

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
December 9, 2009**

The Permanent School Facilities Building Committee held a meeting on Wednesday, December 9, 2009 at City Hall. M. Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
Ald. R. Vitali
T. Creedon
R. Funaro
R. White (BOE)
T. Casey (BOE) (7:22 p.m.)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
P. Jorgensen, Silver Petrucelli Assoc., A/E
M. Cummings, Asst. Supt. Schools
P. Bradbury (MPS)
T. Yahn, Malkin Construction
R. Martin, Malkin Construction

Excused: Ald. Hardiman

Election of Chairman

Mr. Woods stated he has previously served in the role as Chairman and would like to continue to do so. He asked if anyone else wished to serve as chairman.

Mr. Funaro and Mr. Creedon made and seconded a motion to elect Matthew Woods as Chairman. Motion carried unanimously.

Consideration of the Minutes of November 10, 2009 meeting

Mr. Creedon and Ald. Vitali made and seconded a motion to approve the minutes of the November 10, 2009 meeting as presented. Motion carried unanimously.

Chairman Woods thanked the committee for the vote. He stated before continuing he would like to bring the new members of the Committee up to speed. He explained for the last few years work has been ongoing at the high schools. He stated because of the amount of work, the projects were broken into phases. Chairman Woods deferred to Mr. Silver for a slide show presentation of each phase of the work at both high schools.

Mr. Silver stated in 2002 the high school projects were started. Continuing with the slide show presentation he explained each phase at the respective high schools.

Chairman Woods noted as part of the Phase II project at Jonathan Law that the boilers were replaced.

Mr. Silver added that at Foran a new chiller and cooling tower were added as part of Phase II. He continued on with the presentation.

Chairman Woods stated they are on the tail end of Phase II at Law with basically a punch-list. He stated the Eno presentation boards were also a part of the Phase II projects and would be done soon, then they would be moving onto Phase III at Jonathan Law High School. He also explained another item on the agenda, generally listed as #2 – Status report RE: Elementary Schools Asbestos Abatement Project. He explained this was assigned to this committee years ago, but it was never funded by the Aldermen. He stated as projects are done at each of the schools asbestos abatement is done as well.

Status Report –Jonathan Law High School – Phase II (Science Labs)

Mr. Jorgensen reported there are still 6-7 pages of punch-lists. He stated the contractor on this project has indicated he has completed the project 100%, however the punch-list seems to grow with items such as the greenhouse where the flooring is pulling up, gas piping valves and sink issues. He stated a master punch-list has been established which Mr. Bradbury and the Board of Education continue to review.

Chairman Woods asked about the flooring in the greenhouse and whether it had been determined if it is a warranty issue or punch-list item.

Mr. Jorgensen replied they are still attempting to determine whether it was an installation malfunction. He stated they have not had any word back from the building department on this issue.

Mr. Bradbury commented if it becomes necessary they would have to tear up the existing flooring and have it re-installed. He stated it has also been brought to his attention that a trap primer is leaking.

Mr. Creedon commented this project supposedly was completed in September 2008 and asked at what time the Committee finally lets the contractor go and takes over to get it completed.

Chairman Woods reminded the Committee the project was considered substantially complete back in September 2008.

Ald. Vitali stated he would be in favor of the letting the contractor go so they can proceed accordingly to complete the work.

Mr. Funaro asked how much the Committee is holding.

Mr. Silver replied \$91,000. A brief discussion ensued.

Chairman Woods asked what would need to be done in order to hire someone else to complete the work.

Mr. Silver stated the punch-list still needs to be reviewed and distilled, noting the list is more than 8 pages long. He stated that CT Carpentry has declared the project 100% complete, so the Architects and Pat Bradbury have an obligation to check the list, and if incomplete, the committee would have to notify them in writing of the contractual 7 day 'cure' period to correct any deficiencies.

Chairman Woods suggested that the architects to finalize the punch-list and send a letter to CT Carpentry notifying them they had 7 days to fix those items or the Committee would move forward to hire someone else and back charge CT Carpentry.

Mr. Funaro and Mr. Creedon made and seconded a motion to have Silver Petrucelli Architects notify CT Carpentry they have seven (7) days to complete the items on the punch-list or the Committee would move to hire someone else to complete the work and back charge CT Carpentry.

Chairman Woods asked how long it would take to create the final punch-list.

Mr. Bradbury stated about 1-2 weeks. A brief discussion ensued.

Mr. Creedon asked how CT Carpentry would be notified.

Mr. Silver stated they would be notified in writing, by certified mail.

Motion carried unanimously.

Chairman Woods asked about the Eno presentation boards.

Mr. Cummings stated the first phase was being installed at Law tomorrow and beginning on Monday at Foran. He stated they should be ready by February.

Status Report – Foran High School – Phase II (Boilers)

Chairman Woods stated this item would stay on the agenda until the completion of the Eno presentation boards; otherwise the work is essentially completed.

Status Report – Jonathan Law High School – Phase III

Mr. Jorgensen reported they are getting out of the ground, and that concrete had been poured for footings, walls, etc.

Mr. Martin added they are looking to pour the slabs on Friday, but the weather may not cooperate so it could be Monday. He stated to date they have had good luck with the weather, but that they did lose a day or two this past week. He stated the steel is set to arrive the week of Christmas and that they hoped to start masonry by January. He stated once the main slab is done they would be in good shape.

Mr. Silver explained the winter weather protection change order basis that was approved by the prior Building Committee, to the new members of the current Building Committee.

Mr. Jorgensen stated the first change order was to replace the sidewalk in the courtyard. He explained it is more for aesthetics. He stated they were frugal during design and that the sidewalk is sound at this point. He explained the process in the future when work is needed. A brief discussion ensued.

Ald. Vitali and Mr. Funaro made and seconded a motion to approve a change order to the Malkin Construction contract in the amount of \$14,586.29 to replace the 70' sidewalk in the courtyard.

Mr. White asked how this change order would impact the budget.

Mr. Silver explained the numbers remaining in the contingency.

Motion carried unanimously.

Mr. Jorgensen stated the next two change orders were related. He explained the work at the fire wall work in the tech ed. room and the rest of the building.

Mr. Bradbury stated it was thought since they were already disturbing the room they could just go in and replace the old VAT with the VCT.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve the change order to the Malkin Construction contract in the amount of \$11,519.48 for the VAT replacement in Room 175.

Ald. Vitali asked for clarification if it was 2ft and further if it included removing and replacing tile.

Mr. Jorgensen explained it is an additional 2,000 sq. ft.

Motion carried unanimously.

Mr. Jorgensen stated the third change order was to remove blackboards and install white boards in the same room, adding the blackboard glue daubs contain asbestos.

Chairman Woods asked if this was asbestos containment as well.

Mr. Jorgensen responded the containment was for the VCT floor and would benefit the blackboard abatement.

Mr. Funaro and Ald. Vitali made and seconded a motion to approve the change order to the Malkin Construction contract in the amount of \$4,395.52 for the removal of blackboards and mounting of Milford whiteboards. Motion carried unanimously.

Status Report – Joseph A. Foran – Phase III

Mr. Silver reported this project went out to bid in early November and that they have received an extensive response. He also reported they have gotten a lot of RFI's and issued addendums as well. He stated they are continuing to answer questions during this time and clarifying requisitions. For the benefit of the new committee members he also explained the new BSF addendum review process.

Chairman Woods asked if the bid opening was still anticipated for December 15, 2009.

Mr. Silver responded they were going to extend it. He explained the addendum had to be reviewed in person at the State. He stated they would also need to bring original stamped set of drawings to that special meeting. He stated they were considering a one week extension because of the VAT flooring in the blue wing. He went on to explain how these go into an addendum.

Chairman Woods stated the bids would be reviewed by the committee and then a corresponding budget for funding would then go to the Board of Finance and Board of Aldermen for their approvals.

Mr. Silver stated this Committee would see the numbers by the end of the month.

Chairman Woods explained after the Committee selects a contractor he would forward a letter to the Mayor to see if he would consider this for bonding in February or possibly March 2010. He stated the Committee would need to meet in early January to recommend a contract and get a letter to those respective Boards.

Mr. Silver stated there was one change order on this project for the Committee to consider. He explained the extra PCT printing for the protracted PCT approval process and the express mailing expense to the State.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve the change order to Silver Petrucelli & Associates in the amount of \$2,033.80 for the printing/ mailing expense for the extra PCT's with the State for the Foran – Phase III Asbestos and Lead Abatement project. Motion carried unanimously.

Status Report Re: East Shore Middle School – Portable Classrooms

No report.

Consideration of Payment Requisitions

Chairman Woods asked if the payment requisitions were in order and if payment was recommended.

Mr. Silver responded yes and went on to explained how payment requisitions work.

Ald. Vitali and Mr. Funaro made and seconded a motion to approve payment to Malkin Construction Corporaton (3) in the amount of \$261,682.50 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Ald. Vitali and Mr. Funaro made and seconded a motion to approve payment to Silver Petrucelli (Addition #17) in the amount of \$602.25 for Jonathan Law High School - Phase III – Additions/Renovations for abatement CA services. Motion carried unanimously.

Ald. Vitali and Mr. Funaro made and seconded a motion to approve payment to Silver Petrucelli (#14) in the amount of \$6,000.00 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Ald. Vitali and Mr. Funaro made and seconded a motion to approve payment to Silver Petrucelli (#4) in the amount of \$6,370.00 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Ald. Vitali and Mr. Funaro made and seconded a motion to approve payment to Silver Petrucelli (#14) in the amount of \$22,286.20 for Foran High School – Phase III – Additions/Renovations. Motion carried unanimously.

Ald. Vitali and Mr. Funaro made and seconded a motion to approve payment to Silver Petrucelli (abatement/lead CA) in the amount of \$2,033.80 for Jonathan Law High School – Phase III – Additions/Renovations. Motion carried unanimously.

Being no further business, Mr. Funaro and Ald. Vitali made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary