

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
January 13, 2011**

The Permanent School Facilities Building Committee held a meeting on Thursday, January 13, 2011 in the conference room at City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
R. Vitali (BOA)
R. Funaro
T. Creedon
M. Hardiman (BOA)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
P. Jorgensen, Silver Petrucelli Assoc., A/E

Absent: T. Casey (BOE), R. White (BOE)

Consideration of the Minutes of December 9, 2010 meeting

Mr. Funaro and Mr. Creedon made and seconded a motion to approve the minutes of the December 9, 2010 meeting as presented. Motion carried unanimously.

Status Report – Jonathan Law High School – Phase III/Phase III-A project

Mr. Jorgensen reported there were no new items to discuss. He stated at this point the punch list items are complete and that they are following up on the roof warranty. He stated they will keep the project open for the Phase III-A project. Mr. Jorgensen stated they are working hard on a final schematic, which they anticipate they will have at the next meeting. He noted Malkin Construction is anxious to get as much information on the project as soon as possible.

Chairman Woods asked about the logo for the flooring.

Mr. Jorgensen stated they would likely go with a pattern and/or with lettering. He stated the question always comes back to parity with the other school.

Mr. Funaro stated he did not feel logos were necessary on the floors.

Ald. Vitali commented he felt each school having a logo gave a sense of ownership and shows a sense of camaraderie for the school.

Ald. Hardiman suggested they keep it simple and go with the initials at each of the schools, i.e. “JLHS”.

Ald. Vitali agreed. Discussion ensued.

Chairman Woods noted after the discussion, the consensus seemed to be there should be something on the floor such as initials of the school. He asked Silver Petrucelli to come up with designs for the next meeting.

Status Report – Joseph A. Foran High School – Phase III

Mr. Silver distributed photographs of the project to date. He stated they are still on target for the March completion date; however the weather will keep the outside site work from being wrapped up. He stated the substantial completion appears to be early March. He stated there were six (6) change orders for the committee to consider. He noted there is a large credit as well. He explained they are still ahead and will keep within the numbers. He stated the first change order in the amount of \$3,468 for doors 506 and 512 for the express shipping.

Mr. Creedon and Ald. Hardiman made and seconded a motion to approve a change order to the Mountford Construction Company in the amount of \$3,468 for the express shipping of doors #506 and 512.

Mr. Creedon asked how many doors they were talking about.

Mr. Silver explained it is two pairs of doors and two sets of hardware.

Ald. Vitali asked the cost of the doors.

Mr. Silver responded the cost was approximately \$9,000 for two sets of doors and two pairs of doors.

Mr. Creedon asked if there were doors there originally.

Mr. Silver explained these are new egress doors.

The motion carried 4 yes (Woods, Hardiman, Creedon, Vitali) and 1 no (Funaro).

Mr. Silver referred the Committee to p. 7 for a change order in the amount of \$2,471 for the custodial closet flow and tamper switches. He explained the old domestic sprinkler flow and tamper switch were replaced.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$2,471.00 for the custodial flow and tamper switch.

Motion carried 4 yes (Woods, Hardiman, Creedon, Vitali) and 1 no (Funaro).

Mr. Silver referred the committee to p. 12 for the next change order. He stated the change order in the amount of \$1,325 was for a riser drain at stair #3 to extend the main sprinkler riser. He explained there were 2” drains and there was 12 hours of work by the sprinkler fitter for the 2” pipe. He stated a ‘riser’ is actually a sprinkler main that rises up in the stairway per code and this change provides the ability to drain water out (p. 16).

Mr. Funaro and Ald. Hardiman made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$1,325.00 to extend the main sprinkler riser to drain from stair #3. Motion carried unanimously.

Mr. Silver stated the next change order was for a credit for the first floor office sprinkler work in the amount of \$16,921.00. He explained since they did not know that the art classrooms were going to be in the office area

two years ago, it was decided to remove the sprinkler and abatement work from this portion of the Mountford Construction Company contract and put them into the Phase III-A project.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve the change order credit to the Mountford Construction Company contract in the amount of \$16,921.00 to delete the sprinkler and abatement work in the former administration area for Phase III-A work.

Chairman Woods asked if this is a reasonable credit and Mr. Silver responded yes.

Motion carried unanimously.

Mr. Silver referred the committee to p. 24 of the hand out for the next change order for the stage control valve separation in the amount of \$6,036.00. He explained the work was necessary to correct a code deficiency. He stated it was needed to separate the control valve switch serving the stage riser, which was not originally separated and not in the original design. He added it was needed to be in compliance with the CT State Fire Safety Code which references NFPA 13. Mr. Silver stated the sprinkler system is not separated from the standpipe and basically they needed to be.

Chairman Woods noted they were also asking for a two-day extension and asked if the architects were recommending the time extension.

Mr. Silver responded they were only recommending the amount of \$6,036.

Mr. Creedon and Ald. Vitali made and seconded a motion to approve the change order to the Mountford Construction Company contract in the amount of \$6,036.00, with no time extension to correct the code deficiency. Motion carried 3 yes (Woods, Vitali, Creedon) and 2 no (Funaro, Hardiman).

Mr. Silver referred the committee to p. 30-A of the handout for the next change order in the amount of \$14,083 for the smoke and fire dampers. He noted this change order dates back to September 2010. He noted the five smoke dampers all relay back to Simplex and explained the new detectors in the smoke damper work.

Chairman Woods asked why this was not in the original bid.

Mr. Silver explained it is an obscure section of the building code that they did not feel would be required.

Chairman Woods asked if the 5 smoke detectors were in the original bid, if the change order would have been less.

Mr. Silver stated Mr. Nardone worked on this at length and negotiated the figure and felt the price was fair and that he did negotiate them down over \$7,000.

Mr. Creedon and Ald. Vitali made and seconded a motion to approve the change order to the Mountford Construction Company contract in the amount of \$14,083.00 to add/change the smoke dampers/duct work for code changes regarding the smoke separation. Motion carried 4 yes (Woods, Vitali, Creedon, Hardiman) and 1 no (Funaro).

Status Report – Joseph A. Foran High School – Phase III-A

Mr. Silver referred the committee to p. 31 of the handout. He reported Mr. Nardone met with the IT people regarding the art program area (yellow wing) and minor layout changes were made.

Chairman Woods asked the timetable.

Mr. Silver stated it is likely they would have construction documents complete by the end of February.

Status Report – Pumpkin Delight Elementary School Elevator

Mr. Jorgensen reported they met at the school prior to the December break to kick off the elevator project. He stated the contractor had cordoned off the area where the elevator is being installed. He stated the demolition work began and they found inside one of the walls (east side) asbestos, which was not documented anywhere. He went on to explain the difficulties they experienced with the sub-contractor getting the abatement work done, so they sought out other contractors and they were able to get the work done during the break and at a much more reasonable price, \$3,900 compared to the price of over \$7,000 by the contractor.

Chairman Woods asked if this item was a change order.

Mr. Silver suggested the committee may want to award a separate contract to Enco for the work.

Mr. Funaro and Ald. Hardiman made and seconded a motion to approve a contract to Enco for the special abatement work at Pumpkin Delight Elementary School in the amount of \$3,900.00. Motion carried unanimously.

Mr. Creedon acknowledged the work of Fuss & O'Neil in helping to resolve this and asked Silver Petrucelli to thank them on behalf of the committee.

Mr. Jorgensen stated there was one Olympus Construction change order for the committee to consider in the amount of \$5,723.75 for the smoke separation wall between the work area and the school. He explained they believed this was covered in the contract, but that the contractor feels they did not bid on this much a separation wall. He also pointed out the Fire Marshal did not request this. Mr. Jorgensen also noted they are still working on obtaining the building permit which they should have very shortly.

Ald. Vitali and Mr. Funaro made and seconded a motion to reject the change order request in the amount of \$5,723.75 for the smoke separation wall between work/school.

Mr. Funaro stated he felt the contractor's plastic sheathing should have been enough. Discussion ensued.

Mr. Creedon asked if they deducted what the cost would have been if it had been plastic. Mr. Jorgensen did not believe they had.

Motion carried unanimously.

Consideration of Payment Requisitions

Chairman Woods asked if the requisitions had been reviewed and were found to be in order and if payment was recommended at this time. Mr. Silver responded affirmatively and noted the committee would also be approving the Encon payment requisition for the elevator work at Pumpkin Delight.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli CA & Lobby CDS (#13)) in the amount of \$950.00 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (Abatement CA & Art CDs) (#10) in the amount of \$1,250.00 for Joseph A. Foran – Phase II – Lead/Asbestos. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Mountford Construction (#10) in the amount of \$250,579.00 for Joseph A. Foran – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Fairfield Testing Lab (#30-11-11) in the amount of \$2,531.13 for Joseph A. Foran – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli CA & Art CDS (#9) in the amount of \$24,878.82 for Joseph A. Foran – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Olympus Construction (#2) in the amount of \$36,005.00 for Pumpkin Delight Elevator. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (#6) in the amount of \$3,287.01 for Pumpkin Delight Elevator. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Enco in the amount of \$3,900.00 for Pumpkin Delight Elevator. Motion carried unanimously.

Being no further business, Mr. Funaro and Mr. Creedon made and seconded a motion to adjourn at 8:10 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary