

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
SPECIAL MEETING
January 18, 2018**

The Permanent School Facilities Building Committee held a special meeting on Thursday, January 18, 2018 at West Shore Middle School (media center). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
J. Federico (BOE)
S. Firmender (BOE)
M. Ahrens
B. Nunno
M. Hardiman (BOA)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
P. Jorgensen, Silver Petrucelli Assoc. A/E
P. Bradbury (MPS)
P. Cavanna (MPS)
P. Lisi, Antinozzi Associates
F. Tynes, LaRosa Building Group
B. Blake, Mayor (8:30)

Excused: R. Vitali (BOA)

1. Consideration of the Minutes of December 13, 2017 special meeting

Ald. Hardiman and Mr. Firmender made and seconded a motion to approve the minutes of the December 13, 2017 special meeting as presented. Motion carried unanimously.

2. Status Report RE: West Shore Middle School – Addition, Renovations and Code Compliance

Mr. Tynes discussed the work completed on the windows and front entrance. He commented on the plans to move work to the east side. He stated that the masons are working in the gym and the next steps would be steel and decking. He expects this work to begin within the next two weeks.

Mr. Firmender asked the status of the glass enclosure for the greeter. Mr. Tynes stated it was on order. Mr. Tynes further discussed the status of the gym, stage, band and chorus rooms. He stated that it is expected that the roof will be completed in approximately one month. He expects this work to be completed around May 1. The work will then move to complete the two art rooms, science labs, wood shop and computer lab. This work is expected to be completed by August. Mr. Tynes stated that most of the preliminary mechanical work had been completed last summer. Mr. Tynes discussed the site work and landscaping that is expected to take place in June and July. He stated that the project is still on schedule for turning over the classrooms.

Mr. Ahrens asked how the time matches up the original proposal. Mr. Silver commented that the contract calls for completion by the end of August 2018. He further states that in many ways the project has accelerated. Mr. Tynes commented that the work is still expected to be completed by the end of August, perhaps earlier if possible.

Mr. Ahrens asked about a resolution for the gym HVAC system. Mr. Silver commented that it had been resolved in prior meetings. Ms. Frederico asked if the main ~~issue~~ delay with the gym had been the ACM in the cavity walls. Mr. Tynes stated it was due to those environmental issues.

Mr. Jorgensen discussed page 3 of a packet he handed out to the Committee. He stated the structural column replacements and related window installs listed on the schedule are taking approximately 2 weeks for each pair of classrooms to complete. Mr. Tynes stated that one day was lost due to weather and ironworkers not working in the rain. Mr. Silver commented that the schedule shows that each pair of rooms requires 2 weeks. Mr. Tynes discussed the amount of work that goes into each room, how the work comes together and the time schedule for completion. He stated they are working on a final schedule which typically is revised daily to keep it accurate. Mr. Tynes stated he will bring the schedule to the next meeting to show the Committee.

Chairman Woods asked what was left to be completed in the media center. Mr. Tynes indicated there was some painting touch-up, caulking and the like. He has crews working before and after school to complete. Mr. Nunno stated the library staff was concerned with materials, mainly the backsplash, on the s-desk not being kid-durable. It is a sheetrock material that has been installed for a couple of weeks and it does not seem that it will hold up over time. The architect will review the desk condition.

Mr. Jorgensen continued to discuss mechanical systems in the gym listed on page 3 of the handout. He stated the HVAC, sprinkler and electrical totaled \$47,728.38, exceeding the "not to exceed" by \$7,728.38. Mr. Silver asked how much had been installed to date. Mr. Tynes responded nothing was installed yet, the shop drawings are being finalized. Mr. Nunno stated the cafeteria is used for events and the kitchen is very loud from the existing kitchen appliances. He asked if the HVAC system acoustics will have been taken into consideration when the work is done. Mr. Jorgensen responded the design has taken that into consideration.

Chairman Woods asked for a motion to approve a change order in the amount of \$7,728.38. Mr. Firmender asked if this change order included everything to complete this work. Mr. Tynes stated it was all in and there would be no coming back on this portion of the project. Ms. Frederico asked if the increase in price was due to materials being more expensive. Mr. Jorgensen explained that in order to go higher into the joists it required additional ductwork and supplies. Chairman Woods asked the elevation. Mr. Tynes stated it is 15' 6". Mr. Ahrens asked if the original engineered drawings were a mistake that is now costing the Committee. Mr. Jorgensen explained it was not an error and that the drawings were prepared with the most economical approach and after consulting the school staff. The request to change the system increased the cost. Mr. Ahrens commented that the original design did not seem to meet most sports standards for height which he believes should have been considered. He asked if the Committee would be asking for participation in the increased amount. Chairman Woods explained it comes back to whether it would have cost the same amount had it been designed and bid this way originally. Mr. Ahrens asked if the delay in opening the gym added to the cost. Mr. Silver explained the delay with the gym was due to asbestos in the cavity walls. Mr. Nunno stated the way HVAC had been designed it is not usable as a gym for kids. Mr. Silver stated adjustments have been made to make it better. He further explained that the design had to be done without ripping off the roof and raising the roof structure which would have been cost prohibitive. Mr. Frederico asked if there were any redesign fees for this change. Ms. Silver stated there were none.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve proposed change order #057 to LaRosa Building Group in the amount of \$7,728.38 for HVAC duct work and fire sprinkler in the gym. Motion carried 5-1 with Mr. Ahrens voting against the motion.

Mr. Jorgensen discussed change order #068 for LaRosa Building Group for reworking ceilings in hallways #197 and #212 in the amount of \$996.60.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve proposed change order #068 to LaRosa Building Group contract in the amount of \$996.60 for reworking ceilings in hallways #197 and #212. Motion carried unanimously.

Mr. Jorgensen discussed proposed change order #069 for LaRosa Building Group for the acoustical ceiling in IDF Room #156 in the amount of \$292.60.

Ms. Frederico and Ald. Hardiman made and seconded a motion to approve proposed change order #069 to LaRosa Building Group contract in the amount of \$292.60 for acoustical ceiling in IDF Room #156. Motion carried unanimously.

Mr. Jorgensen discussed proposed change order #070 for LaRosa Building Group for the exterior railing at the media center ramp in the amount of \$3,880.80.

Mr. Firmender and Ald. Hardiman made and seconded a motion to approve proposed change order #070 to LaRosa Building Group contract in the amount of \$3,880.80 for exterior railing at the media center ramp. Motion carried unanimously.

Mr. Jorgensen discussed proposed change order #072 for LaRosa Building Group for 5" chimney flue for existing hot water heater in the mechanical room in the amount of \$6,071.42.

Mr. Nunno and Mr. Firmender made and seconded a motion to approve proposed change order #072 to LaRosa Building Group contract in the amount of \$6,071.42 for 5" chimney flue for existing hot water heater in mechanical room. Motion carried unanimously.

Mr. Jorgensen discussed proposed change order #073 for LaRosa Building Group to remove ACM floor tile and mastic under existing millwork cabinets in health room #157 and Spanish room #154 in the amount for \$3,232.27 and change order #074 for LaRosa Building Group to remove ACM floor tile and mastic under existing millwork cabinets in health room #159 and French Spanish room #156 in the amount of \$3,168.02.

Chairman Woods asked why there were two separate change orders. Mr. Tyne explained it for was for separate sides of the hallway.

Mr. Nunno asked why this work was not included in original bid. Mr. Jorgensen explained that Fuss & O'Neill did not test these concealed areas in its original report and it could not have been found until millwork was removed.

Chairman Woods asked if this takes care of all the asbestos. Mr. Jorgensen explained it takes care of all asbestos that they are aware of and the only other place would be the art room. Mr. Silver

explained the art room had be done in the late 90's and should be clean, but the windows done in the 70's could possibly have asbestos caulking. Chairman Woods asked if there could be PCB's. Mr. Jorgensen stated they do not anticipate there will be PCB's.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve proposed change order #073 to Larosa Building Group contract in the amount of \$3,232.27 to remove ACM floor tile and mastic under millwork cabinets in health room #157 and Spanish room #154. Motion carried unanimously.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve proposed change order #074 to Larosa Building Group contract in the amount of \$3,168.02 to remove ACM floor tile and mastic under millwork cabinets in health room #159 and Spanish room #156. Motion carried unanimously.

Mr. Jorgensen discussed proposed change order #076 for LaRosa Building Group for rewiring existing phone line to a multi-phone line in office #181 in the amount of \$495.45.

Mr. Firmender and Ald. Hardiman made and seconded a motion to approve proposed change order #076 to Larosa Building Group contract in the amount of \$495.45 for rewiring existing phone line to a multi-phone line in office #181. Motion carried unanimously.

Mr. Jorgensen discussed proposed change order #078 for LaRosa Building Group for removing threaded rod & re-use to support duct runs & FCU-2 on plywood above greeter room. Mr. Jorgensen stated they were disappointed when they saw the threaded rod. He explained how it supports the HVAC system and that the mechanical drawings do not call out how it is to be supported. Mr. Tynes explained the electrician followed the industry standard. Mr. Jorgensen stated the solution is to put the unit on spring isolators that will not vibrate and get rid of the threaded rods. He further stated the holes in the metal ceiling from the rods may be visible. Mr. Bradbury asked about installing a decorative screen wall. Mr. Jorgensen suggested waiting to see what the removed rods looks like before spending more money. Mr. Ahrens asked if prices had been obtained for new panels. Mr. Jorgensen stated they had not yet been obtained but they are expensive. Mr. Nunno stated he likes the idea of one step at a time. Chairman Woods asked if it was possible to caulk the holes. Mr. Jorgensen felt you would see the caulk and believes it is better to leave small open holes and see how it comes out. Mr. Silver agreed with one step at a time.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve removing the threaded rods above the greeter room. Discussion ensued.

Chairman Woods inquired as to the cost of the panels. Mr. Tynes explained they are special order. He suggested getting two panels to cover the holes in order to keep cost down. Mr. Bradbury stated the possibility of covering with artwork done by the kids. Chairman Woods thought the Committee should wait and see what the cost would be for the panels. Mr. Cavanna agreed the Committee should wait and see what the cost is and discuss at the next meeting. Mr. Jorgensen stated there is no hurry as the greeter room is currently functioning as is.

Mr. Nunno and Ald. Hardiman withdrew their motion and second.

Mr. Silver discussed a purchase order increase for W.B. Meyer actual expenses in the amount of \$10,000 for moving and storage on page 2 of the handout. Mr. Silver indicated the storage trailers are costing approximately \$3,000 to \$4,000 per month. Chairman Woods asked if these expenses would be incurred through the end of the project. Mr. Bradbury explained that they would continue although he was hoping to get rid of one or two trailers in the near future.

Ms. Frederico and Ald. Hardiman made and seconded a motion to approve W.B. Meyer actual expenses for moving and storage in the amount of \$10,000. Motion carried unanimously.

Mr. Silver discussed a purchase order increase for Special Testing Laboratories in the amount of \$10,000 for additional material testing on page 2 of the handout. Chairman Woods asked how many more of these expenses could be expected. Mr. Silver stated there should be two more months of bills as structural work and thus related testing is slowing down.

Mr. Firmender and Mr. Ahrens made and seconded a motion to approve Special Testing Laboratories actual expenses for additional material tested in the amount of \$10,000. Motion carried unanimously.

Mr. Silver discussed additional finish work requested by staff as shown on page 29 and 30 of the handout. He indicated that these items have not yet been discussed with Mr. Cavanna as they were just received from Larosa. Mr. Cavanna stated he began to review. He stated that some of the work is in parts of the building that are not part of the present scope of work. He would suggest the Committee take a look painting, ceiling tile and ceiling fans. He would suggest holding off on millwork and floor tile for now. Chairman Woods asked what millwork would consist of. Mr. Cavanna stated it is old flooring from 1993 and he would recommend the Committee look at if they can. He has had parents ask when the second (1993) hallway will be done. He further commented that West Shore has tremendous curb appeal but as you progress through the building it looks old. Mr. Ahrens asked where the Committee stands with contingency funds. Mr. Silver stated that with everything except what was approved tonight there is approximately \$435,000 in contingency. Chairman Woods stated there is approximately \$395,000 available but there is still the gym, stage, band and chorus rooms to be completed. Mr. Silver commented the benefit is they are all new spaces and change order risk is low. Mr. Tynes indicated everything has been purchased for those spaces. Ms. Frederico asked if anything on the list was eligible for state reimbursement. Mr. Silver indicated it was not as it is all "repair and replacements".

Regarding the sound separation between band and choral rooms, Mr. Silver stated that the duct work solution in the band-chorus area was adequate for noise. More silencers can be used and it will deliver dB's that are much better than the state standard. He further indicated that by using silencers it will eliminate an additional \$80,000 that might be required for the other option, separate air handlers. He does not have LaRosa's number for their portion of the work. Mr. Nunno stated that not having a separate air handlers will still create a noise problem. Mr. Silver stated the Committee has the option to take \$100,000 and reserve it for the chorus and band rooms separate air handlers which will bring the reserve down to \$295,000. Chairman Woods asked what the dB's would be if it were separate. Mr. Silver stated it would be approximately 28 DB's. Chairman Woods asked what the dB's were at East Shore. Mr. Silver stated East Shore does not have silencers. Mr. Nunno stated this had been brought prior to the designers and that he previously stated East Shore is a problem. Mr. Silver stated the 2017 design minutes did not reflect the request for an entirely separate HVAC system

being brought up previously. Mr. Silver further explained that the redesign/separation can be done, but it will be an additional expense to the Committee. He further explained that it was designed following the standards dictated by State code. Mr. Jorgensen stated that it had been brought up that the duct work needed to be separated, but not a separate air handler and that the design minutes reflect this. He further stated that they went over and above what is known to be a good design. Ald. Hardiman asked if there was a way to model the noise level. Mr. Silver stated that could be done provided the Committee wanted to spend the money for an acoustic engineer. Mr. Ahrens stated this should have been built-in and trade-offs could have been made elsewhere. Mr. Silver stated that the acoustic design has been improved and changes can still be made. Ms. Frederico asked what is different than East Shore's design. Mr. Silver stated West Shore's ducts are not aligned. It takes more acoustic energy to make bends and turns in the current design. It yields approximately 35 dB's and with silencers would yield approximately 31 dB's which is conversation level. Chairman Woods asked if with silencers it would go down to 28 dB's. Mr. Silver stated there will still be some percussion noise and structure-borne vibrations from walls and concrete floors. He further stated the air system is designed for mandated high-efficiency. A second air handler can be put in, but we would want to stop fabrication for the current design in order to mitigate costs. Mr. Silver stated the optimum separation solution is to move the chorus room elsewhere in the school. Mr. Nunno stated this goes back to first conceptions it would have been in the center of the school and he questioned how that was arrived at. Mr. Silver explained that they look at educational program adjacencies and how spaces will be used over the next 20 years plus cost effectiveness. He also stated that there will be mechanical air noise and vibrations even with the duct work reduced to 30 dB's. Mr. Silver explained how the various options work together and the expectation of 35 dB's between classrooms. He further explained how acoustical engineering was part of the original design. A separate air handler is an option, but it would be even better to move these two programs (rooms) away from one another. Mr. Frederico asked if it is about band or chorus hearing the other. Mr. Nunno stated that band conflicts with chorus. Chairman Woods stated the Committee needs to decide whether it is prepared to spend \$80,000 plus on a separate air handler and this decision should be made now before any additional work is done at a cost to the Committee. Ms. Frederico asked if the Committee decides to go for the separate air handler if there is a possibility of there being no money left to complete the items requested by school staff. Chairman Woods asked for a ball park amount for the silencers. Mr. Silver stated he would estimate it at approximately \$10,000. Mr. Ahrens asked if the silencers would reduce the dB's from 35 to 31. Mr. Silver said they would, based on the report from the acoustical engineer. Mr. Silver also stated that 35 dB meets state code. He further stated he would bring stats to next meeting for review. Mr. Bradbury mentioned installing sound boards in the rooms to assist with noise level. Mr. Silver stated that will cut down the reverberant noise within the room and will ease transmission noise but will not stop it. He further stated that he will come to the next meeting with amounts for the lining and silencers option. Mr. Silver stated that the duct work has been started. It can be held off on the transition portion. Chairman Woods asked if anything would need to be removed. Mr. Silver stated a small section at the chorus room transitions approximately 6 feet long. Mr. Tynes indicated he could price out the work for next meeting. Mr. Silver stated you will still get noise transmission through the block walls and corridor door even with 2 air handlers. Mr. Nunno stated he believed noise transmission from the door is minimal compared to the duct work. Respectfully, Mr. Silver disagreed. Mr. Bradbury stated he would perform a dB test at East Shore to see what they are dealing with. Chairman Woods asked when a decision must be made. Mr. Bradbury stated it must be made now. Mr. Tynes stated the plan is to hand the keys over on May 1st. Mr. Ahrens asked if there were any other funds available. Chairman Woods stated there were not. Mr. Ahrens stated he felt it was irresponsible of the Committee to spend any additional funds until a

decision is made. Mayor Blake asked how the design is different than East Shore. Mr. Silver stated the West Shore ducts are farther apart, diffusers are unique; however, the wall construction is identical and some noise will transmit through masonry. Mr. Ahrens asked if the same acoustical design was used at East Shore. Mr. Silver stated West Shore's is better as the State standards were not the same in 2010. Chairman Woods stated he does not know what future unexpected expenditures will be, otherwise he would suggest going for separate air handlers. Mr. Silver stated that in this design the chorus room was pushed further away from all other functions. The only thing connecting the band and chorus rooms is the door which is a natural and unavoidable acoustic weak point. This is different than East Shore because there is only 8 feet of shared wall which is an improvement over the 30 feet at East Shore. He further stated that East Shore ductwork and air handlers are in the corridor. Here they have been moved down the corridor away from the rooms to minimize physical adjacency. Chairman Woods stated the Committee needs to decide how it wishes to proceed. He stated that he believes the Committee has articulated all reasons why it may be needed, but the downside is the potential of running out of funds. If the cost is \$10,000 for silencers and lining the duct work it will take the reserve to \$385,000 and with \$175,000 wish list from staff it will bring it to \$115,000 and there is still the unknown to consider such as another PCB problem. Mr. Ahrens stated that if they Committee knows from prior history that there is always the unknown that will arise. Mr. Firmender stated that the wish list needs to come off the table and do the work requested by Mr. Nunno. If there are funds available at the end the wish list can be addressed. Chairman Woods stated Mr. Cavanna will prioritize the wish list. Mr. Cavanna stated that he will support his teacher and while he does not want to remove items from the wish list, he will take a look and prioritize. Chairman Woods asked what the odds of needing more than \$285,000. Mr. Silver stated the projections shows another \$40,000 currently in the works. Chairman Woods asked about the unavoidable such as PCB's. Mr. Tynes stated they are done with groundwork so that should not be an issue. Mr. Ahrens stated that the wish list pertains to other parts of the school. It should be put off until summer and if possible it can be completed then. Mr. Tyne stated that by May the Committee should know where everything stands. Chairman Woods stated from what he has heard it appears the need for \$285,000 is negligible. Mayor Blake suggested doing items that are reimbursable and those items that are not reimbursable doing through the operational accounts. Chairman Woods stated new air handler would be reimbursable. Mr. Ahrens asked if with new air handlers are the silencers and liners needed. Mr. Silver stated with separate air handlers you will still have some noise transmission through the walls. Pads could be added at a later date to help with the noise.

Mr. Nunno and Ald. Hardiman made and seconded a motion to instruct Silver Petrucelli to design a separate chorus room air handler to address noise issues. Motion carried unanimously.

3. 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 stated yes.

Ald. Hardiman and Ms. Frederico made and seconded a motion to approve payment to LaRosa Construction Co (#11). in the amount of \$265,195.10 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Ms. Frederico made and seconded a motion to approve payment to Red Thread Spaces (140208-01) in the amount of \$131,145.86 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Ms. Frederico made and seconded a motion to approve payment to Special Tests labs (#31538) in the amount of \$5,574.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Ms. Frederico made and seconded a motion to approve payment to W.B. Meyer (#17/2) in the amount of \$3,806.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Ms. Frederico made and seconded a motion to approve payment to W. B. Meyer (#17/4) in the amount of \$4,180.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Ms. Frederico made and seconded a motion to approve payment to Silver Petrucelli (#17-3240) in the amount of \$18,560.25 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

4. Status Report Re: Jonathan Law High School – Hazardous Material Abatement

Mr. Lisi stated the work had been completed for awhile. He has asked for a credit and it was submitted yesterday. He will review and bring to the next meeting. Mr. Lisi stated the credit change order is for the white board and tackboards that were not required. Chairman Woods asked if he had a payment requisition. Mr. Lisi stated he did not because nothing had been submitted yet.

5. Status Report Re: Harborside Middle School Roof and Window Replacement project.

Mr. Lisi stated the windows are installed in the gym although he has not seen them yet. Mr. Bradbury stated they are in but not yet caulked. Mr. Lisi stated he will confirm the status and will prepare a punch list.

6. Status Report Re: Elementary School Roof Replacement Projects

- E. John F. Kennedy Elementary School
- F. Live Oaks Elementary School
- G. Meadowside Elementary School
- H. Orange Avenue Elementary School

7. Consideration of Payment Requisitions (Re: Items 4, 5, 6)

Chairman Woods asked Mr. Lisi 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. Lisi replied yes.

Mr. Ahrens asked why the Committee is paying for windows that are not completely installed. Mr. Lisi stated they are substantially complete and the Committee is holding \$80,000 retainage which would more than cover caulking and trim work. Mr. Bradbury stated the contractor did good work until just recently. Mr. Ahren suggested they need an incentive to get the work completed.

Ms. Frederico and Ald. Hardiman made and seconded a motion to approve payment to Orlando Annulli & Sons in the amount of \$92,249.00 for the Harborside Middle School Roof and Window Replacement project. Motion carried 5-1 with Mr. Ahrens voting against the motion.

Ald. Hardiman and Mr. Firmender made and seconded a motion to approve payment to Antinozzi & Associates in the amount of \$3,337.00 for the John F. Kennedy Elementary School Roof Replacement project. Motion carried unanimously.

Ald. Hardiman and Mr. Firmender made and seconded a motion to approve payment to Antinozzi & Associates in the amount of \$3,337.00 for the Live Oaks Elementary School Roof Replacement project. Motion carried unanimously.

Ald. Hardiman and Mr. Firmender made and seconded a motion to approve payment to Antinozzi & Associates in the amount of \$3,337.00 for the Meadowside Elementary School Roof Replacement project. Motion carried unanimously.

Ald. Hardiman and Mr. Firmender made and seconded a motion to approve payment to Antinozzi & Associates in the amount of \$3,337.00 for the Orange Avenue Elementary School Roof Replacement project. Motion carried unanimously.

There being no further business to discuss, Ms. Frederico and Mr. Firmender made and seconded a motion to adjourn. Motion carried unanimously.

The Committee adjourned at 9:09 p.m.

Respectfully submitted,

Toni Jo Weeks
Acting Recording Secretary