

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
SPECIAL MEETING
February 4, 2016**

The Permanent School Facilities Building Committee held a special meeting on Thursday, February 4, 2016 at City Hall (west conference room). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods
R. Vitali (BOA)
S. Krushinsky (BOE)
M. Ahrens
M. Hardiman (BOA)
J. Federico (BOE)

Also Present

B. Silver, Silver Petrucelli Architects
P. Jorgenson Silver Petrucelli Architects
P. Lisi, Antinozzi Architects
J. Richetelli (MPS)
P. Bradbury (MPS)
P. Cavanna (MPS)
S. Armburst, Antinozzi Architects

Excused: B. Nunno

Consideration of Minutes

Mrs. Krushinsky and Mr. Ahrens made and seconded a motion to approve the minutes of the January 7, 2016 meeting as presented. Motion carried unanimously.

Status Report RE: East Shore Middle School Addition/Renovations - Phases I & II

Mr. Silver reported good progress has been made. He stated white boards and tack boards are due in shortly, with the plan being to install them after school hours. He spoke of the other sample commissioning items; of those 9 major items they have completed 7 of them. Mr. Silver also reported they will be installing the water flow monitor. He reported JCI has stated HVAC 1 is operational, but the damper was not operating properly. He stated that is a warranty item and not necessarily operational.

Mr. Ahrens asked if the 180 items were commissioning items.

Mr. Silver stated yes.

Ms. Ahrens asked if the 9 sample items were part of the 180.

Mr. Silver replied yes. He continued with an explanation of the items they will continue to sample. A brief discussion ensued.

Mr. Bradbury stated the sequence of operations is what they looked at. He stated his concern is the maintenance responsibility and who owns them at this point. Mr. Bradbury stated he continues to communicate with Johnson Controls on a regular basis.

Ms. Federico asked about the warranty contracts.

Mr. Bradbury explained since the work is not done, it comes down to who the warranty belongs to.

Mr. Ahrens asked if the "limbo" would create any additional costs. Discussion ensued.

Mr. Silver stated Bismark Construction and Mr. Funaro are pushing to get the last 20% or so of commissioning items completed.

Chairman Woods asked if the job would have been accepted as complete last year without a commissioning agent.

Mr. Silver explained before there were commissioning agents, the City would not have paid for or required such detailed reviews. State law now requires this level of detail.

Chairman Woods asked if the target final completion date is March.

Mr. Silver stated they still needed to wait for the change over season to test the dehumidification cycles and controls, which may not be till May.

Mr. Ahrens asked if the funds approved last month for the Commissioning agent funds were used up. Discussion ensued.

Chairman Woods stated it appears at this point the committee will have to appropriate additional monies.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve a change order to the Van Zelm contract in an amount not to exceed \$10,000. Motion carried unanimously.

Mr. Ahrens and Ald. Hardiman made and seconded a motion to approve a change order credit from the Bismark Construction Company contract in an amount not to exceed -\$10,000.

Mrs. Krushinsky asked how much would be left in Bismark's retainage.

Mr. Silver explained the amount reduces Bismark's gross due.

Motion carried unanimously.

Mr. Ahrens asked about future references concerning Bismark Construction and who would be the contact.

Mr. Silver recited the DAS reference system but also stated a telephone reference request would generally go through Mr. Bradbury, Mr. Richetelli and/or Chairman Woods. A brief discussion ensued.

Status Report RE: West Shore Middle School Addition/Renovations/Code Compliance

Chairman Woods went over the proposal response tabulation for the selection of a commissioning agent for the West Shore Middle School project.

Ald. Vitali asked about the impact of the claims against some of the commissioning agents.

Chairman Woods read the claims as stated. Discussion ensued.

Ms. Federico and Mr. Ahrens made and seconded a motion to accept the proposal of Innovative Engineering dated 1/20/16. Motion carried unanimously.

Mr. Silver stated he would notify Innovative Engineering and prepare contracts. He referred to the handout regarding the current completion of their building information modeling. The required ESA Phase I report has been completed and submitted. He explained the requirements of the State. He stated he has received the report back which is over 200 pages. He continued with the details of the report and historical use of the site. He deferred to Mr. Jorgensen.

Mr. Jorgensen stated he has met with the various departments for approval. He spoke of his meeting with Inland Wetlands and some minor restrictions.

Ms. Federico asked if there would be any issues that would impact Milford Public Schools and the ability to maintain the area.

Mr. Bradbury replied no. He went on to speak of the guardrails.

Mr. Silver stated this project is the first project the Permanent School Facilities Building Committee has done that needs to go to Inland Wetlands for approval.

Mr. Jorgensen continued with an explanation of the plan proposal and the request from the fire department for a service road. He continued with an explanation of the revised design concepts.

Chairman Woods asked what changes were made to the building.

Mr. Jorgensen stated the components added were media center alterations, science classrooms and modified band/chorus areas. He stated they cut down the courtyard expansion work with regard to PPS office space which was moved. He stated the other program improvements would remain the same.

Mr. Cavanna addressed the plans and that his staff was pleased with the changes.

Ald. Vitali commented as to the location of the STEM classes which are isolated from the media area which is the hub of learning. Discussion ensued.

Mr. Jorgensen continued with an explanation of the exterior proposal.

Mrs. Krushinsky stated she wished to be clear that the low exterior glass windows were being removed.

Mr. Ahrens asked if enrollment projections were in line with the expansion designs and estimates.

Mr. Silver went over the proposed budget for the project. He went over the significant changes.

Ald. Vitali asked the bottom line for the total budget.

Chairman Woods stated it is \$15,000,000, plus the prior bonding for the A & E.

Mr. Silver stated that figure did not include the financing.

Ald. Vitali asked about air conditioning in the addition. He stated he felt any new addition in any school should be air conditioned and that this Committee discussed that idea during the construction of East Shore Middle School.

Chairman Woods stated the air conditioning should be an add alternative at most, if it can be afforded. Discussion ensued.

Mr. Silver continued with an explanation of the current potential add alternatives of which air conditioning is not one of them. Discussion resumed.

Mr. Silver asked if the Committee wished to indicate its consensus to Silver Petrucelli & Associates to continue with the design development plans.

Mrs. Krushinsky asked if furniture, fixtures, etc were included.

It was the consensus of Mr. Richetelli and Mr. Cavanna to proceed with the plans as presented tonight.

Mrs. Federico asked what was lost by scaling back.

Mr. Jorgensen stated the chorus/band area is slightly smaller, but comparable to East Shore Middle School.

Mr. Silver discussed the schedule as distributed. He stated at this point the team lost two months in re-programming and redesign and the schedule is pushed out to bidding the project in August, but they would do their best to make up time. He stated they still have to go to the local authorities and then the State SCG for plan approval. He stated the Fire Marshal's Office already indicated they would do their review in-house. He stated it would go for bonding in October/November. He also spoke of the proposed staff cuts in Hartford and the potential for delays.

Mr. Ahrens asked the length of time for bidding.

Mr. Silver stated through the end of August, then opening bids in September and to the aldermen for approval by October/November.

Ms Federico asked when shovels would actually go in the ground.

Mr. Silver stated it could be as soon as December

Consideration of payment requisitions (Items 2 and 3)

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 replied yes.

Ald. Hardiman and Ms. Federico made and seconded a motion to approve payment to Van Zelm Engineers Add Services (#39) in the amount of \$1,112.65 for East Shore Middle School Phase I. Motion carried unanimously.

Ald. Hardiman and Ms. Federico made and seconded a motion to approve payment to Silver Petrucelli Design Development (#16-179) in the amount of \$81,335.00 for West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Lisi asked for the Committee to re-order their agenda and bring forward the roof projects. He introduced Shanna Armburst from his office who he stated would go over the color schemes.

Ald. Vitali and Mr. Ahrens made and seconded a motion to reorder the agenda and bring forward item 7. Motion carried unanimously.

Status Report RE: Elementary School Roof Replacement Projects (8)

Mr. Lisi stated he expected to get State approval on the roofing projects and go out to bid after that. He reported he has a meeting scheduled with the State OSCG PCR for Phase I of the elementary school roof projects, as well as Harborside Middle School roofing on February 17, 2016.

Status Report RE: Harborside Middle School Roof and Window Replacement Project

Mr. Lisi presented the plans dated January 29, 2016. He stated if the Committee accepts the plans tonight, they would then go to the Board of Education on Monday, February 8th for approval. He went on to explain the description of the proposed work.

Ald. Hardiman and Ms. Federico made and seconded a motion to accept the plans for Harborside Middle School dated January 29, 2016; subject to the understanding the four (4) classroom addition from 1993 would be addressed. Motion carried unanimously.

Chairman Woods asked about the Windows.

Mr. Lisi stated those would be done the following summer.

Status Report RE: Jonathan Law High School – Hazardous Material Abatement

Mr. Lisi reported he spoke with the Fire Marshal regarding the center aisle lightning and that he was looking for one foot candle. He stated this is required by code. Mr. Lisi stated he was proposing 4 additional fixtures in the ceiling in each aisle. Discussion ensued.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve a change order to Antinozzi Associates contract in the amount of \$7,000 for the aisle lighting in the auditorium. Motion carried unanimously.

Mr. Lisi stated the budget for the project at Jonathan Law is \$1,147,792. He stated Fuss & O'Neil has done testing beyond the floors and that there is roughly an additional \$185,000 abatement work, which would bring the project over budget.

Mrs. Krushinsky asked where the additional abatement was necessary.

Mr. Lisi stated it is transite paneling above the lockers, which was tested.

Mr. Bradbury stated he asked that the areas around the tack board also be looked out.

Mrs. Krushinsky asked if it is the lockers throughout the school.

Mr. Bradbury stated yes. He said since there is no planned abatement planned on the 2nd level, it likely would not be done at this point.

Mr. Lisi stated he would look to the Committee as to how they wish to proceed. Discussion ensued.

Mr. Bradbury stated as he does the areas, they would do the additional remediation as required. He stated initially the focus would be the first floor.

Chairman Woods stated the order of priority would be the floors and then the transite paneling. He asked that it be broken down.

Mr. Bradbury stated in a room where there will be containment, he stated he wished to do all of it.

Mr. Lisi stated beyond the flooring there is transite paneling, pipe fitting, blackboards and floor tile on the second floor underneath the cabinets.

Mr. Bradbury reiterated if a room was being contained, he would prefer to do the entire room.

Mr. Lisi stated he would bring back to the Committee a new budget for the Law project. He stated tonight he wished to have the Committee approve the finishes. He introduced Ms. Armburst.

Ms. Armburst continued with an explanation of the proposed finishes.

Ald. Vitali and Ald. Hardiman made and seconded a motion to approve the color and finishing schemes as presented.

Mrs. Krushinsky asked about the light colored wall.

Mr. Bradbury stated it is high enough.

Motion carried unanimously.

Consideration of payment requisitions (Items 6, 7 and 8)

None were presented.

The next meeting of the Permanent School Facilities Building Committee will be held on Thursday, March 3, 2016.

Being no further business to consider, Mrs. Federico and Ald. Hardiman made and seconded a motion to adjourn. Motion carried unanimously.

The Committee adjourned at 9:24p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary