

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
November 17, 2010**

The Permanent School Facilities Building Committee held a meeting on Wednesday, November 17, 2010 in the conference room at City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
R. Vitali (BOA)
R. Funaro
M. Hardiman (BOA)
T. Creedon
R. White (BOE)
T. Casey (BOE)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli
P. Bradbury (MPS)
J. Garagliano (Law)
P. Jorgensen, Silver Petrucelli

Consideration of the Minutes of October 7, 2010 meeting

Ald. Vitali and Mr. Funaro made and seconded a motion to approve the minutes of the October 7, 2010 meeting as presented. Motion carried unanimously.

Status Report – Jonathan Law High School – Phase III

Mr. Silver distributed the original A/E punch-list which he noted has been marked up by Malkin Construction. He stated there are only two items remaining beside the close out items. He also stated Mr. Jorgensen has received the operations and maintenance materials. Mr. Silver stated they were not quite ready to have the committee accept the project as 100% complete. He also reported Mr. Martin has indicated Malkin Construction would be happy to do the Phase III-A infill work.

Chairman Woods asked what is left.

Mr. Jorgensen responded there is very little left. He stated the as-built survey is the biggest item and a few mechanical fittings. He stated they are waiting for Malkin to say they are ready for a final walk through.

Mrs. Garagliano stated in her years as an administrator she has been involved in a number of projects and wished to state for the record that Malkin was exceptional in their work at Law.

Mr. Silver stated there was one change order for the Committee to consider. He explained the Committee had approved two security contracts, however, the City's purchasing agent pointed out City rules would not allow it. He stated the state bid values were for Connecticut State University work, not the CT DAS and the City does not recognize Connecticut State University bids. He stated they came back with a rescope figure of \$7,365, which is lower than originally approved.

Mr. Funaro and Mr. Creedon made and seconded a motion to modify the contract of Sonitrol Security Systems reduced from \$11,892.20 to \$7,365, as approved at the September meeting.

Ald. Vitali asked if they would be sacrificing any coverage.

Mr. Bradbury responded no.

Motion carried unanimously.

Mr. Silver explained the part of the BSF process and the process that goes up to the State. He stated they can declare something ineligible, i.e. the sidewalks which they considered to be a replacement. He stated with this change order Law III is at 6%.

Status Report – Jonathan Law High School – Phase III-A Infill

Chairman Woods reported the Finance Director flagged him down the other day after reading the minutes of the last meeting. He stated the Finance Director wished to have him forward to the committee that they are under no obligation to spend all the money and that she explained about where the City currently is with the amount of school bonding that has been done over the years.

Chairman Woods stated at the last meeting, those present discussed how to maximize Law Phase III improvements. He stated the consensus was there are two areas of focus, the first starting at the front lobby and working down the hallway to the addition; and the second being classrooms and focusing on removing the obsolete dark room. He stated in attendance at the last meeting were Ms. Garagliano, Principal and Mr. Bob Swan, Assistant Principal, who had varying ideas. Chairman Woods reported he received an e-mail, which he shared with the Committee from Acting Superintendent of Schools, Mike Cummings stating the ultimate decision is with the committee; however, the position of administration is that the lobby area should be first and foremost. Chairman Woods stated the comments of the acting Superintendent of Schools should bear some weight. He stated at the last meeting, although they did not have a quorum, the Committee asked Mr. Silver to come up with some plans with the prices for the work.

Mr. Jorgensen reported he met informally with Ms. Garagliano earlier in the week and discussed the possibility of revamping the lobby area, including new ceiling tiles, floors, etc. He went on to explain the handout for the plans, which he stated were purely conceptual. He explained the importance of the area being functional and how the security station and access doors are a part of the plan. He stated the proposal would be to move the north wall back to open up the space. He noted it will also keep a functional classroom located in that area.

Chairman Woods asked the minimum size for the math/computer lab.

Mr. Jorgensen responded a functional lab would be 12-16 people.

Ald. Vitali stated he thought the plan would be to have new visibility at the crossing hallway.

Mr. Silver commented the security officer could certainly move away from the desk for that vantage. He also pointed out they would like the lobby area to be more friendly and inviting. A brief discussion ensued.

Chairman Woods stated he would have concern with moving the wall and any impact on the classroom.

Mr. Silver stated that is why the plan before the Committee tonight is purely conceptual and that their input is important as the schematic design is developed.

Chairman Woods asked how much it would cost to remove a wall such as this one.

Mr. Silver replied it could be around \$25,000. He asked the Committee not to get hung up on details because this is a conceptual design. Discussion resumed.

Ms. Garagliano stated she was initially concerned with spending money to demolish a wall and taking classroom space, but that she believed they needed to brighten up the foyer and hallway. She shared with the Committee a conversation she had early with some students when she asked them what they would like to see done and the response was for a better foyer area. She stated her concern would be cost. Ms. Garagliano also stated she was compelled to say that the meeting last week, where Mr. Swan was present, that he was sincere in his expression that monies be spent in the tech ed area. She stated she spoke with Mr. Cummings and administration would like to see monies go toward the vestibule (foyer) area.

Mr. Funaro stated he is all for the front hallway, but that he had concerns with the dark room. He asked if it could be torn down in this project, adding the current room just is not conducive to the educational process.

Ald. Vitali stated he wanted to see the vestibule area done right and pointed out the acting Superintendent of Schools has expressed his wishes and that this Committee has heard the same from the building administrator.

Chairman Woods stated while he believes in abating the floors, doing the ceiling tiles, etc, he was still concerned with losing a classroom.

Mr. Funaro noted the math lab would fit in this area. Discussion ensued.

Mr. Silver reiterated this is a concept not a schematic and that the Committee needed to let the A/Es contend with the details.

Chairman Woods asked if the proposal before them included television cameras and monitors, etc.

Mr. Silver responded yes.

Chairman Woods asked Mr. Silver if they were looking for some type of direction tonight.

Mr. Silver stated they needed to know the Committee's priorities.

Mrs. Casey stated she was struggling with understanding why they were going against the conversation regarding the dark room.

Mr. Bradbury commented it was the direction of the superintendent of schools that the lobby be the priority.

Mr. White stated what he was hearing was the priorities would be the lobby, including flooring and ceiling and if possible the tearing down the dark room.

Mr. Silver added they may be able to do the dark room as well within budget, but it was too early to predict.

Chairman Woods also pointed out, that in discussions, the Committee did consider not spending the monies, but it was felt the priorities were warranted.

Mr. Silver explained the handout regarding the proposal for Architecture/Engineering Services. He stated once approved by this Committee he would take the plans to Malkin and they would do the mark up. He noted the proposal includes work to be done by Fuss & O'Neil, who would do the abatement designs. He stated the total fee which includes Schematic Design, Construction Documents and Construction Administration totals \$19,900. He explained there would be an add alternate to consider for the Haz Materials CA in the amount of \$7,000.

Mr. Funaro and Ald. Hardiman made and seconded a motion to approve the architecture/engineering services proposal Phase IIIA Alterations to Jonathan Law High School in the amount of \$19,900 to Silver Petrucelli.

Chairman Woods asked the timetable. Mr. Silver replied it should be ready for the next meeting.

Chairman Woods asked if the work would begin now or if it would be a summer project.

Mr. Bradbury stated his first thought would be to do it this summer.

Motion carried unanimously.

Status Report – Joseph A. Foran High School – Phase III

Mr. Nardone stated they are moving right along and ready to button up the building. He noted there may be a slight delay with the windows, but they will winterize the building.

Mr. Bradbury added they have paved the upper parking lot.

Mr. Nardone referred the Committee members to p. 2 of the handout for the first change order.

Mr. Silver noted there is a large credit and that all of tonight's proposals will still remain under the 5% threshold for reimbursement. He stated a lot of the items the Committee will consider they have been negotiating.

Chairman Woods asked if these numbers were taken into consideration when the Committee was discussion the Phase III-Infill.

Mr. Silver replied yes.

Mr. Nardone explained the first change order. He explained early on they looked at a new surface that is not in a lot of schools throughout the state. He stated it is a very healthy credit, which they were recommending.

Mr. Funaro and Mr. White made and seconded a motion to approve a change order credit to the Mountford Construction Company contract in the amount of \$20,378 to delete the marmoleum/carpet and install VCT per the Board of Education staff. Motion carried unanimously.

Mr. Nardone stated the next three change orders the Committee has been discussing since before school opened regarding cleaning the lead above the ceilings. He stated there are two scenarios they have been discussing to accomplish this. He explained the modified cafeteria area/boy's locker room and ceiling replacement/duct cleaning.

Chairman Woods asked if these are in Phase III or II.

Mr. Nardone explained since the sprinkler project is not complete, all abatement/lead work in those areas need to be completed to continue with their work.

Mr. Silver explained they need to keep the bid package separate. He referred the Committee to p. 6 for the backup on the breakdown.

Mr. Nardone explained they basically needed to breakout what was ceilings and what was electrical. He stated this part of the change order is for the cafeteria. He stated it is a fair value and they would recommend it. He noted the original cost was just under \$36,000 and noted all of these changes orders at one point were over \$100,000.

Chairman Woods asked what the \$33,000 additional was for.

Mr. Nardone replied it was replacing ceilings in the cafeteria. He stated they saw it was a scenario B and they received a fair value.

Mr. Silver stated the contractor originally asked for 10 day extension, but they recommend it be reduced to 5 days.

Mrs. Casey and Mr. White made and seconded a motion to approve a change order to Mountford Construction Company contract in the amount of \$33,143, plus 5 days for the replacement of ceilings and clean ducts and diffusers while ceilings are open. Motion carried unanimously.

Mr. Nardone stated the next change order was for the boys' locker lighting replacement and cafeteria rewiring in the amount of \$39,277. He explained it involves the abatement of the cafeteria and the electrical work. He referred the committee to p. 23 of the handout for the backup. He stated they were able to reduce it 78 hours for the labor.

Chairman Woods asked if the change order was strictly labor.

Mr. Nardone responded yes and that it included fixtures for the boys' locker room as well.

Mr. Creedon and Ald. Vitali made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$39,277 for the boys' locker lighting replacement and cafeteria rewiring. Motion carried unanimously.

Mr. Nardone referred the committee to p. 28 for the next change order for the blue wing lighting replacement. He explained some of the existing lighting was damaged and outdated. He stated it is a fair price on the material.

Mr. Creedon and Ald. Hardiman made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$31,019 for the replacement of the aged light fixtures while abatement was being completed. Motion carried 6 yes (Woods, Vitali, Hardiman, Creedon, Casey, White) and 1 no (Funaro).

Mr. Nardone stated the next change for flows/tampers at Stairs #2 & #3, in an amount not to exceed \$8,199. He explained these were devices that connect to the standpipe for the sprinklers. He referred to p. 33 for the backup.

Chairman Woods asked why it was a change order.

Mr. Silver stated the wiring is the change order. He explained the risers in the stairwells had not been activated as they hadn't installed the branches in other parts of the school till Phase III. He stated the change order represents the wiring back to the fire alarm system. He stated they recommend the value and it is recommended as a NTE.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve a change order to the Mountford Construction Company contact not to exceed the amount of \$8,199 for the wiring of the fire alarm panels from existing sprinkler switches in the two stairwells. Motion carried unanimously.

Mr. Nardone stated the next change order in the amount of \$2,026 was to move the horns, strobes and wire mold plus electrical demolition. He explained the existing doors in the linking corridor had electrical devices that had to be moved.

Mr. Bradbury added it was an old copper pipe.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve a change to the Mountford Construction Company contract in the amount of \$2,026 for the removal of electrical devices/sub panels from the "no-mans" land per the Fire Marshal and Building Official. Motion carried unanimously.

Mr. Nardone stated the next change order in the amount of \$9,995, plus 1 day was for a new fiber optic line. He explained he met with Mr. Bradbury and Ms. Zikaras. He also explained the additional one day was because it could hold up the front sidewalk work.

Mr. Hardiman and Mr. White made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$9,995, plus 1 day for the new fiber optic conduits and shortening run and additional driveway crossing work. Motion carried unanimously.

Mr. Nardone stated the next change order in the amount of \$2,174 was to modify the structural framing at Room 516 window. He noted it was missed on a shop drawing, but added it was a fair value.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$2,174 to replace the wide flange beam with tube steel hanger assembly for the window. Motion carried unanimously.

Mr. Nardone referred the Committee to p. 59 of the handout for the change order regarding the security back boxes and conduit in the amount of \$2,779. He stated he had discussed with Mr. Bradbury the camera location.

Chairman Woods asked if the price was reasonable, to which Mr. Nardone replied yes.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$2,779 for the necessary conduit and back boxes for security cameras located by the Board of Education vendor. Motion carried unanimously.

Mr. Nardone stated the last change order in the amount of \$3,948 was for electrical work for egress and fire alarm work.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$3,948 for the exit sign, smoke detector and fire alarm work per the Fire Marshal and defective circuit. Motion carried 6 yes (Woods, Vitali, Hardiman, Creedon, Casey, White) and 1 no (Funaro).

Chairman Woods asked if there were any change orders on the horizon.

Mr. Nardone stated there was some confusion with the tampers and that there may be one custodial flow.

Chairman Woods asked if the entire school was now sprinklered.

Mr. Corey replied there are no sprinklers in the former main office area yet.

Mr. Funaro asked if they were talking about the current office, to which Mr. Nardone replied yes.

Status Report – Joseph A. Foran High School – Phase III-A

Mr. Nardone explained they had originally selected a few months ago, Scheme 3. He explained the revised floor plan from the initial Scheme 3, which includes three (3) art classrooms, fitness room area and a physical education teaching space. He also spoke of the relocation of the athletic director's office and security booth and explained the creation of a summer entrance.

Mr. Silver added the construction number and contingency would be around \$1,000,309.

Mr. Nardone addressed the \$130,000 of demolition costs and \$1,000,000, which includes construction and demolition, together with 2% contingency and design contingency which includes A/E fees.

Mr. Silver explained the contingency and what is available, stating he believe a total of about \$1,000,309. He explained it would be done as a separate bid.

Mr. Creedon and Mr. Hardiman made and seconded a motion to approve the schematic plans for Joseph A. Foran, Phase III-A including the narratives and estimate. Motion carried unanimously.

Chairman Woods asked if the work would be done next summer.

Mr. Nardone stated the work would be driven by the completion of the sprinkler work.

Status Report – Pumpkin Delight Elementary School Elevator

Mr. Silver reported the bids came in and the prices came back at about a 21% reduction from Law's 2005 elevator project. He reported the lowest qualified bidder was Olympus. He stated the project is fully funded and can move tonight to award the bid, if they so desire.

Mrs. Casey and Mr. Funaro made and seconded a motion to accept the bid of Olympus for the elevator at Pumpkin Delight Elementary School in the amount of \$256,000. Motion carried unanimously.

Consideration of Payment Requisitions

Chairman Woods asked if the requisitions had been reviewed and were found to be in order and if payment was recommended at this time.

Mr. Silver responded yes. He also thanked the members of the Committee for coming to tonight's meeting, expressing the importance of these meetings for the fair and timely processing of these large payments for the contractors.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Malkin Construction Corporation (14) in the amount of \$18,593.02 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Silver Petrucelli (Abatement/Lead CA #8) in the amount of \$10,785.38 for Joseph A. Foran – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Mountford Construction (#8) in the amount of \$809,325.00 for Joseph A. Foran – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Fairfield Testing Lab (#30-09-09) in the amount of \$4,377.33 for Joseph A. Foran – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Silver Petrucelli Construction Admin. (#7) in the amount of \$12,840.00 for Joseph A. Foran – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Silver Petrucelli (#4) in the amount of \$1,450.00 for Pumpkin Delight Elementary School elevator project. Motion carried unanimously.

The next meeting of the Committee was tentatively scheduled for Thursday, December 9, 2010.

Mr. Funaro and Mrs. Casey made and seconded a motion to adjourn at 8:45 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary