

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
REGULAR MEETING  
DECEMBER 13, 2007**

The Permanent School Facilities Building Committee held a meeting on Thursday, December 13, 2007 in Conference Room B in City Hall. Mr. M. Woods called the meeting to order at 7:02 p.m.

Board Members Present

M. Woods  
Ald. R. Vitali  
Ald. R. Nunno  
C. Kopazna (BOE)  
J. Quish (BOE)

Also Present

W. Silver, Silver Petrucelli Assoc., A/E  
P. Bradbury (BOE)

Excused: T. Creedon, D. Deflumeri

Mr. Woods explained the first order of business would be to elect a chairman. Mr. Woods stated when he spoke with Board of Aldermen Chairman, B. Blake regarding his appointment to this Committee he expressed an interest to continue as chairman. Mr. Woods stated to the Committee he would like to serve as the Committee's chairman.

Ald. Vitali and Ald. Nunno made and seconded a motion to nominate Mr. Woods as chairman. Hearing no other nominations the motion carried unanimously.

Chairman Woods thanked the Committee.

**Consideration of the Minutes of November 13, 2007 Meeting.**

Ald. Vitali and Mr. Quish made and seconded a motion to approve the minutes of the November 13, 2007 meeting.

Mr. Bradbury pointed out an error on page 1, Paragraph 4 under the Status Report – Phase I – Jonathan Law High School. The second sentence should read “the panels *did* make a difference. . . “.

Motion carried unanimously as corrected above.

Chairman Woods explained the “big picture” of this Committee for the new members. He explained the make-up of the Committee, which consists of two members from the Board of Education and two members from the Board of Aldermen and three private citizens. He stated he has served on this Committee for 20 years last month since former mayor, Alberta Jagoe, was in office. He stated the Committee has always been apolitical and bipartisan. He spoke as to some of the projects this Committee has done over the years and explained the work to date. He referred to his handout concerning the “open projects” and explained each of the work on those projects.

Ald. Nunno asked the type of additions planned in Phase III.

Mr. Silver stated he had a power point presentation on the two high schools that would brief the new members to this Committee.

### **Status Report Re: Elementary Schools Asbestos Abatement**

Chairman Woods advised this item is always on the agenda having been assigned long ago by the aldermen, but it has not been funded in its entirety. Instead, abatement work is undertaken in conjunction with other work on construction projects.

### **Status Report – Phase I – Jonathan Law High School**

Mr. Silver updated the new members as to the work done in this phase, which included a new cafeteria and windows. He also reported this Committee just last month closed out the Jachimowski Construction Company contract for the cafeteria expansion and windows. He stated the only problem was with the acoustics that is currently being addressed. He explained they have installed sample acoustic panels and went on to explain the details of the work.

Chairman Woods asked if they had come up with the material and asked the cost.

Mr. Bradbury replied it would be \$4,100.

Mr. Quish asked the square footage wherein a discussion ensued as to the dimensions, color, etc of the panels.

Chairman Woods noted this is not subject to competitive bidding requirements because of the small amount involved.

Mr. Silver explained that the funds are available and also that this work should be eligible for State reimbursement.

Mr. Quish asked if they were dealing directly with Central Connecticut Acoustics.

Mr. Bradbury responded yes.

Mr. Silver advised how these change orders work and that it is this Committee that gives the approval to proceed with the work.

Chairman Woods stated he would entertain a motion to proceed with purchasing the panels at a cost of \$4,100.

Ald. Vitali and Mr. Quish made and seconded a motion to accept the \$4,180 proposal from Central Connecticut Acoustics to add the acoustic panels at Jonathan Law High School in the cafeteria.

Mr. Quish asked how they would affix the panels to the walls.

Mr. Bradbury replied with metal “Z” clips and gave a detailed explanation as to the work.

Motion carried unanimously.

### **Status Report – Phase I – Foran High School**

Mr. Silver reported they are not ready to close this project out. He gave an overview of the work being done to bring the new members up to speed. He spoke as to the sprinkler work, which was a big part of this project and also spoke as to the stair work. He explained the scope of the stair work was to modernize the stairs and also included ventilation. He spoke as to the stair treads that were replaced and explained the problems they have had with the stair treads. Mr. Silver stated they are holding about \$50,000 from the contractor. A brief discussion ensued.

Chairman Woods asked when the Foran Phase I project would be complete.

Mr. Silver responded he was hoping for next month.

### **Status Report – Phase II – Jonathan Law High School**

Chairman Woods gave a brief synopsis of the work in Phase II at Jonathan Law, which included renovating the science labs and replacing the boilers.

Mr. Silver deferred to page 5 of his handout. He explained the contractor on this project is Paragon Construction. He provided the Committee with a lengthy detailed explanation as to where they are with the work on the boilers. He also stated Mr. Jorgenson from Silver Petrucelli is pressing Paragon to get the standby boiler commitment. Mr. Silver also reported they have begun their investigation of the sump water details which was a part of the contract. He went on to explain the proposed change order and the adjustment for the different fuel efficiencies. Mr. Silver spoke as to the proven savings that would be over 3% per year and noted this is relatively new technology now available. A brief discussion ensued.

Mr. Bradbury explained the controls for the air/fuel ratio.

Chairman Woods asked if the \$11,340 was a good price.

Mr. Silver referred to page 6 of his handout and explained the numbers as well as the labor and material bond cost that they would see later.

Chairman Woods asked if Paragon Construction was doing the computer like controls.

Mr. Bradbury responded yes.

Ald. Nunno asked about the guarantee.

Mr. Silver responded five (5) years.

Ald. Vitali and Mrs. Kopazna made and seconded a motion to approve a change order in the amount of \$11,340 to Paragon Construction Co., Inc. for the computer link controls on dual fuel burners.

Mr. Quish stated he wished to abstain from the vote because he does business with Ruotolo the sub-contractor on this project.

Motion carried 4 yes (Woods, Nunno, Vitali, Kopazna) and 1 abstained (Quish).

Chairman Woods inquired as to the science labs and when they would be going out to bid.

Mr. Silver replied they should go out around the holidays, in the next two weeks.

### **Status Report – Phase II – Foran High School**

Chairman Woods asked if Mr. Silver would provide an overview as to the boiler and chiller work in Phase II. Mr. Silver reported they finished the shop drawings and noted the contractors tried to bring in a lot of substitutes; however, they stood firm and maintained what was specified. He pointed out there still are two fully operational boilers. He stated the contractor would not take the boilers out until the replacements are on site. He also reported the hot water piping is already roughed in.

Chairman Woods asked about the science labs.

Mr. Silver explained the past history of this phase and that the science labs had been put out to bid in April. He stated it was really a bad time to go out to bid and that they only received two or three bids, all of which were too high. Mr. Silver said that the project would also go out to bid around the holidays.

### **Status Report – Traffic Improvements and VAT Removal/Replacement - Pumpkin Delight Elementary School**

Mr. Silver explained the scope of the traffic safety improvements at Pumpkin Delight. He stated Olympus has completed all of their work and that the punch list has been completed. He explained there is some warranty work to be done in the spring and that the flagpole still needs to go in. He stated they are trying to close this out as quickly as possible and would recommend to this Committee to approve final payment.

Chairman Woods asked about the controls tubing that had been cut when the floor was done.

Mr. Silver explained the floor project and what had happened when the work was being done. He referred to the handout, pages 2, 3 and 4. He added the contractor is reputable and had asked if they wanted them to do the job or have the Board of Education people complete it. The contractor agreed to have the Board of Education complete the repairs, with a change order credit for the cost.

Chairman Woods asked if the work had been completed.

Mr. Bradbury responded yes.

Mrs. Kopazna and Ald. Nunno made and seconded a motion to approve the credit for repair of damage to the pneumatic lines in the amount of \$1,216.25. Motion carried unanimously.

Mr. Silver stated the last thing on this project would normally be the increase in bond for change orders to date. He stated this is a state requirement. He explained the contractor is entitled to 1.5% of the \$5,772.60 in changes and that the contractor has indicated he does not wish to charge for it, but we have the liability to pay the premium.

Chairman Woods asked if Mr. Silver could explain the change on the bond premium.

Mr. Silver gave a lengthy explanation as to how the performance bond works. A brief discussion ensued.

Chairman Woods asked if this project is now 100% complete.

Mr. Silver responded yes and they were recommending it as such. He stated they needed to approve the project as complete before the Board accepts it as complete and closeout with the State BSF is concluded.

Ald. Vitali and Mrs. Kopazna made and seconded a motion to accept the floor replacement project at Pumpkin Delight School as 100% complete.

Chairman Woods asked what date it would be as of.

Mr. Silver responded today's date, December 13, 2007.

Motion carried unanimously.

Mr. Quish asked about the details of the \$17,000 environmental construction administration services amendment to the Silver Petrucelli Associates contract.

Mr. Silver briefly described the history of the services and stated all of that information is on file.

Ald. Nunno asked about the landscaping and if this Committee would be withholding any money. He explained for the record that he teaches at Pumpkin Delight School and that he saw first hand the work being done this past fall. He spoke as to the way the planting was done.

Mr. Silver explained that Codespoti & Associates would enforce the warranty work in the spring and that is not cause to hold retainage funds.

### **Status Report - Phase III – Jonathan Law High School**

Mr. Silver explained the project from the 2002 feasibility study to the construction documents. He stated this Committee and the Board of Education approve them before they can go to Hartford. He gave a lengthy description as to the process once the drawings go to Hartford. He also spoke as to the statutory requirements. He stated without State approval they cannot go out to bid or else the project would not be reimbursable. He reported the Law plans went up to Hartford in October and that they have just received them back with comments two days ago. He noted the BSF is about two weeks behind in Hartford. He explained the

importance of getting this out to bid as soon as possible so that they can then go to the Board of Aldermen for bonding. He explained some of the 20 comments that came back from the state. He also explained the egress difficulty they were having from the courtyard at Law and the modification that will be done. A brief discussion ensued.

Chairman Woods asked when the revised drawings would go back to the State.

Mr. Silver replied they were trying to get them back next week.

Chairman Woods asked when bids would open.

Mr. Silver responded they would probably have to give the contractors about four weeks. A brief discussion ensued.

Chairman Woods clarified when they go out to bid for Law Phase III they would also go out to bid for the Phase II science labs.

### **Status Report - Phase III – Foran High School**

Mr. Silver reported the plans went up to the State around the same time as Law and that the review was about twenty-one days. He stated they went back up this past Monday and will be going back up again next Tuesday. He continued with an explanation of the financial history of Phases I, II, III, IV and V at both Foran and Law. Mr. Silver also explained the concept of “Renovate as New”. A brief discussion ensued.

### **Consideration of Payment Requisitions**

Chairman Woods asked if Mr. Silver had reviewed each of the payment requisitions and if they were reasonable and if they would recommend payment. Mr. Silver responded they would recommend payment at this time. Mr. Silver pointed out the items in “bold print” and pointed out to the Committee to be conscious of which ones are noted as final payments. With regard to Pumpkin Delight, Mr. Silver stated the only risk in closing it out would be that they had not put up the flagpole. He stated the work at Pumpkin Delight has essentially been done since the start of school in September.

Ald. Nunno stated he would be in favor of withholding the cost of the installation of the pole, which amounts to approximately \$2,000 and made that in the form of a motion. Mr. Quish seconded the motion. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment of Olympus Construction-Site (#5) in the amount of \$27,052.40 for Pumpkin Delight School VAT replacement and Traffic Safety Improvement. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment of Enco – Flooring (#3 final) in the amount of \$7,229.65 for Pumpkin Delight School VAT Replacement and Traffic Safety Improvement. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment of Silver Petrucelli (#9) in the amount of \$17,538.28 for Pumpkin Delight School VAT replacement. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment of Paragon Construction Co. (#1) in the amount of \$20,947.50 for Jonathan Law Phase II renovations. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment of Silver Petrucelli (#18) in the amount of \$6,225.00 for Jonathan Law Phase II renovations. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment of Bismark Construction Co. (#4) in the amount of \$27,664 for Foran Phase II additions/renovations. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment of Silver Petrucelli (#19) in the amount of \$8,574.00 for Foran Phase II additions/renovations. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment of Silver Petrucelli (#8) in the amount of \$3,070.77 for Jonathan Law Phase III additions. Motion carried unanimously.

Ald. Nunno and Mr. Quish made and seconded a motion to approve payment of Silver Petrucelli (#8) in the amount of \$3,549.84 for Foran Phase III additions. Motion carried unanimously

The next meeting will be in January to consider bids.

Being no further business to discuss, the Committee adjourned at 9:11 p.m.

Respectfully submitted,

Kathleen K. Huber  
Board Secretary