

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
REGULAR MEETING  
January 19, 2012**

The Permanent School Facilities Building Committee held a meeting on Thursday, January 19, 2012 in Conference Room B in City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman  
R. Nunno (BOA)  
R. Vitali (BOA)  
S. DiBiase (BOE)  
C. Saley (BOE)  
J. Quish  
M. Hardiman

Also Present

B. Silver, Silver Petrucelli Assoc., A/E  
P. Jorgensen, Silver Petrucelli Assoc., A/E  
C. Nardone, Silver Petrucelli Assoc., A/E  
J. Richetelli (MPS)  
P. Bradbury (MPS)  
M. Cummings (MPS)

**Consideration of the Minutes of December 8, 2011 meeting**

Ald. Vitali and Mr. Quish made and seconded a motion to approve the minutes of the December 8, 2011 meeting as presented. Motion carried unanimously.

**Status Report RE: Elementary Schools Asbestos Abatement Project (Kennedy and Pumpkin Delight)**

Pumpkin Delight – Mr. Jorgensen reported the punch-list items have been completed as of January 17, 2012 and recommended that the project be accepted as complete.

Ald. Vitali and Ald. Nunno made and seconded a motion to accept the Pumpkin Delight Elementary School asbestos abatement project as 100% complete as of January 17, 2012. Motion carried unanimously.

Kennedy School – Mr. Silver reported THP had received the building permit. He stated the majority of the work would be done this summer. Mr. Silver stated they had not seen the shop drawings as yet.

Mr. Jorgensen added there was an earlier option to do some of the work during the February vacation, but the timing did not work.

Mr. Silver directed the Committee to p. 21 of the handout and explained the hazardous material monitoring amount that will be required at John F. Kennedy Elementary School. He stated that item does not need to be acted on tonight.

Mr. Quish requested from the architect a document from the State which states daily monitoring is required.

**Status Report – Jonathan Law High School – Phase III**

Mr. Silver stated the project has been completed.

### **Status Report – Jonathan Law High School –Phase III-A**

Mr. Jorgensen reported the paperwork is not complete as yet, but that the punch list work has been completed. He explained they are waiting for a certificate of occupancy and that the project will likely be closed out next month.

### **Status Report – Joseph A. Foran High School – Phase II Lead Asbestos Abatement**

Mr. Nardone reported the demolition work has begun. He also reported they are about 50-60% through the shop drawings. He stated to his knowledge everything is going well and is on track. He reported the PCB work would be done during February vacation.

Mr. Quish asked about the Phase II and III projects.

Chairman Woods explained to get the “in-fill” work done they used monies from both projects, but have to keep the budgets and paperwork separate. He explained Phase II funds can only be used for hazardous material removal and replacements.

Mr. Quish asked about the schedule and if it is for abatement. He stated he reviewed the schedule prepared by the contractor.

Mr. Nardone stated it is for the entire project.

Mr. Silver continued with an explanation of how the Committee arrived at this point.

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

Mr. Nardone referred the Committee to p. 2 of the handout. He stated there is a change order in the amount of \$330.00 for a vent stack. He stated vent stack fumes were getting drawn into the distant air handler. He explained one option is to extend the vent to 48” above the roof which might solve the rare problem.

Ald. Nunno and Mr. Quish asked why this could not be done by the school.

Mr. Nardone explained the vent pipe is just a PVB extension.

Mr. Bradbury stated that MPS would do the vent work to rectify the problem.

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

Mr. Nardone stated there were two change orders for the Committee to consider, one which is code mandated and the other is optional. He referred the Committee to p. 9 of the handouts regarding the door changes. He stated there was a review of unrelated Milford code citations which was mediated by the State Building Inspector. He explained while the Milford citations were nulled, the State Building Inspector required these egress door changes. Mr. Nardone stated the numbers received from Mountford Construction were too high so they sought bidders for the work. He went on to explain the numbers they received from the three bidders.

Chairman Woods asked for an explanation as to what exactly the State Fire Marshal was asking for.

Mr. Nardone explained the doors in the addition swing in the same direction and that they have to be replaced with opposite swinging doors that swing in the two directions of travel at Stair 4. He stated these Stair 4 door changes prompted the need to replace the doors near the band room as it lessened the egress congestion in the Stair 4 area.

Mr. Silver also pointed out the asbestos abatement is involved.

Mr. Nardone continued with an explanation of the possible considerations.

Mr. Saley questioned how this happened if everything was previously approved by all authorities and agencies and why there is no recourse.

Mr. Silver explained the process of the State BSF plan review. A brief discussion ensued.

Chairman Woods asked if the \$32,625.00 quote from Paragon is a fair number.

Mr. Quish stated he would like to see the drawings. The sketches were provided to the Committee and reviewed in detail.

Mr. Nardone pointed out that Mountford has given permission to Paragon Construction to complete the work. He also stated they are not able to get a final Certificate of Occupancy for the Mountford work without this work being completed.

Chairman Woods stated he did not feel they would be able to get a lower number and also pointed out the contractor is already onsite.

Mr. Quish asked who obtains the Certificate of Occupancy.

Mr. Silver replied the Contractor completes his permit responsibilities by seeking the Certificate of Occupancy.

Mr. Quish stated he did not feel this Committee owed them anything and that Mountford would still be able to obtain the Certificate of Occupancy. Discussion ensued.

Chairman Woods stated the Committee had two choices: to approve the change order to the Paragon Construction contract or take a chance and go out to bid. Discussion resumed.

Ald. Vitali and Mr. Hardiman made and seconded a motion to approve the change order to the Paragon Construction contract in the amount of \$32,625.00 to complete the work for the door changes.

Motion carried 6 yes (Woods, Vitali, Hardiman, Nunno, DiBiase, Saley) and 1 abstention (Quish).

Ald. Nunno asked if the Committee could have change orders in advance. He stated having the information ahead of time would help when it comes time to vote.

Mr. Saley commented he did not feel the taxpayer should be paying for this and that everyone should be held accountable.

Chairman Woods asked if there were any other change orders.

Mr. Nardone referred the Committee to p. 12 of the handout.

Chairman Woods asked if this was the non-mandatory change order.

Mr. Silver stated the change order refers to the cost of the PCB window abatement/replacement of the three administrative windows slated to remain. Per the recent EPA mandate, he explained Milford Schools will have to annually monitor as well as send out notification to all parents regarding the presence of these PCB's should the windows remain as planned. He stated the annual cost is approximately \$30,000. He pointed out there is a new requirement regarding the monitoring portion of the work. Mr. Silver stated they looked at the \$42,000 bid proposal with Paragon and that Paragon Construction offered a reduced price of \$37,800. He explained they are able to offer this price if the decision is made right away so that they can lump the window work in with the current window order.

Mr. Saley asked the actual cost of each window.

Mr. Nardone explained the formula is based on square footage for glass, steel, PCB removal and demolition. Discussion ensued.

Mr. Richetelli stated the question becomes whether Milford will become the test case with regard to these new EPA mandates.

Mr. Quish stated he did not feel the Committee had all the information and that he did not want to be held hostage for something that really is not a regulation and there is no enforcement in place.

Mr. Richetelli stated the district could be forced to do the window work 5-6 months from now and that it could include all windows in the district. Discussion ensued.

Ald. Vitali commented if the architects are making a recommendation that the work be done, the Committee should put their faith in that opinion.

Mr. Silver stated the EPA is not requiring the work, but they are point out there is a risk with not doing it.

Mr. Richetelli stated it is the opinion of the facilities of Milford Public Schools that the work be done.

Ald. Vitali stated his question is whether or not the architect is making the recommendation that the work be done.

Mr. Silver responded no.

## **Status Report – East Shore Middle School Additions/Replacements**

Chairman Woods reported the plans that the BSF reviewed have been received at Silver Petrucelli Architects. He stated the approximate cost of the project, which includes construction fees, A/E fees, testing, contingency and financing is approximately \$15,000,000. He stated he and others met with the Mayor who determined the project should be \$11,500,000 including the roof project. Chairman Woods stated there was a subsequent meeting with the architects, Mr. Cummings, Mr. Richetelli and Mrs. Williams to see where they could cut to reduce the project cost to the \$11,500,000 figure so the plan review and bidding could proceed. Chairman Woods reported Mayor Blake later met with Mr. Richetelli and agreed to increase the project to \$12,000,000 (adding the parking work), which is the amount the Board of Aldermen will be asked to bond. He stated the Committee must now decide how to scale back the project to reflect the \$12,000,000 figure.

Mr. Silver explained what was approved by the Building Committee and Board of Education back in November (p. 15). He referred the Committee to p. 17 of the handout and continued with an explanation of the figures for the project. He stated the Mayor is looking to bond in February without bids. He referred the Committee to p. 18 and explained what could be deduct alternates from the project to reach the goal. He stated the BSF would approve the simple deduct alternates in the addendum, as is customary. He stated the bid form would be modified to ask for a price on the deduct alternates. Mr. Silver stated they would take all the addendums up to the BSF after the bidding (as is customary) in order to keep the project going. He noted there are 42 comments they have to address on the current set of construction documents.

Mr. Saley asked about deduct alternates and if they would be part of the contractors' bid.

Ald. Nunno asked if there is a chance the bid prices could come in lower meeting the new \$12,000,000 goal.

Chairman Woods stated the strategy is they have to have a contingency. He explained if they don't spend all of the money on construction the hope is to use those monies for equipment, smart boards, furniture, fixtures, etc. at the end of the project.

Ald. Vitali expressed concern at having four less classrooms. He also expressed concern about additional costs for plans. He asked if there is a estimate/guesstimate for the financing for the actual building cost.

Chairman Woods responded the Finance Director requires 10% of the construction and contingency.

Ald. Vitali stated he is still looking for a long range plan for all of the school buildings in the City. He stated he would like to know the big picture before spending large amounts of monies for the buildings, especially if there is the potential for another school to close.

Chairman Woods explained this Committee has been assigned this project by the Board of Aldermen and the Mayor has set a budget.

Ald. Vitali questioned the enrollment numbers, pointing out it has been said over and over again that enrollment is going down.

Mr. Cummings explained Milford Public Schools is working on a long range plan. He also pointed out if the East Shore Middle School expansion/addition project goes forward it increases the value of the school. He also

explained where they reduced the project and that they took into consideration the future of East Shore Middle School. A brief discussion ensued.

Chairman Woods stated the Committee needed to make a decision tonight.

Ald. Nunno stated the number one priority is the four additional classrooms and that the ball field and parking lot expansions could wait. He stressed the importance of prioritizing the alternates.

Chairman Woods stated the Committee needed to decide tonight the options for the project. He stated they went over those needs with the principal when they met. He stated one of those was eliminating four classrooms to keep the music and art improvements in the project. Chairman Woods also stated the Mayor wanted to make sure the roof and site work gets done as part of the base bids. He continued with an explanation of the process when the bids come in around March.

Mr. Silver stated the spreadsheet in front of the Committee is what the Mayor requested. He stated the work that will be done is the media center, cafeteria and kitchen, roof, music/art rooms and four classrooms as well as one-half of the window replacements.

Ald. Vitali stated he was disappointed to learn the Smart boards were being eliminated. He noted at a recent Board of Education budget workshop, there was a great deal of talk about technology, but here the Committee is being asked to forego Smartboards.

Mr. Cummings stated when all is said and done other things become more valuable. He stated getting teachers into a classroom rather than remaining on carts was a priority.

Ald. Vitali commented this project was becoming nothing more than “patchwork”.

Mr. Cummings pointed out technology is always changing, but space will always remain.

Mr. Silver stated the educators struggled with the reductions.

Ald. Vitali stated what is needed is space that is up-to-date, green and with modern technology.

Mr. Silver referred the Committee to p. 18 (column 3) of the handout and explained the alternates that could be approved for inclusion in the revised bid packages as deduct alternates.

Mr. Quish asked if the Committee was being asked what to include in the base bid.

Chairman Woods explained the contractors would bid on the base bid and give prices for the deduct alternates. He spoke as to the bids of the original project and deduct bids. He stated down the road this Committee would have to decide which deduct alternates to accept.

Mr. Quish stated he feels base bids will come in lower.

Ald. Nunno and Ms. DiBiase made and seconded a motion to authorize the architect to prepare deduct alternates as shown on Col. 3 (p. 17) of the handout dated January 18, 2012.

Mr. Saley asked if there were any other added costs for the reconfiguration.

Mr. Silver stated that the architects had characterized the level of effort in the notes column on the spreadsheet and that some will take significant redesign effort. He guessed that the fees might total \$10,000.00 - \$15,000.00. With the selections approved tonight, they would try to quantify it for the next meeting.

Ms. DiBiase expressed concern with deducting the relocated ball field located behind the school noting they are used regularly by various sports.

Mr. Silver stated the existing fields would remain.

Motion carried unanimously.

#### **Status Report – Jonathan Law High School – Roof Replacement**

Mr. Jorgensen reported they received the comments from the State. He stated there were 5 clarifications which the architect submitted today. He stated the project should go out to bid next week with bids being opened the end of February.

#### **Status Report – Joseph A. Foran High School – Roof Replacement**

Mr. Silver reported this project is the same as the Law roof replacement and that bids should go out next week, with an opening the end of February.

Mr. Saley asked how many usually attend a bid.

Mr. Silver responded it could be as many as 12-14. He stated they would also consider the Committee's suggestion to bid both projects 'if awarded concurrently' on the bid form.

#### **Status Report – Joseph A. Foran High School – Phase III Lead Asbestos Abatement**

Mr. Silver reported they have drawn and provided specifications for the remaining lead and asbestos at Foran. He referred the Committee to p. 14 of the handout. State review comments have been addressed and they will return for the Plan Review Response meeting sometime in February before bidding.

#### **Consideration of Payment Requisitions**

Mr. Silver pointed out payments to Mountford Construction and Myers is final payments. He referred the Committee to p. 2 of the handout. He explained Van Zelm is part of the commissioning and services in the amount of \$53,000.00 and that commissioning services are now required as part of High Performance Building mandates in order to get reimbursement. He explained the commissioning requirement is another one of those unfunded mandates from the State.

Chairman Woods asked if the other requisitions had been reviewed and were found to be in order and if payment was recommended at this time.

Mr. Silver responded affirmatively.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli A/F&O (Abatement CA #12-71) in the amount of \$88.00 for the Jonathan Law High School – Phase III – Addition. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Mountford Construction (#7: Final) in the amount of \$5,625.00 for Joseph A. Foran High School - Phase II – Lead/Asbestos. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Paragon Construction (1) in the amount of \$151,071.00 for Joseph A. Foran High School – Phase II – Lead Asbestos. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to W.B. Meyer Movers (#3 Final) in the amount of \$4,957.00 for Joseph A. Foran High School – Phase II – Lead Asbestos. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Mountford Construction (#20) in the amount of \$3,214.00 for Joseph A. Foran High School – Phase II and IIIA Addition. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli CA (#12-102) in the amount of \$3,628.15 for Joseph A. Foran High School – Phase III and IIIA Addition. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Greenland Enterprises (#5: Final) in the amount of \$4,590.00 for Pumpkin Delight Elementary School VAT Replacement. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (2) in the amount of \$890.00 for East Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (3) in the amount of \$890.00 for East Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli (#12-68) in the amount of \$4,209.00 for East Shore Middle School Expansion and Alterations. Motion carried unanimously.



Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli (#12-9) in the amount of \$1,050.00 for John F. Kennedy Elementary School VAT and Ceiling Replacement. Motion carried unanimously.

There being no further business to discuss, Mr. Quish and Ald. Nunno made and seconded a motion to adjourn at 9:11 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber  
Recording Secretary