

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
January 8, 2014**

The Permanent School Facilities Building Committee held a meeting on Wednesday, January 8, 2014 at East Shore Middle School. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
R. Nunno
R. Vitali (BOA)
C. Saley (BOE)
M. Ahrens
M. DeGrego (BOE)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)
D. Funaro, Bismark Construction Company
C. Williams (MPS)
S. Glennon, Chairwoman, BOE
K. McCarthy, Fuss and O'Neil

Absent: M. Hardiman (BOA)

Consideration of the Minutes of the meeting held December 11, 2013

Mr. Nunno and Mr. Saley made and seconded a motion to approve the minutes of the December 11, 2013 meeting as presented. Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project

No current projects.

Status Report – East Shore Middle School Additions/Replacements – Phases I, II and III

Chairman Woods asked Mr. Funaro to provide the Committee with an update.

Mr. Funaro reported the focus is the media center. He stated the media center should have heat next week and then they will be starting with the finishes. He stated beyond that the focus is the administrative wing, where they have taken over the old staff lounge. Mr. Funaro stated they would then move on to the computer room after that followed by the media center once it moves into the media addition. He stated they expected to start erecting steel next week; weather permitting they would continue in that area over the next few weeks.

Chairman Woods asked the anticipated completion of the media center.

Mr. Funaro responded mid-February and he expected the finishes to take about 4 weeks.

Chairman Woods asked if that would be the deadline.

Mr. Funaro stated it is a portion of it. He stated 2/3 of the foundation work is completed and that their goal is to be out of the school by the end of June.

Mr. Saley asked if there had been any problems with the recent cold weather spell, such as concrete.

Mr. Funaro stated the masonry work is complete, but acknowledged it can be tough with the type of weather conditions they had last week.

Mr. Ahrens asked if all the work would be complete at that time.

Mr. Funaro replied yes. He stated there may be some landscaping and also a possible punch-list.

Mr. Silver stated there was also the possibility of the bathroom renovations, if the Committee so awarded that change order, taking thru the summer to complete. He also reported they have been busy with the sheet metal finish shop drawings in/outside the cafeteria.

Mr. Funaro pointed out some of the subs have not submitted invoices for the monthly requisitions at this point.

Mr. Ahrens asked about accrued liabilities for what has not been billed.

Mr. Funaro explained all bills are contractual between Bismark and the subcontractors and therefore it is not a City liability.

Mr. Silver added that the contractors bill off of fixed bid values.

Mr. Saley asked if there had been any odor issues from the kitchen since the work had been completed.

Mr. Bradbury stated there have been no issues.

Chairman Woods asked what exactly had been done.

Mr. Bradbury explained the plumbing in the kitchen area was all done over. He stated the only concern is that they don't know and never knew what pipes might have been leaking the sewer gas.

Mr. Silver stated it could have been micro-environmental since there was never a constant odor.

Regarding the environmental hazardous material construction administration services, Mr. Silver deferred the Committee to p. 3 of the handout and went on to explain the indoor air quality testing that the committee was aware of (and deferred) in two prior instances. He stated the change order request is \$42,106, with the back-up on p. 5. He explained the expenses and what the Committee had already approved. He continued with an explanation of the numbers, which continued on p. 6 of the handout. Mr. Silver stated at this point a change order approval is needed in an amount not to exceed \$42,106.

Chairman Woods asked Mr. Silver if he could explain the coverage.

Mr. Silver deferred to Mr. McCarthy from Fuss & O'Neil for the details.

Mr. McCarthy explained they initially thought the tunnel work would be straight shift through the summer. He also stated they ended up working 6 days a week/10 hours which was not anticipated in the original approvals.

Chairman Woods asked how they expended \$11,900 above the original authorization.

Mr. Silver explained.

Mr. Nunno and Mr. Vitali made and seconded a motion to approve a change order to the Silver Petrucelli contract in an amount not to exceed \$42,106 to cover continued environmental construction administration.

Chairman Woods asked if it was based on unit pricing.

Mr. McCarthy replied yes.

Mr. Ahrens asked if it was only for overtime or if any extra was budgeted in.

Mr. McCarthy stated it was both.

Mr. Saley asked why Silver Petrucelli overhead and profit is required as part of this change order.

Mr. Silver stated they do coordinate the work and include only the markups permitted by the master contract. He pointed out the paperwork for this work is voluminous and ends up in the BOE hands for potential auditing in the future.

Motion carried unanimously.

Mr. Silver continued on p. 4 of the handout with an update on the contingency funds, explaining where the Committee is currently and what has been approved.

Mr. Saley asked about how much more was included in the Phase 3 funding request to the Mayor and Board of Aldermen.

Mr. Silver replied approximately \$495,000.

Chairman Woods read the pertinent parts of the letter that went to Mayor Blake requesting a total of \$975,000. He also recalled at the last meeting Mr. Richetelli had indicated the Board of Education had put in the earlier capital planning request for \$1,000,000.

Mr. Silver stated there are no other construction change orders tonight for the Committee to consider.

Chairman Woods asked what change orders might be expected.

Mr. Funaro stated there is approximately \$75,000 in the pipeline, with the plaster repair work being the largest item.

Mr. Silver stated they are opening up the last temporary egress areas and will be restoring former temporary egress areas, all change order work linked to the allowances. Discussion ensued.

Mr. Silver referred the Committee to p. 2 of the handout for the substantial completion dates. He explained there is an obligation in the contract to declare when areas are substantially complete. He stated it is primarily

important to establish these dates for warranties. He stated the date is linked to when the building official issues the temporary or permanent certificates of occupancy.

Mr. Nunno and Mr. DeGrego made and seconded a motion to establish August 28, 2013 as the substantial completion date for the classroom addition, existing classroom renovations and the Chapel Street parking lot. Motion carried unanimously.

Mr. Nunno and Mr. DeGrego made and seconded a motion to establish December 15, 2013 as the substantial completion date for the kitchen, cafeteria and Seabreeze Avenue parking lot. Motion carried unanimously.

Chairman Woods asked if there would be one more substantial completion date for the art/music wing.

Mr. Silver replied yes. A brief discussion ensued.

Mr. Saley asked Mrs. Williams how the cafeteria was working out.

Mrs. Williams replied it was great and that they were moving the kids very smoothly. She also explained a security feature of the cafeteria and that the kitchen had been tested in a recent intrusion drill.

Ald. Vitali asked about the noise level in the new space.

Mrs. Williams stated it was much better with the articulated ceiling design. A discussion ensued regarding the cafeteria windows, shades and bathrooms.

Mr. Ahrens asked about the Phase III list Chairman Woods read earlier and if there was a priority of those items.

Chairman Woods replied yes, stating it would be the FF&E for the classroom addition.

Mr. Ahrens asked how this Committee would proceed if the number actually bonded was much lower.

Chairman Woods stated they would work with the architect and Mrs. Williams to determine priorities.

Mr. Silver also reported regarding the draft School Security Recommendations received from the State. He explained how the report is tied to reimbursement dollars for future projects. It does not affect this project which was approved long before this 1/2/14 draft. Discussion ensued regarding security measures.

Consideration of Payment Requisitions

Chairman Woods asked Mr. Silver 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 replied yes.

Mr. Ahrens asked if these payments were against fixed contracts.

Mr. Silver replied yes.

Mr. Nunno and Mr. Saley made and seconded a motion to approve payment to Bismark Construction Ph 1 (Gen Const) (#14) in the amount of \$343,577.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Mr. Nunno and Mr. Saley made and seconded a motion to approve payment to Fairfield Testing Lab (#13-11-08) in the amount of \$964.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Mr. Nunno and Mr. Saley made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (17) in the amount of \$593.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Mr. Nunno and Mr. Saley made and seconded a motion to approve payment to Silver Petrucelli Ph1 CA+ENV (#13-2191) in the amount of \$13,440.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Mr. Nunno and Mr. Saley made and seconded a motion to approve payment to Bismark Construction PH2 (Gen. Constr.) (#10) in the amount of \$44,128.45 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Mr. Nunno and Mr. Saley made and seconded a motion to approve payment to Silver Petrucelli PH2 CA+ENV CA (#13-2219) in the amount of \$7,440.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

The next meeting was tentatively scheduled for February 19, 2014.

There being no further business to discuss, Ald. Vitali and Mr. Ahrens made and seconded a motion to adjourn at 8:02 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary