

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
December 8, 2011**

The Permanent School Facilities Building Committee held a meeting on Thursday, December 8, 2011 in Conference Room B in City Hall. Matthew Woods, as former Chairman, called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, former Chairman
R. Nunno (BOA)
R. Vitali (BOA)
S. DiBiase (BOE)
C. Saley (BOE)
J. Quish

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 (MPS)
P. Bradbury (MPS)
M. Myers (Fuss & O'Neil)
K. McCarthy (Fuss & O'Neil)

Excused: M. Hardiman

Election of Officers

Ald. Vitali stated he wished to nominate M. Woods to serve as Chairman. He cited Mr. Woods' 20 plus years of experience serving this Committee.

Ald. Vitali and Ald. Nunno made and seconded a motion to nominate Matthew Woods as Chairman. Motion carried 5 yes (Nunno, Vitali, DiBiase, Saley, Quish) and 1 abstention (Woods).

Chairman Woods thanked the Committee and welcomed those new members and those returning members. He stated he wished to start with the "big picture" of where the Committee is at this time with their work. He went on to explain his handouts, including how this Committee was established by Board of Aldermen. He also explained the projects the Committee has been charged with over the last few years, which essentially he stated has been the high schools' upgrades/expansion. He stated the next major project is the East Shore Middle School expansion project. Chairman Woods continued with an explanation of the Resolutions for each of the projects at the schools and work that has been completed to date. He pointed out they are finishing the Law Phase III-A and getting started with Foran Phase III-A. The Pumpkin Delight elevator and floor tile projects have been completed and hopefully the Committee would shortly be considering the re-bids at John F. Kennedy Elementary School. He also reported they are waiting on the State for the roof projects at both high schools.

Consideration of the Minutes of November 17, 2011 meeting

Ald. Vitali and Ald. Nunno made and seconded a motion to approve the minutes of the November 17, 2011 meeting with the following change:

The correct meeting date should read November 17, 2011, not October 26, 2011 in the 1st paragraph.

Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project (Kennedy and Pumpkin Delight)

Chairman Woods reported \$550,000 had been allocated by the Aldermen for the two schools (Kennedy and Pumpkin Delight) and that they are nearly complete with all of Pumpkin Delight. He stated the other school was Kennedy. Mr. Silver explained the original Kennedy bids came in too high, so the Committee rejected them and Silver Petrucelli & Associates broke up the project bid and it was re-bid. He stated the Committee would be considering those bids tonight.

Mr. Silver commented what they do not bring each month is the full file cabinet of paperwork that is generated by these jobs each month, but rather a packet which is a summary of where each project is at. He referred the Committee to p. 34 of the handout and explained the re-bid. He stated when it went out to bid the first time the response was mostly environmental contractors. He went on to explain how they split the project into wings, East and West wings. Mr. Silver stated the West wing is much larger.

Mr. Quish asked the square footage of each wing.

Mr. Silver deferred to Mr. Myers from Fuss & O'Neil.

Mr. Myers stated the east wing was approximately 23,000 sq. ft and the west wing, approximately 35,000 sq. ft.

Mr. Silver added there is also some ceiling work.

Ald. Vitali asked if that wing would then be 100% asbestos free.

Mr. Myers responded yes, the student/staff accessible areas would be asbestos free and went on to explain the impracticability of abating all hidden or concealed hazardous materials in every building.

Mr. Saley asked the actual ceiling square footage amount.

Mr. Myers responded 9,200 for the ceiling.

Mr. Silver continued with an explanation of how bids are arrived at.

Mr. Quish and Ald. Nunno made and seconded a motion to award the contract to the low bid by THP for the west wing at John F. Kennedy Elementary School in the amount of \$284,211.00.

Ald. Vitali expressed concern before moving forward with the project. He stated it would be helpful to this Committee if they were aware of the plans of the Board of Education, especially is there is the possibility of closing another school. He stated it was important to know the long range plans from the Board of Education.

Chairman Woods explained as a building committee they need to focus on the Aldermanic charge.

Mr. Richetelli stated the Board of Education has begun those long range planning discussions. He stated included in future Capital Improvement Plans is East Shore Middle School and roofs. Discussion ensued regarding the future of the schools.

Chairman Woods stated the Committee did not have to approve the bids tonight, noting the work would be done next summer. He also pointed out this is a building committee that is assigned specific project tasks by the Aldermen. He stated in the past this Committee was assigned the charge of removing asbestos from the schools.

Mr. Saley stated he agreed with the point of the possibility of closing a school; however he stated it is likely something further down the pike and that it was not likely to be J.F. Kennedy school. He also asked if the square footage cost was the best figure. Mr. Silver responded that competitive bids are generally the final measure of what is best value.

Ald. Nunno asked if the work could be delayed if the Committee was to put off awarding the bid and then the company is awarded another project.

Mr. Quish noted the soffits appear in poor shape, and asked about the floor tiles.

Mr. Bradbury explained there were some moisture issues with some of the tiles in the rear area of the school.

Mr. Quish asked if there was any issue with the concrete.

Mr. Quish commented if the work needs to get done and the building is maintained then there is value to keep up with the building and then there continues to be good value in the building.

Chairman Woods asked if it was the consensus of this Committee to wait.

Mr. Quish stated he did not see any value to waiting.

Mr. Saley asked if the price is competitive.

Mr. Silver responded yes.

Ald. Vitali and Mr. Saley made and seconded a motion to table awarding of the bid for up to two (2) months. Motion failed 3 yes (Vitali, Saley, Woods) and 3 no (Nunno, Quish, DiBiase).

On the main motion, motion carried 4 yes (Woods, DiBiase, Nunno, Quish) and 2 no (Vitali, Quish).

Mr. Silver went on to explain the State reimbursement of the project. He also spoke of the process of obtaining a building permit to keep the project moving. Mr. Silver also stated in terms of the process, Silver Petrucelli prepares contracts and submits the paperwork between Chairman Woods and the Purchasing, Finance and Law Departments and then the final endorsed agreement goes to the Mayor for final signature. He stated this would happen in the next 2-3 weeks with this Committee's approval.

Chairman Woods asked what school buildings were asbestos free.

Mr. Myers responded Orchard Hills, Matthewson, Pumpkin Delight, Orange Avenue, Live Oaks and Meadowside School. He elaborated these are asbestos-free in areas accessible to kids.

Regarding Pumpkin Delight's 2nd Floor Abatement project, Chairman Woods asked if the Pumpkin Delight project could be closed out by the next meeting.

Mr. Jorgensen responded yes.

Status Report – Jonathan Law High School – Phase III

Mr. Silver stated the project has been completed.

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

Mr. Silver explained this phase is the lobby area and that it was a separate award during the summer to Nosal.

Mr. Jorgensen reported one of the glass panels that was broken during installation has now been installed. He stated they would be going out for a final inspection next week. He stated they may be able to close out this project by next month.

Mr. Silver stated if this is closed out there would be about \$9,000 left over from the project, which was estimated at approximately \$3,318,000.

Ald. Vitali asked how much was left over in financing contingency.

Mr. Silver responded there was approximately \$250,000.

Status Report – Joseph A. Foran High School – Phase II Lead Asbestos Abatement

Chairman Woods explained the background of this project, which he stated is essentially work being done on the first floor to the vacated first floor administrative offices.

Mr. Silver stated they awarded two separate contracts to Paragon from the Phase III bonding and Phase II – Lead/Asbestos.

Chairman Woods added the contracts and paperwork needed to be separate as they are separately bonded.

Mr. Silver referred the Committee to pgs. 15 & 16 of the handout and explained the two payment schedules. He explained the schedules show the value and how it is broken up. He also stated there is some question the building department has regarding the plans that SP+A and Paragon are following up on.

Chairman Woods asked if they are waiting for a permit so the contractor can begin work.

Mr. Nardone added that Paragon is hoping to begin work on December 19, 2011.

Mr. Silver stated the contractor has already asked for a demo permit.

Mr. Nardone referred the Committee to p. 20 of the handout. He went on to explain the three different scenarios. He stated the work cannot be done simultaneously, that they would have to do the asbestos first, then the windows and finally the PCB's.

Mr. Quish asked if that work is included in Paragon's numbers.

Mr. Nardone replied yes.

Mr. Quish asked about the schedule of values and if it was just for abatement work.

Mr. Nardone and Mr. Silver referred to p. 15 of the handout which explained the demo work.

Mr. Quish asked where the window work was included.

Mr. Nardone stated on p. 15 it is listed as "masonry at windows". He went on to explain the complexity of doing the windows. He stated Paragon has scheduled all of the work to be done by the end of the Christmas break. He stated they would then begin the PCB work in January while school is in session. He also pointed out the windows are being completely removed. Brief discussion ensued.

Mr. Silver noted they have been on site once a week. He referred the Committee to p. 23 of the handout for the environmental construction administration monitoring costs which were estimated at \$12,800 and \$5,700. He stated the Committee would need to approve those fees as these services were not provided or estimate able at the time of the design proposal.

Ald. Vitali and Mr. Quish made and seconded a motion to approve a change order to the Silver Petrucelli & Associates contract in an amount not to exceed \$49,050 for the asbestos, lead and PCB construction administration services work to be performed by Fuss & O'Neil in accordance with their proposal dated December 7, 2011.

Mr. Quish commented he did not believe full time monitoring was necessary, adding he has brought this up in the past.

Mr. McCarthy stated they are directed by the Milford Health Department, especially when there are kids in school.

Motion carried unanimously.

Mr. Silver referred the Committee to pgs. 29-31 of the handout. He explained the liability to the Milford Public School operating budgets for years if the PCB's are not removed.

Mr. Saley suggested they ask the contractor if there is any chance of negotiating the figure.

Mr. McCarthy stated they would ask, but that the contractor has already told them they are lean.

Ald. Vitali also suggested reaching out to the fire department.

Mr. Quish referred to p. 17 of the handout and pointed out there are other contractors out there willing to do the work. A brief discussion ensued.

Chairman Woods asked Mr. Silver if the Committee needed to take any action tonight.

Mr. Silver replied no. He stated they only wished they could make this as comfortable as with asbestos, but unfortunately this is a moving target.

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

Mr. Silver referred the Committee to p. 33 of the handout and proceeded to explain the testing material bids. He stated there is concrete in the foundations and some masonry work. He stated these are contracted directly with the City, independent of Silver Petrucelli and the contractor.

Chairman Woods asked for confirmation that Fairfield Testing had been hired for previous projects.

Mr. Silver responded yes.

Ald. Nunno and Ms. DiBiase made and seconded a motion to accept the proposal of Fairfield Testing Lab, Inc. as set forth on p. 33 of the handout in an amount not to exceed \$3,000. Motion carried unanimously.

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

Mr. Silver explained the work that was done in the blue wing, which was abated and the moving services of Meyer Moving Company as required. He stated wherever there was lead and asbestos they were required to move furniture from that area. He continued with an explanation of this move which occurred in June of 2009 and referred the Committee to pgs. 2-14 of the handout.

Chairman Woods interjected this was a fixed price contract.

Mr. Nardone explained the bills circled in blue were paid by the Board of Education. He stated he has been going back and forth with Meyer on their claim for several months.

Mr. Silver added that during the discussion of these bills the Committee had asked for proof of the work performed.

Mr. Nardone stated there were 5 dates in question concerning actual time and based on straight time. He also noted the original amount of \$29,000. He stated he made it clear to Mr. Meyer had the accurate and correct numbers been provided they could have considered the billing.

Mr. Quish commented movers are not laborers and not listed in prevailing rates.

Mr. Nardone stated they have provided new sheets for them. He stated they gave them the opportunity to come to the Committee meeting, but thought it was best the committee had the opportunity to look at the numbers instead of rejecting Meyer's requests repeatedly. He also pointed out the August 21, 2010 number is not in the bottom line total. He also stated they denied those funds which should have been done within the contract framework. Discussion ensued.

Mr. Saley asked if Meyer had accepted the numbers.

Mr. Nardone stated he was not sure.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to William B. Meyer movers in the amount of \$6,572.90.

Mr. Quish asked if the hours were tracked and monitored.

Mr. Bradbury stated there was no work the day Meyer went on. He stated this additional bill came to him almost one year later. He explained that Meyer Moving showed up for work, but could not perform the work because of testing going on at the school.

Mr. Quish stated he wanted to be clear Meyers was being paid for 8 hrs straight time and that OT is not considered in the numbers. He also asked if they were scheduled that particular day.

Mr. Bradbury stated it was mutual between Mr. Kennedy and their supervisor. He stated there was a consensus to work that day, but they didn't work.

Ald. Nunno withdrew his second to the motion and Ald. Vitali withdrew his motion.

Mr. Nardone stated the new number for the Committee to consider is \$4,957.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve a change order to the William B. Meyer Moving Company contract in the amount of \$4,957, which covers all claims set forth in their letter dated October 11, 2010. Motion carried unanimously.

Status Report – Pumpkin Delight Elementary School Elevator

Mr. Jorgensen reported they are ready to close out this project.

Chairman Woods asked if the project could be declared 100% complete and if it could not come off the agenda.

Mr. Silver replied yes and that the Committee needed to formally accept the project as complete.

Ald. Vitali and Ald. Nunno made and seconded a motion to accept the Pumpkin Delight Elementary School Elevator project as 100% complete as of December 8, 2011.

Ms. DiBiase questioned the numbers shown on p. 36 of the handout.

Mr. Silver noted it was a typographical error and would have it corrected.

Motion carried unanimously.

Status Report – Jonathan Law High School – Roof Replacement

Mr. Silver reported they are still in BSF plan review.

Status Report – Joseph A. Foran High School – Roof Replacement

The same as Jonathan Law roof replacement, but with an expected date in January 2012. He stated as soon as they hear back from the State with the expected requested revisions, they will go out to bid.

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

Mr. Silver reported the review should have been completed in November, but that they have not heard back from the State as yet.

Status Report – East Shore Middle School Additions/Replacements

Mr. Silver gave a ‘refresher’ PowerPoint presentation of the schematic design submission from June 9, 2011. He stated the plans went up to the BSF on November 1, 2011 after receiving approval from the Board of Education and Building Committee.

Ald. Vitali expressed concern with the upcoming bonding. He stated the project has been reported in the papers as less than \$15,000,000. He also asked how the project work would impact the kids while they are in school. He questioned if they could get better pricing if the contractor had clear use of the school and asked Silver Petrucelli to bring those numbers to the next meeting. A brief discussion ensued.

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 affirmatively.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Nosal Builders Inc. IIIA (5) in the amount of \$11,583.99 for Jonathan Law High School - Phase III-A – Additions/Renovations. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Nosal Builders Inc. Security (4) in the amount of \$15,750.91 for Jonathan Law High School – Phase III-A – Additions/Renovations. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli CA + Lobby CDS (#11-1619) in the amount of \$352.00 for Jonathan Law High School – Phase III-A-Additions/Renovations. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli CA (#11-1682) in the amount of \$1,015.00 for Joseph A. Foran High School – Phase III – Additions/Renovations. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Olympus Construction (#11 FINAL) in the amount of \$7,400.83 for Pumpkin Delight Elementary School – Elevator. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Fairfield Testing Lab (#11-09-15) in the amount of \$510.00 for Pumpkin Delight Elementary School – Elevator. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Greenland Enterprises (#4) in the amount of \$4,275.00 for Pumpkin Delight Elementary School – VAT Replacement. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (1) in the amount of \$4,450.00 for East Shore Middle School Expansion + Alterations. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli (#11-1621) in the amount of \$6,530.97 for East Shore Middle School Expansion + Alterations. Motion carried unanimously.

There being no further business to discuss, Ald. Vitali and Ald. Saley made and seconded a motion to adjourn at 9:41 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary