

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
SPECIAL MEETING  
JULY 20, 2023**

The Permanent School Facilities Building Committee held a special meeting on Thursday, July 20, 2023, in the Construction Trailer at Pumpkin Delight Elementary School, Milford, CT. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present:

M. Woods, Chairman  
A. Fowler (BOE)  
J. Santa Barbara  
R. Vitali (BOA)

Excused:

H. Mulrenan (BOA)  
R. Nunno  
C. Wolfe-Boynton (BOE)

Also Present

E. Widofsky (Tecton Architects)  
M. Zorzi (Tecton Architects)  
P. Bradbury (BOE)  
S. Brennan (BOE)  
S. McNeil (BOE)  
S. McAvoy (Nutmeg Companies)  
A. Beatty (Nutmeg Companies)

**1. Consideration of Minutes of Special Meetings held July 6, 2023.**

Mr. Fowler and Ald. Vitali made and seconded a motion to approve the minutes of the special meetings held July 6, 2023, as presented. Motion carried unanimously.

**2. Status Report Re: Security Infrastructure Upgrades**

Phase 4:

- L. Calf Pen Meadow Elementary School
- M. Live Oaks Elementary School

No Report

**3. Consideration of Payment Requisitions (#2)**

None.

**4. Joseph A. Foran High School – Roof Project**

Mr. Brennan discussed cost for removal of the solar panels and options for replacement. Mr. Brennan stated the quote from PowerPoint for removal replacement of new panels was \$186,250 to remove and replace with new panels. After further negotiations PowerPoint lowered its quote to \$141,000 similar pricing by Silktown for removal of the solar panels. Ald. Vitali asked if there is a

savings with solar. Mr. Brennan reviewed savings estimate with an approximate lifetime savings of \$350,000. He stated the savings is estimated based on kilowatt hours. Discussion ensued concerning removal and replacement should additional work be necessary on the roof. Ald. Vitali discussed integrity of roof. Chairman Woods discussed options for removal and replacement. Mr. Santa Barbara asked the difference in savings if the current solar panels were reinstalled. Mr. Brennan stated to remove and store old equipment results in a significant cost. Mr. Bradbury stated the new panels are new technology and provide more efficiency. Chairman Woods stated he does not see the sense in reinstalling old equipment.

Mr. Fowler and Ald. Vitali made and seconded a motion to approve the proposal by PowerPoint Energy in the amount of \$141,000 to remove existing solar panels and replace with new equipment. Motion carried unanimously.

#### **5. Consideration of Payment Requisition (#4)**

None

Chairman Woods recessed the meeting at 7:00 p.m. to tour the school.  
Chairman Woods reconvened the meeting at 7:33 p.m.

#### **6. Pumpkin Delight Elementary School – Additions, Renovations, Upgrades, Consideration of Tri-State Materials Testing Lab Proposal.**

Edward Widofsky, Tecton Architects, discussed budget and remaining contingency amounts. He stated he believes the playground will come in under budget and that FF&E is tracking close to budget. Mr. Widofsky reviewed the field reports. He stated concrete masonry is completed and brick is onsite and will be installed after ledge is removed. Second floor of the existing building will be turned over to Milford Public Schools on Monday. He discussed preparing a plan for students to return in August. Mr. Widofsky reviewed the submittal and RFI logs. He discussed the construction change directive to address the ledge for parking and storm drainage.

Mr. Widofsky stated there is a change order request to bring flue for existing water heater up the existing chimney rather than through exterior wall. He stated the water heater is an atmospheric vent and must go up through the building. He discussed running the flue through the chimney.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve Change Order #16 to the Nutmeg contract to install flue for existing water heater up through existing chimney in lieu of through exterior wall in the amount of \$4,399,41. Motion carried unanimously.

Mr. Widofsky stated there is a change order to furnish and install pedestal radiator rather than wall mounted to be supported on the ground. Ald. Vitali asked if this shouldn't have been previously detected. Chairman Woods stated if seen there still would be a cost.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve Change Order #17 to the Nutmeg contract to furnish and install pedestal radiation in lieu of wall mounted radiation enclosures in the amount of \$4,949.77. Motion carried unanimously.

Mr. Widofsky stated there is a proposed change order to demolish and level floor in 6 bathrooms which were unforeseen conditions. The change order does not include structural work. Chairman Woods stated bathrooms must be finished in time for students to return to school. Mr. McAvoy stated all supplies will be onsite and ready for installation. Discussion ensued concerning materials and labor.

Mr. Fowler and Mr. Santa Barbara made and seconded a motion to approve Change Order #18 to the Nutmeg contract to demolish existing floor base in existing toilet rooms and demolish half inch cementitious material on walls. Furnish and install floor leveler in the existing group toilet rooms. Prep and prime existing glazed block walls in 6 toilet rooms in the amount of \$67,407.29. Motion carried unanimously.

Mr. Widofsky discussed a proposed change order to place a new water meter pit on property line in coordination with the Regional Water Authority. He stated it also includes rock removal and backfilling of soils. Ald. Vitali asked if Regional Water Authority is paying for any portion to bring to building. Mr. Widofsky stated it appears from correspondence that Regional Water Authority will not be paying. Discussion ensued concerning the cost for Regional Water Authority work and whether payment should be directly charged to the City or through the contract. Mr. Bradbury stated he discussed the paper street with Chris Saley, Public Works Director. Chairman Woods asked if the paper road would create additional access for the school. Mr. Bradbury said it could be used as additional access. Mr. McAvoy suggested not acting on the change order until additional information is received from the Regional Water Authority. Mr. Bradbury agreed an answer must be obtained from Regional Water Authority regarding who will perform the work and cost of work.

## **7. Consideration of Payment Requisitions**

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

Mr. Widofsky replied yes.

Mr. Santa Barbara and Mr. Fowler and seconded a motion to approve payment to William B. Meyer, Inc. (#'120-046912) in the total amount of \$25,069.50 for relocation of contents at Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

Mr. Santa Barbara and Mr. Fowler and seconded a motion to approve payment to William B. Meyer, Inc. (#'120-047593) in the total amount of \$440.00 for cost of mover for relocation of contents at Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

## **Adjournment**

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

Chairman Woods adjourned the meeting at 8:11 p.m.

Respectfully submitted,

A handwritten signature in cursive script, reading "Toni Jo Weeks". The signature is written in dark ink and is positioned above the printed name and title.

Toni Jo Weeks  
Recording Secretary