project. He stated he was advised by Mr. Bradbury there was an issue with the skylight which Mr. Bradbury has requested be removed.

Mr. Richetelli stated there have been numerous water issues, but was not sure if the skylight was the cause of the leaking.

Chairman Woods asked why it was not considered that it be replaced rather than removed.

Mr. Lisi stated it is not included in the documents.

Mr. Richetelli stated he would get additional information from Mr. Bradbury.

Mr. Lisi spoke to the schedule which he stated is pending the grant application process. He stated they would finish up the specifications. He also spoke of the Fuss & O'Neil contract which included a \$2,200 change order.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a change order to the Antinozzi contract in the amount of \$2,200 for the Fuss & O'Neil abatement work. Motion carried unanimously.

Mr. Lisi stated the last four schools would wait until the spring before any investigation work begins.

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

None.

Chairman Woods stated this would be the last meeting of this Committee until the aldermen appoint the members of this Committee at their organizational meeting.

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

The next meeting of the Permanent School Facilities Building Committee will be held on December 10, 2015.

The Committee adjourned at 9:14 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary