

**Permanent School Facilities Building Committee
Special Meeting
December 8, 2016**

The Permanent School Facilities Building Committee held a special meeting on Thursday, December 8, 2016, at City Hall (west conference room). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods
B. Nunno
R. Vitali (BOA)
J. Federico (BOE)
S. Krushinsky (BOE)
M. Ahrens

Also Present

W. Silver, Silver Petrucelli
P. Jorgensen, Silver Petrucelli
P. Lisi, Antinozzi Associates
P. Bradbury (MPS)
P. Cavanna (MPS)
J. Richetelli (MPS)

Excused: M. Hardiman (BOA)

1. Consideration of Minutes

Ald. Vitali and Mr. Nunno made and seconded a motion to accept the minutes of the November 17, 2016 special meeting, as presented. Motion carried unanimously.

2. Status Report RE: West Shore Middle School – Consideration of bids for Phase I

Mr. Silver reported CAM was approved last night before the Planning and Zoning Board. He proceeded with a review of the bids received. He stated the apparent low bidder was LaRosa Building Group with a base bid of \$14,950,000.

Mr. Jorgensen reported he put in a call to LaRosa Building Group and spoke with them concerning the various trade bids and if they were comfortable with the numbers and that they had the capacity to do this type of project. They responded affirmatively.

Mrs. Federico asked where LaRosa Building Group is located.

Mr. Silver replied Meriden. He stated they have gone through the CHRO which on the other project which is a new requirement for towns. Discussion ensued.

Mr. Silver continued with an explanation of the bid alternates and explained the glazing replacement and JCI Building Management System, which is not the base bid Niagara Systems, which Johnson Controls would not be bid.

Mr. Bradbury explained Niagra is a whole new system, new controllers, etc. He stated his concern is adding another vendor, having different service contractors, etc. Mr. Bradbury stated all of Milford's school operated with the JCI Building Management System now.

Mr. Silver stated the net gain with the alternates is \$18,000.

Mrs. Krushinsky asked about alternate #1.

Mr. Bradbury stated the existing facilities were new, within 3 years.

Mrs. Krushinsky asked about the glazing replacement.

Mr. Jorgensen explained many of the windows have lost their seal and therefore losing energy.

Mrs. Federico asked about the controls system.

Mr. Silver explained how the specifications were written, the School Construction grant obligation to specify at least three (3) manufacturers, and some of the issues at East Shore Middle School with Johnson Controls. Discussion ensued.

Chairman Woods stated the Committee could not award a bid tonight, but could have discussion of each of the bidders.

Mr. Silver stated the Committee needed to move forward with a total bond value recommendation to go to the Boards of Aldermen and Finance.

Ald. Vitali and Mrs. Federico made and seconded a motion to recommend the numbers as submitted by LaRosa Building, including the add alternates.

Mr. Richetelli stated the Committee needed to consider a dollar amount that would be presented to the Mayor, Board of Finance and Board of Aldermen.

Ald. Vitali rescinded his motion and Mrs. Federico withdrew her second.

Mr. Silver continued with an explanation of the spreadsheet with the bid values and related soft costs.

Mr. Nunno stated he felt it would be in the best interest of this Committee to consider a contingency of 10% instead of the listed 7%. He stated he felt it was more conservative. Discussion ensued.

Mr. Nunno and Mrs. Krushinsky made and seconded a motion that the Committee recommends a 10% contingency for a recommended amount of \$16,782,746 for the West Shore Middle School Expansion & Alterations Phase 1 of 2, not including financing.

Mrs. Federico asked the risks of recommending a higher amount and whether it could jeopardize the timing of the project, the amount, etc.

Mr. Richetelli stated he and Chairman Woods would meet with Mayor Blake and recommend the stated amount for his consideration. Discussion resumed.

Motion carried unanimously.

Mr. Silver directed the Committee to the A/E and Environmental Services Construction Administration proposals beginning on p. 25, and asked the Committee to review by the next meeting.

3. Consideration of Payment Requisitions. (RE: Item 2)

Chairman Woods asked Mr. Silver if he found the payment requisition to be accurate and ready for payment.

Mr. Silver replied yes.

Mrs. Federico and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli Design Thru Bid (#16-2374) in the amount of \$29,641.31 for the West Shore Expansion and Alterations. Motion carried unanimously.

4. Status Report RE: Jonathan Law High School – Hazardous Material Abatement

Mr. Lisi stated there was no update, but that they were still on target for next summer to do the second floor abatement.

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

Mr. Lisi reported there is no update on the punch list from Young Developers. They had been scheduled last Monday, but were cancelled due to weather. He stated at this point they are not releasing any further retainage.

Chairman Woods recalled from last meeting that windows would go out to bid in January.

6. Elementary Schools – Roof Projects

Chairman Woods asked if the manufacturer's warranty were available.

Mr. Lisi stated he received the manufacturer warranties from the roofs completed by Silktown, but not from Young Developers.

Chairman Woods asked if he would be recommending the release of retainage for Silktown.

Mr. Lisi spoke of the CHRO, which is new and that needs to be released. He stated the retainage is at 2%. He stated they still have not approved the plan to date.

John F. Kennedy Elementary, Live Oaks Elementary, Meadowside Elementary and Orange Avenue Elementary Schools. – Mr. Richetelli indicated he did not know where they would be placed on the Board of Finance agenda.

Mrs. Federico asked about the estimates for the Phase II roofs.

Mr. Lisi stated they were generally slightly less than the Phase 1 roof projects.

7. Consideration of Payment Requisitions (Items 4, 5 and 6)

Chairman Woods asked if all of the payment requisitions were in order.

Mr. Lisi replied in the affirmative.

Mr. Ahrens and Mrs. Federico made and seconded a motion to approve payment to Silktown Construction in the amount of \$22,480.65 for the roof at Calf Pen Meadow Elementary School. Motion carried unanimously.

Mr. Ahrens and Mrs. Federico made and seconded a motion to approve payment to Silktown Construction in the amount of \$24,923.59 for the roof at Matthewson Elementary School. Motion carried unanimously.

Mr. Ahrens and Mrs. Federico made and seconded a motion to approve payment to Silktown Construction in the amount of \$25,011.20 for the roof at Orchard Hills Elementary School. Motion carried unanimously.

Mrs. Federico and Mr. Nunno made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$5,214 for the asbestos and PCB testing at Orange Avenue School. Motion carried unanimously.

Mrs. Federico and Mr. Nunno made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$5,214 for the asbestos and PCB testing at Meadowside Elementary School. Motion carried unanimously.

Mrs. Federico and Mr. Nunno made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$5,214 for the asbestos and PCB testing at Live Oaks Elementary School. Motion carried unanimously.

Mrs. Federico and Mr. Nunno made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$5,215 for the asbestos and PCB testing at John F. Kennedy Elementary School. Motion carried unanimously.

Being no further business to discuss, Mrs. Krushinsky and Ald. Vitali made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 8:45 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary