

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
December 12, 2012**

The Permanent School Facilities Building Committee held a meeting on Wednesday, December 12, 2012 at City Hall, Conference Room B. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

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

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, Jr. (MPS)
J. Raucci, Bismark Construction

Excused: S. DiBiase (BOE), M. Hardiman

Consideration of the Minutes of November 15, 2012 meeting

Ald. Nunno and Ald. Vitali made and seconded a motion to approve the minutes of the November 15, 2012 meeting, as presented. Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project.

Chairman Woods explained the background of the Resolution for the school asbestos projects. He stated the projects are subject to funding by the Board of Aldermen. He stated to date Live Oaks, Orange Avenue, Pumpkins Delight and Meadowside have been done as well as half of Kennedy School. Chairman Woods also stated the middle schools still need to be done, but that East Shore Middle School will be done as part of the expansion project, Phase II and III.

Mr. Silver added it is kept on the agenda for when money is made available for other asbestos projects.

Mr. Quish asked how much money is available.

Mr. Silver stated he would review the numbers, but that most of the current allocation has been used up.

Status Report – Joseph A. Foran High School – Additions, Renovations, Code Compliance Phases III and III-A and Status Report and Joseph A. Foran High School – Phase II Lead Asbestos Abatement

Chairman Woods asked where they are with this project.

Mr. Nardone reported they are still waiting for paperwork.

Mr. Silver recommended to the Committee that they close out Phase II (asbestos) and Phase III (asbestos) and let Mr. Richetelli get the paperwork ready for reimbursement from the State.

Mr. Quish asked if both are Paragon Construction projects.

Mr. Silver said yes.

Chairman Woods asked if Mr. Silver was recommending the Committee accept the projects as complete as of today.

Mr. Silver said yes.

Ald. Vitali and Mr. Quish made and seconded a motion to accept the Joseph A. Foran High School – Phase II – lead/asbestos project as complete as of December 12, 2012.

Mr. Quish asked if there is anything remaining, i.e. warranties.

Mr. Silver replied no.

Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to accept the Joseph A. Foran High School – Phase III – lead/asbestos project as complete as of December 12, 2012.

Mr. Quish asked if everything had been received to date.

Mr. Silver replied yes. He noted this project started back in 2008 and explained how they were able to get three sub-phases out of this project.

Mr. Nardone stated with regard to Joseph A. Foran – Phase III and IIIA, they were holding the remaining retainage while they get the final building department certificates. He stated they should have everything by the next meeting.

Status Report – East Shore Middle School Additions/Replacements

Phase I – Chairman Woods reported the groundbreaking ceremony was held last Tuesday.

Mr. Nardone passed around photographs of the temporary work area. He stated they have created a temporary egress plans to be reviewed with the Building Department and went on to explain some of the plans. Discussion ensued regarding the exterior doors from some of the classrooms.

Mr. Raucci reported he met yesterday with the asbestos contractor and Fuss & O'Neil and went on to explain the asbestos work that would be done over the holiday break. He stated one issue was with the UI and getting new service installed so they could have power to the new addition. He continued with an explanation of the work that needs to be done as far as the ceiling tiles and corridor flooring abatement.

Chairman Woods stated there were 1,500 feet of acoustic tile in the rear (south) hallway which the Committee needed to decide on tonight.

Ald. Nunno and Mr. Quish made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$12,815.00. Motion carried unanimously.

Mr. J. Raucci also reported they are waiting for input from the phone company so they are looking for a contact there.

Mr. Nardone stated a meeting will be taking place tomorrow, as well as an upcoming pre-bid meeting. He referred the Committee to pgs. 15-16 of the handout regarding the alternate site work for the bus loop expansion. He stated more work was needed to make the area drivable for the buses. He continued with an explanation on pgs. 17-22 and explained the extra geo-fabric protects the area for the buses. He stated the \$1,708 represents the geotextile fabric for the temporary bus loop.

Ald. Vitali and Mr. Quish made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$1,708 to expand the bus loop for classroom construction, but before Phase II paving.

Mr. Saley commented he has made it clear how he feels about change orders and that this should have been previously addressed.

Mr. Quish stated it is his understanding this type of material stays down and is eventually paved over.

Mr. J. Raucci replied yes.

Ald. Nunno asked Mr. Saley if he was familiar with this type of paving.

Mr. Saley stated it is basically indestructible, but different from what he does.

Mr. Silver pointed out there are many complexities that go into a job and that every single unique condition cannot be foreseen at the time of design.

Motion carried unanimously.

Mr. Silver referred the Committee to p. 23 of the handout and explained on this particular page Mr. Nardone shows the Committee what will be coming up, with backup provided on pg. 31. A brief discussion ensued.

Chairman Woods asked if there was an estimate for the roof monitor (penthouse) and with the re-task of the exterior windows if those savings would allow the sprinkler alternate bid selection.

Mr. J. Raucci stated they looked at that earlier on, but have learned those windows cannot be removed.

Mr. Nardone explained the window work and why they don't have the option they thought they would have.

Chairman Woods asked if the Committee needed to revisit its vote from last month eliminating the monitor.

Mr. Silver explained that was the original goal. He also stated it was put in place because both Milford Public Schools and Mr. Bradbury asked for it.

Chairman Woods asked why it was originally thought this would be such a large savings when Bismark originally suggested eliminating the monitor.

Mr. J. Raucci stated it was their mistake regarding the windows. He also stated he thought there would be more savings with the roof top units. Discussion resumed.

Chairman Woods suggested the Committee look for additional savings on top of the approximately \$94,000 to possibly add the original bid alternate for air conditioning for the new classrooms.

Mr. Saley asked if additional value engineering could be found.

Mr. Quish stated he would suggest leaving it in place as it was voted on at the last meeting. Discussion ensued.

Mr. J. Raucci stated it is a time issue for them. He stated he needs to know how the Committee wants him to move.

Mr. Quish asked about the original drawing.

Mr. J. Raucci stated he does have the original drawing, but that there are a number of things he needs to lock in. He stated he is asking for conceptual direction from the Committee tonight.

Chairman Woods asked Mr. Raucci if they could commit to the \$94,000 savings at this point as a change order credit.

Mr. Raucci confirmed the credit would be at least \$94,000.

Mr. Quish asked about the location of the HVAC systems housed by the monitor.

Mr. Silver stated at Foran penthouse shielded HVAC equipment has been there over 40 years, at Law as well.

Mr. Saley and Ald. Nunno made and seconded a motion to approve a change order credit to the Bismark Construction Company contract in the amount of at least \$94,000 to eliminate the monitor.

Mr. Quish stated he would like to have Bismark weigh in before he makes his decision.

Mr. J. Raucci responded he has seen both penthouse enclosed and roof top HVAC systems. He stated the system is a great design. He stated his professional opinion is roof top will be fine and a lot of design work has been put in. He also commented there are other systems that are more efficient but at a greater initial cost. He stated either way basically would be fine.

Chairman Woods stated his concern would be with the noise levels imposed in the classrooms with the VAV units now being above the ceilings rather than being in the monitor.

Mr. Silver added there are complex math formulas for acoustic design. He also stated they may have to add isolators to the relocated HVAC units. He stated the architects can only advise as to what the code is and will make it work as best they can. Mr. Silver stated there could be change orders down the road to reduce the objectionable noise levels.

Chairman Woods summarized if this Committee voted to eliminate the monitor there will be a savings of approximately \$94,000, but there is no known advantage in HVAC operations. He stated the disadvantage is the equipment may not last as long, it is harder to maintain, and there could be issues with classroom noise levels. And this change did not yield the higher values earlier promised by Bismark.

The motion carried 3 yes (Quish, Nunno, Saley) and 2 no (Woods, Vitali).

Mr. J. Raucci stated he will be speaking with the roofer.

Chairman Woods asked where they go for the savings to add full sprinklers or air conditioning.

Mr. Saley stated he wanted it known that he would like to see this Committee provide air conditioning for the addition.

Mr. Silver referred the Committee to p. 3 of the handout regarding the Phase II bidding addendum work. He explained the details of the handout which he stated was given to the bidders. He continued to pgs. 10-13 of the handout which detailed the bathroom work. Mr. Silver reported 12 contractors picked up drawings, there were 2 roofers and 10 general contractors. He noted some of those contractors included Bismark, Paragon and Salce. He stated the pre-bid meeting will be held tomorrow and that other contractors may want to see the scope before they pick up bid sets.

Chairman Woods pointed out the other add alternate is the bus canopy.

Mr. Silver referred the Committee to p. 6 which showed the bid form.

Chairman Woods asked the cost of the bus canopy, stated it is something that is really needed, if they can get it.

Mr. Silver stated the bid they received from Bismark Construction in the first bidding was \$179,000.

Mr. Saley questioned the need. He stated as a committee a better line of communication is needed. He cited a recent long range planning meeting at the Board of Education where he found out more school system-wide storage space is needed.

Mr. Silver stated when they met with the schools there was no need for 8,000 sq. ft of storage.

Chairman Woods spoke of the history of Jonathan Law's underground storage. Discussion ensued.

Status Report – Jonathan Law High School – Roof Replacement

Chairman Woods stated it was reported at last month's meeting that some clean up was needed.

Mr. Silver stated they are waiting for the change order ladder locations by Pat Bradbury and the final closeout paperwork.

Chairman Woods asked about the above-ceiling cleanup.

Mr. Silver stated it has not been done yet, but would likely be done over the holiday break.

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

Mr. Silver reported the observatory dome was being delivered tomorrow and would be assembled on the roof.

Consideration of Payment Requisitions

Mr. Silver pointed out that some of the payment requisitions are noted as final. He also stated they were not recommending payment to Paragon Construction at this time.

Chairman Woods asked Mr. Silver if other than one Paragon Construction invoice if he could represent to the Committee that all 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. Nunno and Ald. Vitali made and seconded a motion to approve payment to Paragon Construction (10) Final in the amount of \$18,930.53 for Joseph A. Foran High School – Phase II – Lead Asbestos. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (8) in the amount of \$273.50 for East Shore Middle School – Expansion/Alterations. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli (#12-1963) PH2 Rebid in the amount of \$10,000.00 for East Shore Middle School – Expansion/Alterations. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli – toilets (#12-1963) in the amount of \$6,489.09 for East Shore Middle School – Expansion/Alterations. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli – CA & ENV CA (#12-2077) in the amount of \$5,760.00 for East Shore Middle School – Expansion/Alterations. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli – (#12-2084) in the amount of \$525.00 for John F. Kennedy VAT Floor and Ceiling Replacement. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Paragon Construction Co. (#3) in the amount of \$23,430.92 for Joseph A. Foran High School – Phase III – Lead Asbestos. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli (Abtmnt/Lead Design (#12-2027) in the amount of \$308.00 for Joseph A. Foran High School – Phase III – Lead Asbestos. Motion carried unanimously.

The next meeting will be held on Wednesday, January 9, 2013.

There being no further business to discuss,Mr. Quish and Ald. Vitali made and seconded a motion to adjourn at 9:02p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary