

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
SPECIAL MEETING  
JULY 6, 2023**

The Permanent School Facilities Building Committee held a special meeting on Thursday, July 6, 2023, in the Construction Trailer at Pumpkin Delight Elementary School, Milford, CT. Chairman Woods called the meeting to order at 7:00p.m.

Committee Members Present:

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

Also Present

P. Jorgensen (Silver Petrucelli)  
E. Widofsky (Tecton Architects)  
P. Bradbury (BOE)  
S. Brennan (BOE)  
S. McNeil (BOE)  
S. McAvoy (Nutmeg Companies)  
A. Beatty (Nutmeg Companies)

Excused:

C. Wolfe-Boynton (BOE)

**1. Consideration of Minutes of Special Meetings held June 15, 2023 and June 29, 2023.**

Mr. Fowler and Mr. Santa Barbara made and seconded a motion to approve the minutes of the special meetings held June 15, 2023 and June 29, 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

Paul Jorgensen, Silver Petrucelli, reported punch lists for both schools are in the process of being completed. He stated construction is essentially complete and the punch lists are 99% complete. Once confirmed a final inspection will be performed. Mr. Jorgensen stated he expects to receive closeout paperwork and the final requisition packet soon. He stated he has received good reports on craftsmanship. Chairman Woods asked the amount of retainage. Mr. Jorgensen stated the balance to finish is \$1,100.

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

Chairman Woods asked Mr. Jorgensen 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. Jorgensen replied yes.

Mr. Fowler and Ald. Mulrenan made and seconded a motion to approve payment requisition to Olympus Construction (#12) in the amount of \$21,694.42 for Phase 4 – Calf Pen – Entry Hardening. Motion carried unanimously.

Mr. Fowler and Ald. Mulrenan made and seconded a motion to approve payment requisition to Olympus Construction (#12) in the amount of \$27,259.65 for Phase 4 - Live Oaks – Entry Hardening. Motion carried unanimously.

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

Mr. Jorgensen stated contracts were delivered to the City for signature and a notice to proceed has been provided to the contractor. He stated a meeting was held with contractor to review the construction schedule. Mr. Jorgensen stated areas of roof to be completed during the Summer were also discussed. Mr. Bradbury discussed working with solar vendor concerning solar panels. Mr. Jorgensen stated the contractor is aware that it may be asked to remove the solar panels. Mr. Bradbury stated that after discussion with the solar vendor the solar panels may be upgraded and the old panels will be discarded. Mr. Jorgensen stated if that takes place the add alternate by the contractor will only be for removal and reduced by one-half.

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

Chairman Woods asked Mr. Jorgensen 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. Jorgensen replied yes.

Mr. Santa Barbara and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli SD-CA (#23-612) in the amount of \$3,288.00 for the Joseph A. Foran High School – Roof Project. Motion carried unanimously.

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

Chairman Woods recessed the meeting at 7:11 p.m. to tour the school.

Chairman Woods reconvened the meeting at 7:30 p.m.

Edward Widofsky, Tecton Architects, reviewed field reports for work completed over the past month. He discussed schedule updates. Mr. Widofsky stated concrete work is near complete and the contractor has full possession of the building. He discussed areas being repurposed and breakout spaces. Mr. Widofsky reviewed the submittal log and RFI log. He stated there are 6 potential change order that have been reviewed and he believes are appropriate. Chairman Woods asked Mr. Widofsky if he believe the change orders to be appropriate. Mr. Widofsky stated he did and provided a brief summary for each change order request.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve Change Order #10 to patch and paint unfinished block and plaster walls behind existing radiators in the amount of \$36,473.82. Motion carried unanimously.

Mr. Nunno and Mr. Fowler made and seconded a motion to approve Change Order #11 for additional lighting and lighting controls in the amount of \$24,184.10. Motion carried unanimously.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve Change Order #12 for removal of existing #5 CAT cabling and provide replacement cabling in the amount of \$153,878.88.

Mr. Santa Barbara asked why new cabling is required. Mr. Bradbury stated the cabling was 25 years ago and should have been included in the original bid document. Mr. Widofsky stated this is the time to replace the cabling as the walls and ceiling are open. Chairman Woods asked if original wiring is being ripped out. Mr. Widofsky replied that the existing cabling is being removed.

Motion carried unanimously.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approved Change Order #13 for revision of ceiling grid and tile sizes, provide additional axiom trim soffits in existing classroom , and replacement of existing hard ceilings with acoustical ceilings within the existing building in the amount of \$72,186.82. Motion carried unanimously.

Mr. Fowler and Ald. Vitali made and seconded a motion to approve Change Order #14 to relocate conduit in corridor to accommodate new duct work in the amount of \$1,399.39. Motion carried unanimously.

Mr. Fowler and Mr. Santa Barbara made and seconded a motion to approve Change Order #15 for additional demolition and abatement of additional ceilings in the amount of \$15,040.42. Motion carried unanimously.

#### **6a. Discussion Ledge Delay Issues.**

Chairman Woods discussed letter received from Nutmeg Companies concerning delay issues. He asked how the ledge issue is being addressed. Mr. Widofsky stated the project team needs to decide on how best to proceed. Chairman Woods asked if the main problem is the water line. Mr. Widofsky stated it is also storm drainage. Discussion ensued concerning relocation of water and storm drainage lines. Mr. Widofsky stated if the new route, going through Overlook Drive, is used there will be additional ledge removal costs and there may be additional costs from the Regional Water Authority for its portion of the work. Chairman Woods asked for information concerning the delay costs. Shayne McAvoy, Nutmeg Companies, stated once a start date is determined that information will be put into the schedule and the delay impact can then be calculated. Chairman Woods asked how they can know there was ledge in the new path. Mr. McAvoy stated the fiber was installed along the same route and there was ledge approximately 4 feet down. Chairman Woods stated if the

alternate route is shorter there should be a savings. Chairman Woods asked why the parking lot should be lowered. Mr. Widofsky stated it has to do with drainage and pushing the water away from the building. Mr. Widofsky stated the additional amount of \$175,000 is to bring the water line and storm drainage from Overlook Drive as opposed to \$382,000 through Art Street. Mr. McAvoy stated the Regional Water Authority still needs to agree to the new route. Chairman Woods stated plans need to be completed and the contractor will need to provide dollar amount, subject to water company approval. He stated the unknown is what the Regional Water Authority may charge. Discussion ensued concerning schedule of work and estimating cost of work. Chairman Woods stated a not to exceed change order should be approved in order to move forward.

Ald. Vitali and Mr. Santa Barbara made and seconded a motion to approve a change order, not to exceed \$175,000 at the unit cost of \$175 per cubic yard for the purpose of ledge removal for lowering the parking lot, water line and storm drainage installation. Motion carried unanimously.

Chairman woods asked how soon information will be available concerning the water lines. Mr. Widofsky stated it is dependent on how quickly the Regional Water Authority responds. Mr. Bradbury stated depending on what the Regional Water Authority will charge; the option remains of going through Art Street which will not require the water authority to be involved. Mr. Widofsky reviewed information that is needed to proceed.

## **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. Fowler and Ald. Mulrenan made and seconded a motion to approve payment to The Nutmeg Companies, Inc. (#09 Base Contract) in the amount of \$1,087,797.50 for the Construction - Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

Mr. Fowler and Ald. Mulrenan made and seconded a motion to approve payment to The Nutmeg Companies, Inc. (#02 HVAC Contract) in the amount of \$78,137.50 for the HVAC Project - Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

Mr. Fowler and Ald. Mulrenan made and seconded a motion to approve payment to William B. Meyer, Inc. (#'s 120-046133, 120-046134, 120-046131, 120-047052, 120-047051 & 120-047049) in the total amount of \$816.00 monthly storage fees for the Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

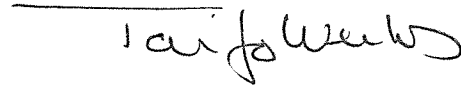
Mr. Fowler and Ald. Mulrenan made and seconded a motion to approve payment to Tecton Architects, PC (#46429) in the amount of \$11,572.04 for the Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

## **Adjournment**

There being no further business to discuss, Mr. Nunno and Ald. Mulrenan made a motion and seconded to adjourn. Motion carried unanimously.

Chairman Woods adjourned the meeting at 8:21 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Toni Jo Weeks", written over a horizontal line.

Toni Jo Weeks  
Recording Secretary