

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
SPECIAL MEETING
DECEMBER 10, 2015**

The Permanent School Facilities Building Committee held a special meeting on Thursday, December 10, 2015 at City Hall (west conference room). Acting Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

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

Also Present

B. Silver, Silver Petrucelli Architects
P. Jorgenson Silver Petrucelli Architects
P. Lisi, Antinozzi Architects
G. Raucci, Bismark Construction
D. Funaro, Bismark Construction
J. Tara, Silver Petrucelli Architects
K. Sgorbati, Silver Petrucelli Architects
B. Donald, van Zelm
C. Matzak, van Zelm
E. Ruocco
K. McCarthy, Fuss & O'Neil

Election of Chairman

Acting Chairman Woods stated he would like to continue serving as chairman.

Ald. Vitali and Mr. Nunno made and seconded a motion to elect Matthew Woods as Chairman. Motion carried with 1 abstention (Woods).

Consideration of Minutes

Ald. Vitali and Mrs. Federico made and seconded a motion to approve the minutes of the November 12, 2015 meeting as presented. Motion carried unanimously.

Status Report RE: East Shore Middle School Addition/Renovations - Phases I & II

Mr. Silver reported there has been a lot of activity. He stated many individuals were present tonight regarding the East Shore Middle School project. Mr. Silver stated he and his staff has been reviewing numerous amounts of warranties, as-builts (contractor's set). He reported Mr. Funaro has been working with the civil engineer to finish the back area at the school. Mr. Silver stated most of the punch-list items have been completed; however, the Commissioning and controls items still remain.

Chairman Woods asked when they would finally be at the finish line with ESMS and be able to take this item off the agenda.

Mr. Funaro stated he could not answer that tonight, but of course they want to complete the remaining work as quickly as possible. He stated it would likely be another 2 months. He reported the commissioning action manual had been put together and continued with an explanation of the details. Mr. Funaro stated once the manuals were completed in their entirety, they would be forwarded to Van Zelm and Silver Petrucelli.

Chairman Woods asked if anyone was present tonight from Johnson Controls who wished to address the situation. There was no representative present.

Mr. Ruocco spoke of the functional testing on site. He stated part of the problem was that they were commissioning equipment as they came on line. He explained they are also working during two different seasons. He stated the concern was getting equipment commissioned to their fullest.

Ald. Vitali asked if the commissioning was in place throughout the project.

Mr. Funaro stated part of the problem was getting the equipment fully tested/commissioned.

Mr. Matzak (Van Zelm) explained exactly what commissioning (CX) is. He explained the architect does the design, contractor the work and the CX come in to test the systems to make sure they are operating properly. Mr. Matzak stated on September 28, 2015 they were assured everything was complete and ready for commissioning and it was not. He went on to explain the functional testing, all of which has been done at this point. He stated there are a few things that are left over and still need to be tested. Mr. Matzak stated from his standpoint their work is finished and the ball is back in Bismark's court.

Mr. Donald explained what they observed and the functional testing they have done but it failed because the equipment just was not ready. He added the functional testing is now done and Bismark has to correct the work that was identified to be incomplete. Mr. Donald stated the next step is to close the project out with proof documentation, but that is not ready.

Mr. Nunno asked some examples of the work that needs to be done.

Mr. Matzak spoke of the rooftop air handling unit. He explained they do not troubleshoot equipment, but the controls. He explained RTU-3 (handout) regarding the natural gas systems and the problems they are having.

Mr. Silver stated the source of the problem they are finding is Lennox, who is the manufacturer.

Mr. Funaro provided a lengthy explanation as to the root of the problems at ESMS.

Mr. Ruocco stated he has been working with Lennox.

Mrs. Federico asked how many pieces of equipment they were referring to.

Mr. Ruocco replied 4.

Mr. Donald explained they followed the specifications from the engineer and that the unit does what it was designed to do.

Mrs. Federico asked if they were asking the equipment to do something it was not supposed to do.

Mr. Ruocco explained the process over the past year which was going to the numerous manufacturers, vendors and the engineers to find out how to tie in all of the equipment so it worked as one.

Mr. Sgorbati stated the design specs do not ask for anything out of the ordinary.

Mr. Ruocco stated the process includes working with the engineer.

Mrs. Krushinsky asked why this work was not done at the start of the project.

Mr. Sgorbati reiterated they have not asked for anything out of the ordinary and that in fact the engineers have made compromises. He spoke of data points that were important and stated there were other areas where Johnson Controls did not feel it was necessary. Mr. Sgorbati expressed concern with the perception of asking for something that was not in the specifications. A brief discussion ensued.

Mr. Matzak stated it was important to keep in mind the factory representatives had to follow what was in the specifications.

Ald. Vitali asked if the same equipment has been used at another sites, other than East Shore Middle School. He asked why ESMS would be different than any other school in the district.

Mr. Ahrens asked if they are beyond the ordinary process. He commented no one seems to be stepping up to resolve and take charge of the situation.

Mr. Matzak stated early on in the project they pointed out things that they felt were incorrect from the beginning.

Mr. Silver asked if this job is extraordinary.

Mr. Matzak replied no. Discussion ensued.

Mr. Funaro stated after one of the last building meetings Johnson brought in another senior engineer to address some of the problems.

Chairman Woods asked about the CX's list and if they were able to whittle away at the list.

Mr. Funaro stated that they have been working on that list having the contractors look at each of the items.

Ald. Vitali asked if the items listed are fixable.

Mr. Ruocco stated most are fixable. He stated some need to be discussed, but eventually everything will be fixed.

Mr. Donald spoke of the coordination of each of the parties and getting it done. Discussion ensued.

Chairman Woods asked Mr. Ruocco if he felt two months was a reasonable amount of time to complete the outstanding items.

Mr. Ruocco replied yes. Discussion resumed.

Mrs. Federico asked Mr. Bradbury if he was satisfied with the timeline.

Mr. Bradbury expressed his frustration with completing this portion of the project. He stated the issues and sequence of responsibility has not changed. The manufacturers as well as Johnson Controls knew what had to get done. He stated he would be calling Johnson Controls again tomorrow.

Ald. Vitali asked about the different equipment on the roof and other varying equipment.

Mr. Sgorbati explained the equipment is high performance equipment. He stated it is generally prohibited by the OSF to specify only one manufacturer, so there are a variety of leads available to the designers and contractors.

Chairman Woods stated based on the conversation tonight, this project should be closed out by mid-February.

Mr. Funaro stated they will look at each piece of equipment in totality and they will get this done.

Mr. Ahrens asked who ultimately owns making this all work.

Chairman Woods stated it is the contractor, Bismark Construction.

Mr. Matzak commented Johnson Controls is a flagship company and that they have worked with some very good people. He stated unfortunately this particular situation is personal. Discussion ensued.

Mr. Raucci stated this is a very high efficiency, however complicated system, but a very good system. He stated although there are issues, everything is running, just not fully controlled. He stated two months should complete the project entirely.

Mr. Silver stated there is the change order to cover the marred walls/plastering. He explained when the walls were abated, the walls were marred. The wall finish does not affect education, but it is unsightly. He stated he walked the spaces with Mrs. Williams. He stated she wished to keep it simplistic. We have gone from an estimated cost of \$30,000 to \$17,052. He referred to p. 3 of the handout for the backup which continued to p. 4.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$17,052 for whiteboards/tack boards in 8 classrooms which were damaged by abatement operations with removal of 1959 white/tack boards. Motion carried unanimously.

Mrs. Krushinsky asked when the work would be done.

Mr. Funaro stated during a school vacation, but it was not likely the boards would be in for the holiday, so more like the February break.

Ald. Vitali asked why the work couldn't be done after hours.

Mr. Funaro spoke of the disruption to the classroom. A brief discussion ensued.

Status Report RE: Hazardous Material Abatement/Tile Replacement Project

A. Joseph A. Foran High School - Mr. Silver referred the Committee to p. 5 of the handout. He stated the whiteboards would be in tomorrow or Monday, with installation beginning next week. He stated there is one change order for the Committee to consider. He referred the Committee to p. 6 for the bond change. He state that charge may come back to the Committee next month,

He also spoke regarding certificate of cause letter that was written December 4, 2015, RE: RTU-3 to correct that unit which was affecting instructional classroom~~s~~. He stated since the letter went out, they have had daily updates from Bismark Construction.

Status Report RE: West Shore Middle School Addition/Renovations/Code Compliance

Mr. Silver started with an explanation of the land survey. He then deferred to Mr. Jorgensen and Ms. Tara to go over the designs.

Mr. Jorgensen explained the draft plans for the tight budget constraints. He stated the plans have been reviewed with the staff at West Shore. He continued with an overview of the schematic plans.

Ald. Vitali commented the Board of Education needs to be sensitive to the needs at West Shore with respect to FF&E.

Mr. Silver referred to Ms. Tara for furniture layouts.

Ms. Tara stated she met yesterday with the science and art educators. She continued with an explanation of the drawings.

Mr. Silver provided the Committee with the schematic report dated December 10, 2015, draft report. He referred to Committee to Tab VI and explained the estimates.

Mrs. Federico asked the cost difference between brick walls and metal panels.

Mr. Silver explained it is basically core aesthetics differentiating brick vs metal as the costs are similar. He stated the differential would not yield significant savings. Mr. Silver asked the Committee to review the report and take the time to digest. Discussion ensued.

Chairman Woods asked the next step.

Mr. Silver stated the next step would be the schedule in that the Committee should review this new information, comment and be prepared to permit proceeding with Design Development phase work ASAP. He stated this is a draft until they get input from administrators, educators, this Committee, etc.

Chairman Woods expressed concern the Committee would be designing a building without FF&E. A brief discussion ensued.

Mrs. Krushinsky asked if the project included roof, mechanical, electrical and plumbing work.

Mr. Silver and Mr. Bradbury both replied yes.

It was the consensus of the Committee to have Silver Petrucelli continue with the design development. Chairman Woods asked Mr. Silver to check the financing line item as it relates to each bonded account. A brief discussion ensued.

Consideration of payment requisitions (Items 2 and 3)

Chairman Woods asked Mr. Silver if he could represent to the Committee that all the requisitions have been reviewed and were found to be in order and if payment was recommended at this time.

Mr. Silver replied yes. He stated there was one requisition to 90% of schematics.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve payment to Silver Petrucelli in the amount of \$174,470,000 for the design (#15-2787) for West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Ahrens asked how much money the Committee was withholding from Bismark Construction.

Mr. Silver stated approximately \$60,000.

Mr. Ahrens commented the words may change at each meeting, but the fact remains that the ESMS project is still incomplete. Discussion ensued.

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

Paul Lisi, Antinozzi Associates, provided the Committee with a project update. He stated they would be scheduling a meeting with the building administrator to determine the scope and how they will proceed with the design and become familiar with the job.

Chairman Woods asked when the work would be done.

Mr. Lisi stated it is still a summer project.

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

Mr. Lisi suggested to the Committee that this project be split into two phases, one for the roofing and one for the windows.

Mr. Bradbury stated it would make for a very tight schedule.

Chairman Woods asked if it would make sense to do the roof before the window project.

Mr. Bradbury asked about asbestos and PCB results.

Mr. McCarthy stated they were looking at PCB's in the old windows. He stated he did not anticipate having to cut brick, which would push the window schedule.

Mrs. Federico asked if there was any urgency to either project.

Mr. Bradbury stated the roof area over the boiler room area needs to get done, but that there were not any activate leaks anywhere else on the roof.

Chairman Woods asked the lead time for the windows.

Mr. Lisi stated he hoped to get out to bid by mid-January.

Chairman Woods asked the costs associated with the windows.

Mr. McCarthy stated he provided the Committee with preliminary numbers.

Mr. Lisi stated the preliminary estimate was \$1,347,000. He spoke of the options on the roof, and the idea of matching the current standing seam metal roof. Discussion ensued.

Following discussion, it was the consensus of the Committee that the windows would be done the summer of 2016 and the roof during the summer of 2017. The shades/blinds would have to be part of the project. Mr. Lisi also brought up the concern of security window, which are only required for the front entrance.

Mrs. Krushinsky stated she took a tour of Harborside Middle School with the principal last week and that they had some discussion concerning security.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve the Antinozzi Associates window plans dated December 8, 2015.

Mr. Bradbury stated the windows in every classroom needed to be able to accommodate an air conditioner.

Chairman Woods asked who would decide colors for the windows, blinds, etc.

Mr. Bradbury stated it would likely be mini-blinds.

Mr. Nunno asked if the 1994 windows would be an add-alternate.

Mr. Lisi replied yes.

Motion carried unanimously.

Mr. Lisi referred back to the handout. He stated a preliminary prep meeting is scheduled for December 16th.

Chairman Woods asked Mr. Lisi when he expected to go out to bid.

Mr. Lisi replied late January.

Chairman Woods asked if they would then hold open the bids until mid-February. He also asked how long the work would take.

Mr. Lisi stated there would be a schedule in place, but that they would be done this summer.

Mr. McCarthy stated in his original scope it was caulking and PCB's. He stated he found some PCB's in the caulking so he would need to adjust the proposal.

Ald. Vitali and Ald. Hardiman made and seconded a motion to approve a change order in the amount of \$9,955 to Antinozzi Associates contract to cover Fuss & Oneil supplemental PCB abatement. Motion carried unanimously.

Status Report RE: Elementary School Roof Replacement Projects (8)

Mr. Lisi stated at the last meeting the Committee approved the drawings and specifications. He referred to the handout. He reiterated there is a prep meeting on December 16th.

Chairman Woods asked the next step.

Mr. Lisi stated they would need a sign off from the building officials.

Chairman Woods stated the bids would need to stay open for 120 days for bonding purposes. He also asked when they would go out to bid for the roofs.

Mr. Lisi stated it would likely to January. He stated bids are usually 90 days. He stated the estimates are conservative.

Mr. Bradbury asked Mr. Lisi to get a full set of drawings to the building department.

Consideration of payment requisitions (Items 6, 7 and 8)

None.

The next meeting of the Permanent School Facilities Building Committee will be held on January 7, 2016.

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

The Committee adjourned at 9:42 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary