PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE

**SPECIAL MEETING**

**FEBRUARY 27, 2020**

The Permanent School Facilities Building Committee held a special meeting on Thursday, February 27, 2020 at City Hall in the West Conference Room. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present Also Present

M. Woods, Chairman B. Silver, SilverPetrucelli

B. Nunno P. Jorgensen, SilverPetrucelli

R. Vitali (BOA) P. Bradbury (MPS)

W. Pawlowski (BOE) F. Tynes, LaRosa Building Group

A. Fowler (BOE) M. Anderson, LaRosa Building Group

J. Santa Barbara W. Healey

Excused: M. Hardiman

**Consideration of Minutes of Special Meeting held January 16, 2020**

Ald. Vitali and Mr. Pawlowski made and seconded a motion to approve the minutes of the January 16, 2020 meeting as presented. Motion carried unanimously.

**Status Report - RE: West Shore Middle School – Addition, Renovations and Code**

Mr. Tynes reported the punch list is not 100%, but it is down to just one page.

Chairman Woods asked how much retainage is still being held by the City.

Mr. Silver stated the true retainage amount is $827,080.28.

Chairman Woods commented there are a number of subcontractors that have not been paid their retainage and who are looking for their payment for work that is long ago completed. He stated at the meeting last month Mr. Anderson stated they would be paid if some retainage was released, and all work will be complete shortly. Chairman Woods stated he would recommend the Committee release $400,000 to LaRosa Building Group.

Mr. Silver added that LaRosa Building Group has shown a renewed commitment to completing the work.

Mr. Pawlowski asked how long it would take to complete the punch list.

Mr. Tynes stated it won’t take long, perhaps 2 weeks. He stated a part of the problem has been work with the commissioning agent and Johnson Controls. A brief discussion ensued.

Mr. Bradbury stated the biggest hold up is mechanical controls with Johnson Control and DiRienzo. He stated those two contracts own the biggest piece of incomplete work. He stated these two pieces need to be 100%. Discussion resumed.

Mr. Nunno and Ald. Vitali made and seconded a motion to reduce the LaRosa Building Group retainage to $400,000.

Chairman Woods stated for clarification to Mr. Anderson that the retainage monies released would be paid to the sub-contractors.

Mr. Anderson responded yes.

Motion carried unanimously.

Mr. Nunno stated he wanted to remind LaRosa and Mr. Tynes about the door sill sweep between the band and the stage. He stated without it it’s just not soundproof.

Mr. Silver distributed handout to the Committee members showing the change order log. He deferred to Mr. Jorgensen for the presentation of the new proposed change orders which included change order credits.

Mr. Jorgensen stated the first change order is a change order credit for the fire water service allowance. He explained Regional Water Authority (RWA) gave us a quote for providing the service at bid time and it was included in the bid documents and that the RWA ended charging up less and the unused allowance was returned.

Mr. Silver referred the Committee to p.4A of the handout and referenced the highlighted value which was included in their base bid. He explained this is the last of the allowances to be taken care of.

Mr. Tynes added it was a new 6” line to the building.

Mr. Santa Barbara asked if the credit is due to the new code or because the calculations were off.

Mr. Silver stated the school was small enough when the work began that it did not require sprinklers everywhere, however, the addition work was required to be sprinklered.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve a change order credit to the LaRosa Building Group contract in the amount of $3,914.74 for the fire water service line. Motion carried unanimously.

Mr. Jorgensen stated the next change order came to light after the shop drawings were in. He explained it is for labor only for modifying the vibration isolation equipment. He referred the Committee to pgs. 11-25. He stated there is a lot of back up because there were several areas that were down.

Chairman Woods asked for more explanation and why it is a change order.

Mr. Jorgensen explained the work was necessary to control sound in those areas that needed sound proofing.

Mr. Tynes stated the design team and the mechanical contractor had the opportunity to correct the shop drawings. It came down to a question of time. Discussion ensued.

Mr. Santa Barbara asked about OH&P on p. 11 of the handout.

Mr. Silver explained that is the 10% markup that is allowed by contract.

Mr. Pawlowski asked why the contractor never recalculated the work.

Mr. Tynes stated it just wasn't done so this number was negotiated because it is for labor only.

Mr. Jorgensen added it is a compromise because the work should have been caught in the shop drawings and that the work should have been field verified by the contractor. They uncovered the conditions when they finally came out to install the isolators and the work was required to be modified. If the shop reviews had been done correctly up front, there likely would not have been the issue with DiRienzo.

Mr. Nunno and Mr. Pawlowski made and seconded a motion to approve a change order to the LaRosa Building Group contract in the amount of $7,229.86 to revise the HVAC isolators.

Mr. Nunno commented the work resulted in an improvement from when it was first built.

Motion carried unanimously.

Mr. Jorgensen referred the Committee to p. 25 of the handout regarding the second-floor ductwork that required demolition work that was not shown on the original drawings. He explained this change order was just submitted a month ago, but the work was done 2 1/2 years ago.

Mr. Tynes stated it was never submitted because they were attempting to meet with the engineers, and that meeting finally took place and they submitted the work. He stated it was a lengthy process going over these items with the contractors, so it took much longer than anticipated and then it honestly just fell through the cracks.

Chairman Woods expressed concern it had been 2 1/2 years since the work was completed.

Mr. Tynes stated they submitted this because the work was done by DiRienzo. A brief discussion ensued.

Chairman Woods asked Silver Petrucelli if they were recommending this change order.

Mr. Silver and Mr. Jorgensen both stated they were recommending this change order for payment.

Mr. Pawlowski and Mr. Santa Barbara made and seconded a motion to approve a change order to the LaRosa Building Group contract in the amount of $8,006.16 for the second-floor ductwork. Motion carried unanimously.

Mr. Silver referred the Committee to p. 33 of the handout. He explained jobs are fully bonded on their base bid until the completion of the job. The added insurance is required to cover the change orders on any job, and it is roughly 1.5% of the change order value. He explained this Committee in the past has reconciled the bond at the end of all school projects.

Mr. Santa Barbara asked if it is related to all change orders.

Mr. Silver responded yes. The change order will contain the insurer’s bill to LaRosa Building Group.

Mr. Santa Barbara and Mr. Nunno made and seconded a motion to approve a change order to the LaRosa Building Group contract in the amount of $11,570.67 for the bond adjustment cost that will increase bond coverage for the increase in the contract cost by change orders. Motion carried unanimously.

Mr. Jorgensen stated the final change order which came in the other day and is a credit for Science Room 109 for the finned tube backboard.

Mr. Pawlowski asked if it affected the heat.

Mr. Bradbury stated it is not impactful.

Mr. Nunno and Mr. Pawlowski made and seconded a motion to approve a change order credit to the LaRosa Building Group contract in the amount of $310.08 credit for the return unused allowance to the bid/contract documents. Motion carried unanimously.

Mr. Silver asked Mr. Tynes if the project would be complete this time next month.

Mr. Tynes replied they would, and they would have the final requisition then.

Mr. Silver stated it is important that the building permit is closed out.

Mr. Nunno stated a few months ago he asked about some type of solar control treatment in the art rooms due to excessive glare and that it is making it difficult to see the smart boards.

Mr. Silver stated they would have to look into adding window film that won’t affect the existing window warranty. He stated it was important they not void the warranty. A brief discussion ensued.

Mr. Bradbury stated they are still having issues with the upper art wall leaking and the tech ed room. He stated he has kicked this to LaRosa time and time again to no avail. He stated there was no issue prior to them doing the roof and questioned if something had been distributed. He stated he would do another water test once the weather was better. A brief discussion ensued.

Note: Ald. Vitali and Mr. Fowler stepped out of the meeting at 7:20 p.m.

**Status Report - RE: Security Infrastructure Upgrades**

Phase 1

1. Harborside Middle School
2. Meadowside Elementary School

Phase 2

1. Jonathan Law High School
2. The Academy
3. Orchard Hills Elementary School

Phase 3

1. John F. Kennedy Elementary School
2. Matthewson Elementary School
3. Orange Avenue Elementary School
4. Joseph A. Foran High School
5. East Shore Middle School
6. Pumpkin Delight Elementary School
7. Calf Pen Meadow Elementary School

M. Live Oaks Elementary School

Mr. Jorgensen reported they are out to bid with bids scheduled to be opened March 12, 2020.

Mr. Silver provided an overview of the security hardening projects for the newest member of the Committee, James Santa Barbara. He also explained the two change orders they were presenting.

He stated at the end of the PCR review for all of the 5 projects, the SCG plan reviewer required Silver Petrucelli return for a 2nd PCR and that all of the plans and specifications, as well as most forms, had to be renumbered with project numbers that the SCG assigned after the January PCR. This required a significant effort to complete these document revisions and reprinting.

Mr. Pawlowski and Mr. Nunno made and seconded a motion to approve a change order to the Silver Petrucelli and Associates contract for preparation of construction documents for Meadowside School in the amount of $3,580. Motion carried unanimously.

Mr. Pawlowski and Mr. Nunno made and seconded a motion to approve a change order to the Silver Petrucelli and Associates contract for preparation of construction documents for Harborside Middle School in the amount of $3,580. Motion carried unanimously.

Mr. Pawlowski and Mr. Nunno made and seconded a motion to approve a change order to the Silver Petrucelli and Associates contract for preparation of construction documents for Orchard Hills Elementary School in the amount of $3,040.00. Motion carried unanimously.

Mr. Pawlowski and Mr. Nunno made and seconded a motion to approve a change order to the Silver Petrucelli and Associates contract for preparation of construction documents for The Academy for preparation of construction documents in the amount of $3,040. Motion carried unanimously.

Mr. Pawlowski and Mr. Nunno made and seconded a motion to approve a change order to the Silver Petrucelli and Associates contract for preparation of construction documents for Jonathan Law High School for preparation of construction documents in the amount of $3,040. Motion carried unanimously.

Chairman Woods distributed handout for the next group of security hardening projects. He explained the aldermen appropriated $2,200,000 for the next schools and that Milford Public Schools has selected John F. Kennedy Elementary School, Matthewson Elementary School, Orange Avenue Elementary School, Joseph A. Foran High School and East Shore Middle School.

Mr. Silver presented a proposal to the Committee dated February 27, 2020 and explained the corrections requested by Chairman Woods, removing Live Oaks Elementary School and adding Joseph A. Foran High School.

Chairman Woods asked if the budget was the same as the last phase.

Mr. Silver explained it is slightly more because of the complexities of the schools and passed out last year’s proposal. A brief discussion ensued.

Mr. Silver stated the three (3) elementary schools would be $29,405 each and the East Shore Middle School and Foran High School projects would be $25,725 for each school. Chairman Woods stated he would entertain a motion for each of the projects as explained

Hearing no motion to accept the proposal of Silver Petrucelli dated February 26, 2020, Chairman Woods announced the Committee would take up this item next month.

**Status Report - Jonathan Law High School – Roof Replacement (Partial)**

Mr. Jorgensen explained he called the SCG administrative assistant on Monday to get a number to come up. He followed up and still no response. A brief discussion ensued. The project still cannot go out to bid.

**NOTE**: Ald. Vitali and Mr. Fowler returned to the meeting at 8:22 p.m.

**Status Report – Pumpkin Delight Elementary School – Addition, Renovations, Upgrade – Selection of Architect**

Chairman Woods explained this is a new project authorized by the Board of Aldermen bonded for $1,100,000 for start-up design services. He stated Mr. Richetelli would be putting together an RFQ for the architect and explained the new cumbersome process for the benefit of the new members. A brief discussion ensued.

**Consideration of Payment Requisitions**

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.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve payment to La/Rosa Building Group (#28) in the amount of $427,080.28 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve payment to Commissioning: IES Engineering (#14449) in the amount of $1,080.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve payment to Commissioning: IES Engineering (#14533) in the amount of $260.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve payment to Commissioning: IES Engineering (#14574) in the amount of $2,286.12 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve payment to Silver Petrucelli Const. Admin (#20-162) in the amount of $7,639.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#20-157) in the amount of $126.80 for Phase 1 School Security/Hardening projects at Meadowside Elementary School. Motion carried unanimously.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#20-244) in the amount of $126.80 for the Phase 1 School Security/Hardening projects at Harborside Middle School. Motion carried unanimously.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#20-73) in the amount of $145.00 for the Phase 2 School Security/Hardening projects at Orchard Hills Elementary School. Motion carried unanimously.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve payment to Silver Petrucelli SD-CA (#20-182) in the amount of $135.00 for the Phase 2 School Security/Hardening projects at Orchard Hills Elementary School. Motion carried unanimously.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve payment to Silver Petrucelli SD-CA (#20-72) in the amount of $145.00 for the Phase 2 School Security/Hardening projects at The Academy. Motion carried unanimously.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve payment to Silver Petrucelli SD-CA (#20-163) in the amount of $135.00 for the Phase 2 School Security/Hardening projects at The Academy. Motion carried unanimously.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve payment to Silver Petrucelli SD-CA (#20-74) in the amount of $130.00 for the Phase 2 School Security/Hardening projects at Jonathan Law High School. Motion carried unanimously.

There being no further business to discuss, Mr. Santa Barbara and Mr. Pawlowski made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Kathleen A. Kennedy

Recording Secretary