

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
NOVEMBER 13, 2014**

The Permanent School Facilities Building Committee held a meeting on Thursday, November 13, 2014 at City Hall (conference room). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
Ald. M. Hardiman
Ald. R. Vitali
M. Ahrens
B. Nunno

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)

Excused: M. DeGrego (BOE), J. Federico (BOE)

Consideration of the Minutes of October 9, 2014 Meeting

Mr. Ahrens and Mr. Nunno made and seconded a motion to approve the minutes of the October 9, 2014 meeting as presented. Motion carried 4-0 with one abstentions (Ahrens).

Status Report RE: Hazardous Materials Abatement/Tile Replacement Projects

a) Joseph A. Foran High School – Mr. Silver referred the Committee to p. 1 of the handout. He reported Paragon Construction has finished their work and provided the operations and maintenance manuals. He also reported Bismark has submitted their O+M manuals and has submitted their final payment requisition. Mr. Silver stated at this point the project is 100% completed as of November 13, 2014.

Ald. Hardiman and Mr. Nunno made and seconded a motion to accept the Bismark Construction Company portion of the Joseph A. Foran High School hazardous materials abatement/tile replacement project as 100% complete as of November 13, 2014. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to accept the Joseph A. Foran High School hazardous materials abatement/tile replacement project as 100% complete as of November 13, 2014. Motion carried unanimously.

Mr. Silver explained they are now required by the OSF to bring the project to the Board of Education to accept the project as complete and then the Board of Education would file closing paperwork with the State which would then begin the 6-month reimbursement period.

b) John F. Kennedy Elementary School – Mr. Silver reported they have received all of the operations and materials manuals. He stated there are no change orders concerning the bond. Mr. Silver recommended the Committee declare the project complete as of today.

Ald. Hardiman and Mr. Nunno made and seconded a motion to declare John F. Kennedy Elementary School hazardous materials abatement/tile replacement project as 100% complete as of November 12, 2014. Motion carried unanimously.

Mr. Silver explained to the Committee the remaining unallocated contingency or unused POs that can be returned to contingency and explained those funds could be moved to East Shore Middle School, if needed.

Mr. Ahrens asked if there were any more hazardous materials/abatement/tile projects on the horizon.

Mr. Bradbury stated there is still work to be done on the 3rd floor/green wing at Foran High School. He also stated there is a great deal of abatement work to be done at Jonathan Law. A brief discussion ensued.

Status Report – East Shore Middle School Additions/Replacements – Phases I, II& III

Mr. Silver reported the punch list has approximately 1,250 items, the most visible being the blue cables which were hanging in the west entry lobby. He stated he was happy to report they are now gone. Mr. Silver stated he has spoken with Mr. Funaro who says the list is down to about 250 items, but that Mr. Bradbury did not feel it was.

Mr. Bradbury commented this has been a difficult project because of the rush to get the school back in session for the start of the school year. He stated there are still a number of open junction boxes, garbage above ceilings, etc. Mr. Bradbury stated he also has questions regarding the fire caulking, etc. He also stated they needed to make sure the tunnel areas were clean, wires connected, etc. A brief discussion ensued.

Chairman Woods asked about the controls.

Mr. Bradbury stated they are not done which is impacting utilities.

Mr. Nunno asked about the MPS energy person and if he has had any input.

Mr. Bradbury explained they first have to get it under control and then he comes into play. He stated a lot of efficient lighting was installed but it is still a question of getting it all finished.

Ald. Vitali commented if the work at West Shore Middle School ever goes forward he stated there should be discussion about getting the kids out of the building to expedite the construction schedule. He stressed having a contingency plan in place for the students were most important. He spoke of the amount of money spent because of temporary egress (at East Shore, for instance), which he understood was necessary but certainly impacted the project and the students too.

Mr. Silver suggested the Committee put that request in writing to the Mayor and Board of Aldermen. A brief discussion ensued.

Mr. Silver reported Mr. Raucci has stated to him that they will be out of the building by the end of December. He stated if this Committee chooses to give Bismark Construction any additional change order work tasks it would likely keep them through the end of January.

Mr. Bradbury stated he did not feel Bismark would be done by the end of November. He stated they have not signed off on the electrical with their sub-contractor. He did point out they have had someone on the job every day. He explained the work of Johnson Controls and that the biggest piece has been communications. He also noted that Van Zelm has been pushing them as well.

Mr. Nunno asked if they expected to pay more or less in energy costs or if they would remain status quo.

Mr. Bradbury stated currently they are double if not close to triple what the old, smaller building expended, but that they are still figuring it out.

Mr. Silver stated what was added is a system that complies with the code which mandates more outside air exchanges and therefore more energy used. A brief discussion ensued.

Chairman Woods asked how much contingency was left in the project, exclusive of the \$100,000 from the other two school projects.

Mr. Silver stated there is approximately \$67,000.

Chairman Woods asked if that excluded financing.

Mr. Silver replied yes.

Ald. Vitali asked the amount of expenditures to date.

Mr. Silver referred the Committee to the last page of the handout. He stated the total is approximately \$20,000,000.

Ald. Vitali stated it was his understanding reimbursement is 53%.

Mr. Ahrens commented that would mean after reimbursement, the total project cost to Milford is \$12,000,000 plus.

Ald. Vitali asked the total cost of temporary egress work over the life of the job.

Mr. Silver stated the full amount for temporary egress was about \$140,000. A brief discussion ensued regarding the scope of the project and various changes throughout the project.

Mr. Nunno commented it is nice to finally have a middle school to be proud of, but that the other two middle schools are shameful. Discussion ensued regarding the cost of future projects.

Mr. Silver stated the next order of business for the Committee to consider was the plaque and names that would appear on the plaque.

Chairman Woods stated he went through the file and thought it only made sense to put those names on the plaque that served the Committee from the groundbreaking in 2012 forward.

Mr. Nunno suggested the names be in alphabetical order.

Mr. Silver pointed out the plaque is a joint gift from Silver Petrucelli and Bismark Construction.

Chairman Woods asked where the plaque would be located.

Mr. Silver stated it is usually in the lobby area and will be scoped out.

Mr. Ahrens stated he felt the recording secretary should be added to the plaque.

Mr. Ahrens and Mr. Nunno made and seconded a motion to add the name of the recording secretary. Motion carried unanimously.

Mr. Silver referred the Committee to the handout regarding the final touches for the front entrance of the building.

Chairman Woods suggested the Committee wait for input from the building administrator.

Mr. Silver explained the proposals are always brought before the Committee initially. A brief discussion ensued as to whether or not Bismark Construction should do the work or if it should go out to bid.

Ald. Vitali commented whichever design is ultimately selected it should be purposeful.

Mr. Nunno commented he envisioned a small plaza offset area where kids could sit. A brief discussion ensued.

It was the consensus of the Committee that the stone, metal and angular solution with a bench should be incorporated. The Committee indicated they were in favor of schemes 3 and 4 and would dismiss schemes 1, 2, 5 and 6.

Mr. Silver stated depending on weather this project could become a spring project.

Chairman Woods stated the Committee should ask Bismark for a price as to the change order.

Mr. Ahrens and Ald. Vitali made and seconded a motion not to have Bismark Construction bid on the plaza work.

Mr. Ahrens stated the reason for his motion is that this project has experienced many difficulties with this contractor. A brief discussion ensued regarding bidding process and standard for lowest qualified bidder.

By roll call vote, motion failed 1 yes (Ahrens) and 4 no (Woods, Nunno, Vitali, Hardiman).

Mr. Silver reported regarding the commissioning agent who is required by the High Performance Standards. He explained basically they look over the shoulder of the contractor and once the project is completed they make sure it has been completed properly and to the standards. Mr. Silver stated this is mandated as part of the State grant process. He stated because of the ineffectiveness of the sub-contractor and the fact that they changed sub-contractor staff midway through the commissioning, it protracted a number of meetings. Mr. Silver stated he received a letter from Van Zelm that their time is tapped out and that they are looking for an additional \$12-15,000. Mr. Silver stated he sent that letter directly to Bismark Construction in care of Gregory Raucci. Mr.

Silver went on to explain the State law which says the commissioning agent has to have been hired by the owner. He explained the credit would be from the contractor and that in essence, they would pay the bill. Mr. Silver stated he was asking the Committee to authorize a not to exceed approval in the amount of \$15,000.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve a change order to the Van Zelm Contract in an amount not to exceed \$15,000. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve a change order credit against the Bismark Construction Company contract in an amount not to exceed \$15,000 for the charge by the commissioning agent. Motion carried unanimously.

Mr. Nunno asked the current amount of the contingency.

Mr. Silver replied \$160,000 which includes those available from the abatement project.

Mr. Nunno stated if monies are available he would like to suggest more Smart Boards as there are classrooms without Smart Boards.

Mr. Bradbury stated there is a lot of abatement to do and also he is in need of a new intrusion alarm system. He stated he would be speaking with Bismark Construction because a lot of what needs to be replaced was damaged due to the demolition work by Bismark Construction. He also stated there are a lot of classrooms that need flooring work, specifically the entire back wing.

Ald. Vitali asked about the Security grant monies the Board of Education received from the State for computers, etc. and if East Shore Middle School would be included in that.

Mr. Bradbury stated that money is being used throughout the district.

Consideration of Payment Requisitions

Mr. Silver stated there are only four abatement requisitions for the Committee to consider.

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 stated yes.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to THP Construction (#2) in the amount of \$13,818.45 for John F. Kennedy Elementary School Hazardous Material Abatement/Tile Replacement Project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli Design and CA (#14-2036) in the amount of \$5,060.00 for John F. Kennedy Elementary School Hazardous Material Abatement/Tile Replacement Project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Bismark Construction Company (1st & 3rd floor) (#3) in the amount of \$19,844.75 for Joseph A. Foran High School Phase IV Material Abatement. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli Design and CA (#14-1776) in the amount of \$8,118.00 for West Shore Middle School Hazardous Material Abatement/Tile Replacement Project. Motion carried unanimously.

A tentative date for the next meeting was set for Thursday, December 18, 2014.

There being no further business to discuss, Ald. Vitali and Ald. Hardiman made and seconded a motion to adjourn at 8:34 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen Kennedy Huber
Recording Secretary