

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
FEBRUARY 8, 2007**

The Permanent School Facilities Building Committee held their Regular Meeting on Thursday, February 8, 2007 in Conference Room B in City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Board Members Present

M. Woods
T. Creedon
Ald. B. Genovese
Ald. M. Hardiman
S. Marlow (Board of Education)

Also Present

M. Cummings, Principal - Foran
P. Russell, Assoc. Supt.
P. Bradbury, Maint. Supervisor
W. Silver, Silver, Petrucelli Assoc., Architects

Absent

J. DellaMonica, Sr.
D. Hourigan (Board of Education)

1. Consideration of the Minutes of January 4, 2007 meeting

Chairman Woods stated they would defer this to the next meeting along with the minutes of tonight, February 8, 2007.

2. Status report Re: Elementary Schools Asbestos Abatement Project

Chairman Woods reported this was taken off the agenda then received call there was an amended agenda, which is before the Committee tonight.

3. Status report Re: Window replacement at Pumpkin Delight, Calf Pen and Meadowside Elementary Schools

Mr. Silver reported worked started early February at Pumpkin Delight to replace balances and that they are 75% balanced.

He reported at Meadowside School all blinds, sealants and repairs to screens and cleats used for blind cords storage are installed. No requisition for this work and final completion is imminent.

Mr. Russell added they have the same issue with cleats at Law.

Mr. Silver filed the same report as above regarding Calf Pen Meadow School.

Chairman Woods asked why heavy-duty balances are not provided at all of the schools.

Mr. Silver replied that the window sizes vary between schools, and that Pumpkin Delight's are very large units.

4. Status Report Re: Phase I - Law High School Cafeteria Addition and Window Replacement

Mr. Silver reported the cafeteria at Law is fully operational. He stated there is a minor issued with the panic bars and that windows in the east/south areas are virtually completed. He reported the west windows are fully framed with glazing underway. He stated the target date for completion is April.

Chairman Wood asked if April is the target for the windows.

Mr. Silver replied yes for the west side.

Mr. Silver continued with an explanation regarding the panic bars/components and what have been happening.

Mr. Bradbury added this was something they noticed after a female student got a finger caught. He stated they are in the process of having this corrected. A brief discussion ensued.

Change Orders (J. Law):

Mr. Silver explained they replaced the existing flow/tamper switch on the existing sprinkler main and would recommend approval of this in the amount of \$700.15.

Chairman Woods asked how it works.

Mr. Silver explained the requirements of the code and also that it was defective and therefore was replaced.

Ald. Hardiman and Mr. Creedon moved to approve the change order for the flow/tamper switch in the amount of \$700.15. Motion carried unanimously.

Mr. Silver spoke of the window jamb closures and the need to infill these and in total it was 40 classrooms with an amount of \$11,323.40.

Chairman Woods commented this came up at the last meeting and asked why they didn't do it then.

Mr. Silver explained they did not have the amount at that time..

Mr. Creedon and Mr. Marlow moved to approve the change order for the jamb closures in the amount of \$11,323.40. Motion carried unanimously.

Mr. Silver spoke of the canopy that covers the door stoop outside the auditorium that needed to be modified to permit the removal of the asbestos flashing against the former window walls and explained there was an extra day of labor for this. He explained this fee was negotiated down to the amount of \$1,505.86.

Chairman Woods asked if Mr. Silver would recommend this.

Mr. Silver replied yes.

Mr. Marlow and Mr. Creedon moved to approve the change order for the abatement at interfering rear canopy in the amount of \$1,505.86. Motion carried unanimously.

Mr. Silver stated the next item was to substitute spandrel glass in science prep room. He explained this is optional and the prep spandrel glazing will not let the sun pass in this confined space, prone to overheating. He stated this is their recommendation although it is optional. He explained their engineers as well as Mr. Russell determined the opaque glass would be the best solution. He stated the glass has been ordered. He also added this would alleviate some of the anticipated overheating in that area.

Chairman Woods commented you could not look out the window.

Mr. Silver replied yes.

Mrs. Genovese asked why this was done without approval and commented the glass was ordered without there being approval.

Mr. Creedon asked what type of items would be stored there.

Mr. Silver responded hardware, ropes, etc. but there would be no chemicals or fluids.

Mrs. Genovese asked if blinds would do it.

Mr. Silver replied not as effectively and gave a more detailed explanation of spandrel glass.

Chairman Woods asked the value of the clear windows.

Mr. Silver responded it was about \$1,500. A brief discussion followed.

Mr. Marlow and Ald. Hardiman moved to approve the change order for the substitute spandrel glass in the prep room in an amount not to exceed \$3,348.00.

Mr. Silver commented it says labor and material but that he owes that for the window so this cost would be just for the spandrel.

Chairman Woods asked what they do with the existing glass.

Mr. Bradbury stated they would keep it on site as 'attic stock'.

Motion carried unanimously.

Mr. Silver stated the next item was the windowsill closure at condensation gutters at a cost of \$6,900. He explained the slate sills and the need to close the 1" gap and that it would be done with a 3" piece of corian.

Mr. Creedon asked if the other option was to replace the whole sill.

Mr. Silver replied yes.

Mr. Marlow and Mr. Creedon moved to approve the change order for the windowsill closure at condensation gutters in the amount of \$6,900. Motion carried unanimously.

Mr. Silver explained the next item was the panic bar substitution at new alum doors in the amount of \$16,170. He stated they did not recommend this.

Chairman Woods asked how many doors this would include.

Mr. Silver replied 12 pairs.

Mr. Marlow added this is labor intensive.

Chairman Woods noted they would be replacing brand new panic bars.

Mr. Silver responded yes basically that is what they would be doing.

Mr. Marlow asked if the installation had been done checked that it was done correctly.

Mr. Silver responded yes. No motion was made.

Mr. Silver reported the next item was rigid insulation behind tack boards at the spandrel glass in the amount of \$4,048.00. He explained they missed it at this school and that it was done at the other school. He stated it was 880 sq. ft and that they were only paying for the rigid insulation. He also explained the use of spandrel glass can be used as an aesthetic effect and that the rigid insulation keeps the heat from building up.

Chairman Woods asked if this was done at all the schools.

Mr. Silver responded yes and that they just missed this one.

Mr. Creedon and Ald.. Hardiman moved to approve the change order for the rigid insulation behind tack boards in the amount of \$4,048.00. Motion carried unanimously.

Mr. Silver explained the projector bracket credit and that the committee is offered a \$200.00 credit. He stated the staff did not want it so Mr. Jachimowski was asked not to install and they submitted the credit.

Chairman Woods asked if it was a fair credit.

Mr. Silver replied it was what he was willing to give and it was reasonable.

Ald. Genovese and Mr. Creedon moved to approve the charge order credit in the amount of \$200.00.

Ald. Genovese expressed her concern the Law staff may try to come back and get something else.

Motion carried unanimously.

Mr. Silver continued with the change orders, the next being for the splay ceiling at the auto shop in the amount of \$2,309.20 and explained the details per the drawing. He stated this is labor intensive in extending “splayed” ceilings.

Chairman Woods asked if it was like a drop-in ceiling.

Mr. Silver replied yes. He explained the shop windows are just so much taller than the other windows.

Mr. Marlow and Ald. Hardiman moved to approve the change order for the splay ceiling at the auto shop in the amount of \$2,309.20.

Motion carried unanimously.

Mr. Marlow and Ald. Hardiman moved to approve the change order for the splay ceiling at the carpentry shop in the amount of \$885.50.

Mr. Marlow deferred to page 21 and questioned the drywall/paint and the \$800.00 worth of labor with touch up paint

Chairman Woods suggested they hold off on this until Mr. Silver is able to answer some of the questions.

Mr. Marlow stated he would withdraw his motion and Ald. Hardiman stated he would withdraw his second.

Chairman Woods asked if Mr. Silver knew of any other change orders on the horizon for Phase I.

Mr. Silver stated he was not aware of any.

5. Status Report Re: Jonathan Law High School – Phase II Alterations and Code Compliance

Mr. Silver explained the 3 Phases of the additional design work that is required for the expanded scope of work in the science labs, window replacements and boiler room modernization. He stated the original design fees were \$133,900.

Chairman Woods stated he would entertain a motion to approve the change order to Silver Petrucelli based on the letter dated February 4, 2007 increasing architectural fees to \$162,700 for the entire project, which is an increase of \$28,800.

Mr. Marlow moved the motion and Mr. Creedon seconded the motion. Motion carried unanimously.

6. Status Report Re: Jonathan Law High School – Additions, Renovations, Code Compliance – Phase II

Mr. Silver stated he needed approval of the plans, specifications and estimate so the Chairman could sign the State form to accompany the plans. He stated they were completed plans. He gave a detailed explanation of the science lab renovations as well as the windows, staff area and asbestos abatement for the 2nd floor. He

explained Phase II was broken into 2 parts and the second part should go to the State by May is the boilers. He continued with his explanation of the plans, which included the prep room and also pointed out page 2 where an acid neutralizer tank was added.

Chairman Woods stated he wished to re-iterate that Mr. Silver was looking for approval of the plans, estimate and specifications dated February 8, 2007.

Mr. Russell added they should state “final” plans.

Ald. Hardiman and Mr. Credon moved to approve the final plans, estimate and project manual Phase 1 of 2.

Ald. Genovese asked if they would be keeping to the amount approved and added she does not like seeing these things added.

Mr. Silver stated they really don’t know until they get this. He explained Phase II – Alterations and Repairs with Phase III Design stating Law would be approximately \$2,430,000 and Foran approximately \$4,700,000.

Chairman Woods asked about the neutralizer tank and the cost.

Mr. Silver replied it would be \$20,000-25,000.

Motion carried unanimously.

Chairman Woods asked if he was correct in his understanding the plans would take approximately 45 days for the State BSF to approve these plans for bidding.

Mr. Silver replied yes.

Mr. Russell explained a conference call and getting this done on the local level if the state takes more than the statutory 30 days. He also commented the BSF director would give them a letter to let them go local if they’d like. A brief discussion ensued.

Chairman Woods commented the time window was critical.

Ald. Genovese commented if a meeting with the building official was held they needed to be sure they hold to a timeline and that she and Ald. Hardiman would be present.

Chairman Woods asked if the Building Committee would have to spend \$3,500 for a third party reviewer and if it is worth it.

Mr. Silver replied even with the local review it requires the cooperation of the building official.

Ald. Genovese stated if they go locally she wants a signed letter from this Board to the Mayor with a copy to Mr. P. Russell that it will be taken care of. She also commented it needed to be a strong letter that no monies would be spent and that they would not be using taxpayer monies.

7. Status Report Re: Foran High School – Alterations and Code Compliance – Phase I.

Mr. Silver reported on the 2nd and 3rd floor and items that had been completed and that they will paint over February break. He also reported the ventilators on each of the stairwells would be done around April. He reported the center railings were complete and treads and risers would be done over February break. He also reported the fastener details had been worked out with Mr. Bradbury.

Chairman Woods asked if the stairwells would be done when the kids return from February break.

Mr. Silver reported yes.

Mr Cummings asked if that was the painting as well.

Mr. Silver replied yes. He also spoke of the sprinkler piping and concerns with that area and deferred to Mr. Bradbury for comment.

Mr. Bradbury reported in speaking with the sprinkler people they were getting some minor leaks and they were repaired (gym area). He also explained he spoke with the fabricator for the piping problem and that the problem was with the factory welder. He stated they offered to come in and re-weld each piece (approximately 150). He explained his thoughts regarding the welding and that he would like to get an extended warranty. He stated during testing they got it to 200 lbs and it held and yet it first leaked at 90 lbs. He stated the extended warranty would be for 10 years.

Mr. Silver read the warranty. A brief discussion ensued.

Chairman Woods suggested they wait until the March meeting after another test has been conducted and decide where to proceed at that point.

Mr. Bradbury stated he would have additional tests at that time.

Chairman Woods asked if there was anything else at Foran.

Mr. Silver replied no.

8. Status Report Re: Foran High School – Alterations and Code Compliance – Phase II

Mr. Silver submitted the plans for Phase 1 of 2 and explained he needed approval of the plans and specifications for the science lab, elevator as part of this phase and the boiler, chiller and cooler tower in stairwells 1 and 4 will be Phase II.

Chairman Woods asked how they were dealing with the lead problem and that it was his understanding they were segregating the air system from the rest of the school.

Mr. Silver replied yes.

Chairman Woods asked if that would be done for the rest of the school year.

Mr. Silver explained they planned on doing it one floor at a time and that they are meeting with the State Department of Health and Dr. McBride shortly. Mr. Silver explained the statistical analysis by Mr. M. Myers of the lead during the Phase I abatement and stressed it was minuscule.

Mr. Russell commented the State Department of Health has usually allowed the local Health Director to make the final decision.

Chairman Woods stated they needed a motion for Silver Petrucelli for the design Change Order for Foran based on the letter from Silver Petrucelli dated January 4, 2007.

Mr. Marlow and Ald. Hardiman moved to approve the change order from \$129,200 to \$152,800 with a net change of \$23,600. Motion carried unanimously.

Mr. Silver stated he wished the Board to be clear that they would come back for Phase 2 approval in May.

Ald. Genovese and Mr. Creedon moved to approve the final plans, specifications and estimates for Phase I of 2 at Foran High School as discussed. Motion carried unanimously.

8. Status Report Re: Pumpkin Delight Elementary School – VAT removal and replacement – Selection of Architect.

Chairman Woods reported he did not have the referral from the Board of Aldermen for Pumpkin Delight – VAT removal and replacement and Law and Foran, Phase III.

Mr. Silver explained it has two parts.

Mr. Russell gave a history and that they are asking for \$500,000 for VAT in various schools and \$200,000 for driveway upgrades and improvements at Pumpkin Delight and other schools. He also spoke of the \$50,000 they received in a State grant for driveway safety. He stated the highest priority was given to driveway safety. He stated they did not officially get anything from the Board of Aldermen but that they approved the funding but did not forward it to the Permanent Schools Building Committee.

Mr. Marlow and Mr. Creedon moved to approval the selection of Silver Petrucelli on this project. Motion carried unanimously.

Mr. Silver explained the how the proposal breaks down on both projects. He explained the numbers and that it reduces to \$19,000 and that it is his understanding they wish to move on this quickly.

Chairman Woods asked how the safety situation would change.

Mr. Russell explained the large amount of traffic at this particular school and that cars cannot pass on this road. He stated finally after 7 years they have money for this project.

Chairman Woods stated it was his understanding they were hiring Silver Petrucelli but they would be sub-contracting the site improvement to Codespoti and Associates.

Mr. Silver replied yes.

Chairman Woods asked if it was within the budget.

Mr. Russell replied they may fall short.

Ald. Hardiman and Ald. Genovese moved to modify the original motion to \$19,000 for the VAT and site safety for a total fee \$35,500.

Mr. Silver noted services were not included due to the extensive and complex CMA application process through Planning and Zoning, which as become very complex.

Motion carried unanimously.

9. Status Report Re: Jonathan Law High School – Additions, Renovations, Code Compliance – Phase III – Selection of Architect

10. Status Report Re: Foran High School – Additions, Renovations, Code Compliance – Phase III – Selection of Architect

Mr. Silver spoke of the work that would be done during the summer of 2008. He explained at Law there would be 8 classrooms and 2 weight rooms and at Foran the fill-in of the courtyard and the expanded cafeteria and bathrooms.

Chairman Woods stated he would seek authority to hire architect to start work at Foran and Law as he did not believe that the Aldermen granted that authority to the committee.

Mr. Silver stated there was no CA in the design proposal presented, but that the construction cost was roughly \$2,500,000 each.

Chairman Woods asked when they would start.

Mr. Silver responded he would like to see bidding by November 2007. A brief discussion ensued.

Chairman Woods stated they would forward items 9 & 10 to the next meeting.

11. Consideration of payment requisitions.

Chairman Woods asked if Mr. Silver had reviewed the January requisition summary and if he would recommend payment.

Mr. Silver responded he had and would recommend payment.

Ald. Hardiman and Mr. Creedon moved to approve payment A & A Windows (#6), Envirosience (Abatement CA) in the amount of \$14,014.40. Motion carried unanimously.

Ald. Hardiman and Mr. Creedon moved to approve payment A & Windows (#8), Enviroscience (Abatement CA) in the amount of \$14,033.25. Motion carried unanimously.

Ald. Hardiman and Mr. Creedon moved to approve payment Jachimowski Construction Co. (#11), Geoinsight (Geotech Eng. #11355) Site, LLC (Geotech Borings #5057), Enviroscience (Phase 2 Investigation) – Sepcial Testing Lab (20059) in the amount of \$1,168.00. Motion carried unanimously.

Ald. Hardiman and Mr. Creedon moved to approve payment Bismark Const Co (#7), Enviroscience (Abatement CA) in the amount of \$107,825.00. Motion carried unanimously.

Ald. Hardiman and Mr. Creedon moved to approve payment Geoinsight (GeoTech), Site, LLC (borings) in the amount of \$22,500.00. Motion carried unanimously.

Mr. Hardiman and Mr. Creedon moved to approve payment Contractor Enviroscience (Abatement (CA) in the amount of \$8,890.00. Motion carried unanimously.

Mr. Silver commented the Foran meeting with the State Health Department was scheduled for February 22, 2007 and that they were hopeful to bring this to a resolution.

Being no further business to discuss, Mr. Marlow and Ald. Hardiman moved to adjourn. Motion carried unanimously. The Board adjourned at 9:20 p.m.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary,
Acting for Theresa Rose Nickols