

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
REGULAR MEETING  
November 15, 2012**

The Permanent School Facilities Building Committee held a meeting on Thursday, November 15, 2012 at City Hall, Conference Room B. Chairman Woods called the meeting to order at 7:04 p.m.

Committee Members Present

M. Woods, Chairman  
J. Quish  
R. Vitali (BOA)  
R. Nunno (BOA)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E  
P. Jorgensen, Silver Petrucelli Assoc., A/E  
C. Nardone, Silver Petrucelli Assoc., A/E  
J. Richetelli, Jr. (MPS)  
P. Bradbury (MPS)  
C. Williams, Principal, ESMS  
J. Raucci, Bismark Construction

Excused: C. Saley (BOE), S. DiBiase (BOE), M. Hardiman

**Consideration of the Minutes of October 17, 2012 meeting**

Ald. Nunno and Ald. Vitali made and seconded a motion to approve the minutes of the October 17, 2012 meeting, as presented. Motion carried unanimously.

**Status Report RE: Elementary Schools Asbestos Abatement Project.**

a) John F. Kennedy Elementary School – Mr. Silver referred the Committee to p. 1 of the handout for a summary of the JFK project as well as the tasks.

Mr. Jorgensen stated he has been in contact with Mr. Jagoe to obtain the manual, warranties and product information. He stated he received the documents late Tuesday noting they were voluminous, but that he would recommend to the Committee the project be closed out.

Mr. Silver agreed the project is 100% complete as of today. He stated there is one change order regarding the performance bond. He explained the BSF asks that you wait until the end of the project before calculating any bond premium changes. He stated the bond adjustment total is \$281.25, with the breakdown shown on p. 2 of the handout.

Mr. Quish and Ald. Nunno made and seconded a motion to approve a change order to the THP contract in the amount of \$281.25 for the increased performance bond premium for change orders added during the job progress. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to accept the John F. Kennedy Elementary School Asbestos Abatement project as 100% complete as of November 15, 2012. Motion carried unanimously.

Mr. Quish asked Mr. Bradbury if he was satisfied with the work at the school overall.

Mr. Bradbury commented there was one minor issue with a door, but overall he was pleased with the work.

Ald. Nunno asked if there was anything down the road for this school.

Mr. Bradbury stated there was the other half of the tile.

Ald. Nunno asked if the work could be done during the summer or if summer school is held at this school.

Mr. Bradbury replied it would be possible to do it this summer because of the east side area where the work still need to be done.

**Status Report – Joseph A. Foran High School – Additions, Renovations, Code Compliance Phases III and III-A and Status Report and Joseph A. Foran High School – Phase II Lead Asbestos Abatement**

Mr. Nardone reported the Building Department signed off on the final certificate of compliance. He referred the Committee to p. 3 of the handout.

Chairman Woods asked if they were ready to declare the project 100% complete.

Mr. Nardone referred the Committee to p. 4 of the handout for a breakdown of the Foran Phase IIIA and Phase II projects. He stated there were two change orders for the Committee to consider regarding Phase IIIA. Mr. Nardone explained the first change order in the amount of \$8,562 was for the demo and relocating the exits signs, guard station demo. He stated the back-up was provided on p. 7-8 of the handout. Mr. Nardone explained some of the work was clean up of specific areas of the school. He stated they have negotiated back and forth, with the school picking up some of the cost. He also pointed out the lockers that needed to be relocated was due to the abatement.

Mr. Silver stated the tickets follow on the succeeding pages.

Chairman Woods asked why it was a change order.

Mr. Bradbury explained the gym shelves on top of the old gym flooring needed to be moved and the contractor picked up that unforeseeable, concealed demo work. He also explained in the red wing there were low 2' deep cabinets on the wall that needed to be demolished.

Mr. Nardone also pointed out because the ACM floor underneath was exposed and that work was authorized by Mr. Bradbury.

Mr. Silver referred the Committee to p. 8 of the handout and explained the details for the change order request.

**Ald. Vitali and Ald. Nunno made and seconded a motion to approve a change order to Paragon Construction Company contract in the amount of \$8,562 for the time and material tasks, demo of cabinets and lockers and patch the sunken floor.**

Mr. Quish asked if every hour was based on demolition that could have been on the drawings and why it was not bid originally.

Mr. Nardone explained the construction and bidding documents were broad based covering over 100,000 SF and that the drawings were not that specific to this small detail.

Mr. Bradbury added they are 40 year old cabinets, adding you would not know or cannot see the asbestos underneath. He stated the choice was to either to do it themselves or have the contractor do the demo work.

Mr. Quish asked if this was all done based on hours of work and if so, by this change order was there over 100 hours of work.

Mr. Nardone replied there was almost double at one point in early negotiations, but they were able to redirect some of the work to the Board of Education and the rest was absorbed by the contractor.

Mr. Quish asked if it was fair value.

Mr. Bradbury replied yes, adding he would not have been able to free up his staff with such a short summer schedule.

Mr. Quish commented it should be common sense; if you see something such as a cabinet, you should know it is likely coming out.

Motion carried unanimously.

Mr. Silver referred the Committee to p. 5 of the handout for the next change order in the amount of \$658.95.

Mr. Quish and Ald. Nunno made and seconded a motion to approve a change order to the Paragon Construction Company contract in the amount of \$658.95 for the increased performance bond premium for change orders added during the job progress. Motion carried unanimously.

Mr. Silver referred the Committee to p. 23 of the handout and made the Committee aware of the work regarding the abatement work for the darkroom, storage room 397 and 390.

Chairman Woods commented it was his understanding the project was not 100% because of the holdup with the City's final inspection or C.O.

Mr. Silver replied yes.

### **Status Report – East Shore Middle School Additions/Replacements**

Mr. Silver reported the Phase 2 and 3 projects are ready to go out to bid and will be advertised shortly including advertising on the State DAS portal. He referred the Committee to p. 19 of the handout which showed the Legal Notice for the Invitation to Rebid. He went on to explain the pickup process and noted they have already heard from a number of contractors. Mr. Silver also explained the furniture and technology does not require a general contractor's prequalification.

Mr. Quish asked when it would go out to bid.

Mr. Silver explained there are two separate bid packages, one for the technology and one for the furniture.

Ald. Nunno asked if there is an estimate for the Phase III work.

Mr. Silver referred the Committee to p. 21, which showed the F.F.E at \$510,000.

Mr. Nardone explained the \$6,000,000 in construction costs. He stated the only items that were being split were the bus canopy and the bathrooms.

Chairman Woods stated it was his understanding there are no add alternates except the canopy and bathrooms.

Mr. Nardone replied that was correct. A brief discussion ensued regarding the sprinklers.

Mr. Nardone referred the Committee to p. 22 of the handout and continued with an explanation of the ESMS project.

Ald. Nunno expressed his concern with moving to Phase II of the project and asked if they would honor the Phase 1 total-sprinkler price.

Mr. Nardone continued with an explanation of the breakdown found on p. 22 of the handout. He stated he was looking for the Committee to approve the values on this page, not necessarily the concept.

Mr. Quish stated he needed to know which add alternate they were going with or at the very least what is actually going in.

Mr. Silver explained the mechanical equipment and functional process.

Mr. J. Raucci spoke of the advantages of doing the sprinklers now versus later. He stated there is a lot of work to be done this summer and doing the sprinklers now would alleviate some of that workload. Discussion ensued regarding the options available.

Mr. Silver referred the Committee to p. 23 of the handout regarding the conceptual and developing VE options.

Mr. Bradbury stated if there is one thing they have learned with the Foran project is that they don't want the equipment on the roofs again. He stated he would like all of the units enclosed or down under the roofs.

Chairman Woods asked if there would still be savings, but satisfy Mr. Bradbury's request.

Mr. Silver replied yes.

Chairman Woods asked if they could eliminate in this phase the exterior windows and monitor system.

Ald. Vitali and Mr. Quish made and seconded a motion to have the architect eliminate the monitor altogether (savings \$180,000) and retask the exterior windows from Phase I to Phase II (savings \$160,000).

Mr. Quish stated he would like the architects' review on the value and verify it, the same with the window wall.

Chairman Woods asked if it makes sense to do the VCT flooring.

Mr. Raucci stated with the VCT it is ideal to have only one installer responsible for the entire floor work and the tile the same.

Mr. Bradbury stated there are still 8 classrooms that are not air conditioned. He stated this past summer his staff had to install 65 window units at ESMS alone. He stated each year they end up spending more time air conditioning these schools. He also stated he wanted it known for the record that he was advocating for the installation of air conditioning in these 8 classrooms.

Chairman Woods stated the Board needed to keep in mind they could be reducing the amount the aldermen will approve for Phase II and shift funding.

Mr. Quish asked about the installation of a cooling tower and the value of that.

Mr. Nardone stated it would be for the classrooms and media center. A brief discussion ensued.

Motion carried unanimously.

Chairman Woods asked where the project stood at this point overall.

Mr. J. Raucci stated they have mobilized and are ready to begin. He stated the rebar will be on site next week. He stated the footings should go into the ground next week. He also stated there is a meeting next Monday to finalize logistics.

Chairman Woods asked if the two recent storms caused the project to lose time.

Mr. J. Raucci replied a little, but they are starting to move along.

Ald. Nunno expressed concern with the possibility of losing school vacation in February and if that would set the contractor's vacation work back.

Mr. J. Raucci stated there is some concern, but that he has been meeting with Kevin McCarthy. He stated the hope is that they get it done during the school vacation in February, but they would wait and see.

### **Status Report – Jonathan Law High School – Roof Replacement**

Mr. Jorgensen reported there is only one change order for the project and it is for \$0. He went on to explain the allowance.

Mr. Silver directed the Committee to p. 43 of the handout and went on to explain the PCO's.

Chairman Woods asked if the total of the change order was \$38,410.

Mr. Jorgensen stated they have been working with the contractor. He stated the prices actually started out higher.

Mr. Silver stated they have told the contractor they would not bring the higher amount to the Committee.

Chairman Woods asked about PCO's 1-6 totaling \$39,410 and the approval of the concrete change order in the amount of \$39,410.

Mr. Silver explained the pull test was done and the concrete was not of sufficient quality.

Mr. Quish asked why it originally was not tested during design.

Mr. Silver explained it is not commonly conducted during design and it is also associated with risk. He stated they chose fasteners as opposed to drilling.

Chairman Woods asked what a pull test was.

Both Mr. Nardone and Mr. Jorgensen replied it relates to a wind uplift test.

Mr. Silver added it is rare you have insufficient deck pull-out resistance.

Mr. Jorgensen referred the Committee to p. 34 of the handout for an explanation regarding the edge height differences.

Mr. Quish asked if there was that much linear feet.

Both Mr. Nardone and Mr. Jorgensen replied yes.

Mr. Quish asked why this was not known from the beginning.

Mr. Jorgensen explained it is partly because of the field condition and explained the design to meet the initial wood blocking scope and how it changes during the actual field layouts of drains, etc.

Mr. Silver added the code binds them as to the slopes and draining. He referred the Committee to pgs. 31-33 of the handout, which showed the three allowances. He stated by contract the contractor can take a credit of 10%, on unused allowances, which he chose not to do.

Chairman Woods commented he was of the opinion the Committee should consider accepting it.

Mr. Jorgensen continued with an explanation of each of the PCO's, continuing on pgs. 38 & 39, which show the labor and product.

Ald. Nunno and Mr. Quish made and seconded a motion to approve the six (6) change order credits and three (3) allowances in the amount of \$39,410 with a net change of \$0.

Chairman Woods asked if the project could now be considered 100% complete.

Mr. Jorgensen replied no, not yet because of two outstanding items. He stated one was the roof ladders which have not been delivered and the other was a final inspection of the interior of the building.

Mr. Bradbury noted his staff found a few areas loaded with concrete dust and also they need to check some mechanicals.

Mr. Silver stated the contractor was asking the Committee to consider reducing the retainage to 2 ½ %.

Chairman Woods asked if the project would be 100% complete by next month's meeting.

Mr. Jorgensen stated he expected it would likely be the January meeting.

Ald. Nunno commented for the record it had been a very good experience with Silktown, noting they were a pleasure to work with.

Motion carried unanimously.

### **Status Report - Joseph A. Foran High School – Roof Replacement**

Mr. Jorgensen reported he received a call from the manufacturer for the observatory. He reported it has been fabricated and ready for shipping. He stated an on-site meeting was being scheduled for the logistics for assembly.

Mr. Quish asked if the manufacturer has a preference as to assembly.

Mr. Jorgensen stated it could be done either way, adding it would probably be what affects the school the least.

### **Status Report – Joseph A. Foran High School – Phase III Lead Asbestos Abatement**

Mr. Nardone reported they are waiting for closeouts. He stated there was one change order for the Committee to consider and referred the Committee to p. 23 of the handout. He stated the change order credit is \$8,322.16, and was originally at \$5,600.

Mr. Quish commented before voting he wanted to make sure it is correct and that he didn't want to be in the dark when making a decision.

Mr. Nardone continued with an explanation of the numbers shown on p. 23 of the handout.

Mr. Quish stated that going forward he would like to see a breakout of change order costs. He stated it is not about being a penny pincher, but that the numbers are fair and that he and the Committee understand it. Mr. Quish stated most importantly he wants to know that he did his job and that he is able to answer to those who put him on this committee. He stated what he is asking for is enough information to make an intelligent decision. He reiterated he wants to see it out and understand it. He stated in the future he wants precise information.

Mr. Quish and Ald. Nunno made and seconded a motion to approve the change order credit to the Paragon Construction Company contract in the amount of \$8,322.16 for the Foran Phase III Lead/Asbestos project.  
Motion carried unanimously.

Chairman Woods asked if the project is now 100% complete.

Mr. Silver and Mr. Nardone both replied yes, except for the certificate of completion.

### **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 responded affirmatively.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Mountford Construction (#21 – FINAL) in the amount of \$35,000 for Joseph A. Foran High School – Phase III and IIIA Additions. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli IIIA CA (#12-1785) in the amount of \$406.00 for Joseph A. Foran High School – Phase III and IIIA Additions. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Bismark Construction (Gen. Const) (#1) in the amount of \$119,320 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli (#12-1755) Rebidding in the amount of \$31,137.50 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli CA + Env CA (#12-1876) in the amount of \$9,600 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silktown Roofing, Inc. (#8) in the amount of \$5,700 for Jonathan Law High School Partial Roof Replacement. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silktown Roofing, Inc. (#9) in the amount of \$52,997.50 for Jonathan Law High School Partial Roof Replacement. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli (#12-1784) in the amount of \$164.00 for Jonathan Law High School Partial Roof Replacement. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to THP General Contractors (#6) FINAL in the amount of \$15,344.65 for John F. Kennedy VAT Floor and Ceiling Replacement. Motion carried unanimously.



Ald. Nunno and Mr. Quish made and seconded a motion to approve payment to THP General Contractors (#7) in the amount of \$281.25 for John F. Kennedy VAT Floor and Ceiling Replacement. Motion carried unanimously.

The next meeting will be held on Wednesday, December 12, 2012.

There being no further business to discuss, Ald. Nunno and Mr. Quish made and seconded a motion to adjourn at 9:02 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber  
Recording Secretary