

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
SPECIAL MEETING  
FEBRUARY 22, 2018**

The Permanent School Facilities Building Committee held a special meeting on Thursday, February 22, 2018 at West Shore Middle School in the media center. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

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

Also Present

B. Silver, Silver Petrucelli Assoc., A/E  
P. Jorgensen, Silver Petrucelli Assoc, A/E  
M. Ballantoni, LaRosa Building Group  
J. Nielson, Coordinator School Security  
P. Cavanna (BOE)  
P. Bradbury (BOE)  
P. Lisi, Antinozzi Associates

Excused: R. Vitali (BOA), S. Firmender (BOE)

**Consideration of the Minutes of January 18, 2018 meeting**

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve the minutes of the January 18, 2018 meeting with the following corrections:

Mrs. Frederico should read Mrs. *Federico*.

Motion carried unanimously as corrected.

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

Mr. Silver deferred to Mr. Ballantoni for an update.

Mr. Ballantoni reported they would be pouring slabs starting next week, he also reported regarding the band and chorus rooms and stated they are still on target for the 1<sup>st</sup> week of May.

Chairman Woods stated the Committee would stand in recess to tour the facility. The Committee recessed at 7:06 p.m.

Chairman Woods reconvened the Committee in public session at 7:19 p.m.

Chairman Woods asked if all the windows on the west side had been completed.

Mr. Cavanna replied yes. He said on the east side he did not want to displace classrooms at this time. He stated once the gym was complete they could begin on those rooms.

Mr. Silver distributed the mechanical design for the air handling for the new chorus room. He proceeded with an explanation of the proposed work. He stated Silver Petrucelli put in approximately 60 man hours for this design that was requested by this Committee. He also provided the Committee with the change order handout regarding the project. He stated the green highlighted items were prior "Not to Exceeds," which had not been finalized at this point. He stated LaRosa Building Group, LLC provided some recent the proposals to Silver Petrucelli on February 19<sup>th</sup>, so they had not been thoroughly vetted. He referred the Committee to p. 3 of the handout for the details of the new outdoor air handler unit.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve a change order to the LaRosa Building Group, LLC Company contract in the amount of \$114,918.25 for the new air handler for the chorus room to mechanically separate chorus from band.

Mr. Ahrens asked if all the change order items highlighted in red were part of the air handler proposal.

Mr. Silver stated if the \$114,918.25 is approved by the Committee, then the change order proposal for duct silencers between the band and chorus in the amount of \$32,448.00 would not be considered. He deferred to Mr. Bradbury for his presentation concerning the acoustic monitoring at East Shore Middle School – Model SL 120 report.

Mr. Bradbury distributed the sound level report and continued with his presentation.

Mrs. Federico asked about the db levels that were discussed at the last meeting.

Mr. Silver referred the Committee to p. 17- 28 for the report from Brooks Acoustics Corporation. He continued with an explanation of the report. He also referenced the notes (distributed to the Committee) from design meeting #5 (October 13, 2015) wherein Mr. Nunno was in attendance.

Mr. Nunno stated his concerns are regarding the environment of the choir room and his students. He stated he felt his concerns were not heard and in fact in his recommendation was disregarded. Discussion ensued. Minutes of design meeting #4 (from 10/31/15) were distributed by Mr. Silver to show that the acoustic concerns were documented and taken into consideration during design.

Chairman Woods stated the Committee needs to decide the choice between the two alternatives, the new air handler in the amount of \$114,918.25 versus the add duct silencers between the band and chorus rooms in the amount of \$32,448.00. He stated the difference is \$82,430.25.

Mr. Silver stated the committee does not have to accept either design and could choose to continue moving forward with the current design. He stated if the Committee decides to go with the add duct silencers, there would be a 4db gain. Mr. Silver stated with the separate air handlers it would be 35db's in the space, while using the silencer method noise levels would be reduced to 31 db's.

Mr. Jorgensen clarified the wall design is 32 db's. Discussion resumed.

Mrs. Federico asked if theoretically they could assume the noise happening in the band room.

Mr. Jorgensen referred the Committee to p. 18 of the report, reading the portion of the acoustic engineer's report which states acceptable acoustic levels were not specific to the instruments. Discussion resumed.

Chairman Woods stated regardless of what was or wasn't said in 2015, the Committee needs to decide the value of the change orders and how they wish to proceed.

Mr. Nunno reiterated his concerns and stated he strongly disagreed with Silver Petrucelli and that he was simply advocating for his music staff and students.

Mr. Ahrens stated he was not comfortable with the numbers presented to the Committee tonight and that he felt he needed more information to make a decision tonight.

Mrs. Federico questioned the separate air handlers versus the presently contracted shared air handler. She also questioned the mention of the wall absorption issue when Mr. Bradbury conducted his sound level monitor at East Shore Middle School.

Mr. Bradbury stated the walls could simply be padded.

Mr. Silver stated they did things architecturally layout and detail-wise to improve the acoustic separation. He expressed the importance of listening to the two music teachers at East Shore Middle School, who stated they have not had any acoustic separation concerns. Mr. Silver stated sound deadening measures could be added later on to the walls, as well as other measures once the spaces are completed and occupied.

Mr. Nunno stated East Shore Middle School does not have a large band and simply doesn't have the size band that West Shore Middle School has. He stated he has in excess of 20 kids in each of his classes.

Chairman Woods stated he would be inclined to go with the silencer route.

Mr. Nunno stated he just did not feel it would work.

Chairman Woods stated it seems none of the solutions will address the inherent sound and transmission through the walls. Discussion resumed.

Mr. Ahrens asked to revisit the contingency numbers before making a final decision.

Chairman Woods read from the minutes of last month's meeting regarding the contingency numbers available.

Mrs. Federico asked if they go with the silencers and there is a problem down the road, what could be done.

Mr. Silver stated a determination would have to be done to see if the sound is traveling through the ducts. Then they would add mass or materials to the walls to the band or chorus side of the walls.

Mr. Nunno expressed his appreciation of Mr. Bradbury going to East Shore Middle School to do the testing, but it stated it should have been done when the band room was full. He stated measuring a class with 15 band kids is not an accurate measure for West Shore Middle School where they have more kids. Mr. Nunno also stated during common time it was his plan to have full band practices, which he stated would generate a lot of noise. He stated a normal middle school should have their band in a completely separate part of the building. Discussion resumed.

The motion carried 4 yes ((Nunno, Hardiman, Federico, Ahrens) and 1 no (Woods).

Mr. Jorgensen stated the next change order for the Committee to consider concerned the concrete slab above the existing tunnel in gym. He explained it is primarily patching the slabs where columns were cut into and thru the tunnels for bearing. He referred the Committee to p. 34 for further information/backup. He stated Silver Petrucelli is recommending a NTE amount of \$3,000 and differing with LaRosa's larger request, for patching the slab at each of the footings. He stated there are four footings.

Mr. Ballantoni stated there was no mention of slab over the tunnels and that the rebuttal only came two weeks ago.

Mr. Jorgensen stated it had been verbalized on more than one occasion during meetings long before this.

Mr. Ahrens asked how that type of situation is generally resolved.

Mr. Jorgensen explained it is based on the meetings held in the trailer and referred the Committee to the structural engineer's rebuttal for this request.

Mr. Silver explained the CCD process that allows the project to continue moving forward and the dollar amount is resolved later. He reiterated the CCD states the project shall continue and the dollars decided later. Discussion ensued.

Mr. Ballantoni explained there are two parts of the slab. The argument is that it was not shown in the construction documents over the tunnel.

Mrs. Federico and Mr. Nunno made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in an amount NTE \$3,000 for the concrete slab above the existing tunnel in the gym. Motion carried unanimously.

Mr. Jorgensen stated the next change order was for the grout on the existing walls at wall jambs for windows in the amount of \$4,012.65. He stated the backup is on p. 36 of the handout.

Mr. Ahrens and Mrs. Federico made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$4,012.65 for the grout on the existing walls at the wall jambs for the window. Motion carried unanimously.

Mr. Jorgensen stated the next change order concerned the bathrooms on the first floor down the corridor from the main office. He explained the demolition plan was missing a note regarding the removal of the frames. The work was done without authorization and the proposal came in (p. 42) on January 24, 2018 for work that was done last summer to take those door frames out and put in new door frames. Mr. Jorgenson stated they were never notified this was an extra to the contract. He went on to explain the procedure. He stated essentially they proceeded without notifying the architect as required by contract.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$1,184.83 for the demo of the door frames for the two restroom doors.

Mr. Jorgensen reiterated Silver Petrucelli's position is that the existing frames could have been preserved with effective communications.

Motion carried unanimously.

Mr. Jorgensen stated the next change order in the amount of \$1,237.36 was for the two new phone lines in main office per the request of Mr. Cavanna

Mr. Silver referred the Committee to p. 49 of the handout which showed the location.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve the change order to the LaRosa Building Group, LLC contract in the amount of \$1,237.36 for the two phone lines in the main officer per the request of staff. Motion carried unanimously.

Mr. Jorgensen referred the Committee to p. 51 of the handout for the next change order, which was at the request of Mr. Cavanna and the recommendation of the Committee to paint the door frames on the 1<sup>st</sup> and 2<sup>nd</sup> floor in the amount of \$2,454.94. Mr. Jorgensen stated Silver Petrucelli deemed it to be of fair value.

Mrs. Federico and Mr. Ahrens made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$2,454.94 for the painting of the door frames on the 1<sup>st</sup> and 2<sup>nd</sup> floors. Motion carried unanimously.

Mr. Jorgensen stated the next change order in the amount of \$1,013.25 was for the additional painting of the 2<sup>nd</sup> floor offices due to damage incurred when the shoring work was done. He stated Silver Petrucelli disagreed with the charge and was not recommending it. He referred the Committee to p. 52 of the handout for the backup.

Mr. Ballantoni explained they had to take down the mechanical ductwork to put up the shoring which resulted in some damage to the walls requiring the extra painting.

Chairman Woods asked why Silver Petrucelli disagreed with the change order.

Mr. Jorgensen stated the work was performed and no one was informed about it, until after the work was complete.

Mr. Silver referred the Committee to p. 54 of the handout which stated the painting company commented on "damaged done by other trades."

Mr. Nunno commented it was reasonable to say things could get scoffed during such a large project.

Mr. Jorgensen stated while he agrees, by contract the owner just does not pay for the work another trade damaged. The general contractor manages the trades and accepts the responsibility of damage in the work area.

Mr. Nunno and Mr. Ahrens made and seconded a motion to approve a change order credit to the LaRosa Building Group, LLC Company contract in the amount of \$1,013.25 for the additional painting of the 2<sup>nd</sup> floor offices as the result of damage while temporary shoring work was performed.

Mr. Cavanna expressed concern if this type of an incident were to occur over the summer and how it would be resolved.

Mr. Ballantoni stated if that were to happen again they would own it.

Motion carried unanimously.

Mr. Cavanna asked about an exposed wall in the guidance area.

Mr. Ballantoni explained in that recessed area there still is an opening where tack boards were removed.

Mr. Bradbury stated tack boards would be replaced.

Mr. Jorgensen stated the final change order to come to them was for the 2" conduit from the pole to the building for telephone/data lines in the amount of \$3,875.51, which was the request of Mr. Cavanna. He referred the Committee to p. 54 of the handout.

Mr. Bradbury explained he had a conduit put in so the fiber would not be overhead to the front addition. He stated he believed this change order was previously presented to this Committee and approved. He asked the Committee not to consider this change order tonight until he could look further into it. He stressed it was a duplicate.

Chairman Woods stated the Committee would pass on this change order tonight.

Mr. Ahrens and Ald. Hardiman made and seconded a motion to approve a change order in the amount of \$2,142.68 for the temporary controls for HV-4 (previously rejected by the Committee).

Mr. Jorgensen pointed out that Silver Petrucelli was not recommending this change order for payment. Mr. Bradbury explained what had happened and the value that Milford received.

Motion carried unanimously.

Mr. Cavanna asked about the large projection screen and LCD projectors for the gym. He stated they gym would be used frequently for assemblies and that I screen would be need, but not necessarily the LCD. Discussion ensued.

Chairman Woods stated he felt it should be added to the project scope.

Mr. Silver stated the additional sound system could be designed, reminding the Committee this had been discussed during the schematic design phase, however due to the project being cut \$1,000,000, it was removed. Discussion resumed.

Chairman Woods asked Mr. Ballantoni the progress of Mr. Cavanna's "wish list."

Mr. Cavanna stated he believed prices were coming in.

Mr. Ballantoni stated he did not have any information, but would relay to Mr. Tynes.

### **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 the Materials Test Lab: Special Testing (for January) was on hold and that they were not processing the January request. He stated they would recommend the other requisitions.

Mr. Nunno and Mrs. Federico made and seconded a motion to approve payment to Larosa Construction Company (#12) in the amount of \$119,017.59 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Nunno and Mrs. Federico made and seconded a motion to approve payment to Commissiong: IES Engineering (#12045) in the amount of \$440.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Nunno and Mrs. Federico made and seconded a motion to approve payment to Silver Petrucelli Const. Admin (#18-146) in the amount of \$19,960.00 for the West Shore Middle School Expansion and Alterations project. Motion carried unanimously.

### **Status Report – Jonathan Law High School – Hazardous Material Abatement**

Mr. Lisi stated the punch list work has been completed and they received the close out documents.

Chairman Woods asked Mr. Lisi if he could state the project is 100% complete and could be closed out.

Mr. Bradbury asked Mr. Lisi if the closets had been closed up.

Mr. Lisi stated there were three closets that Fuss & O'Neil determined something was in the ceiling, so they were cut out where work was performed, so at this point there is no ceiling in those locations.

Chairman Woods asked Mr. Lisi if he could estimate the cost.

Mr. Lisi stated he did not know. Discussion ensued.

Chairman Woods stated this will likely result in a change order and therefore the job could not be declared 100% complete until the project is complete.

Mr. Nunno recalled a time when it had been stated that closet ceilings could be left open. Discussion resumed.

Mr. Lisi stated if he were to guess, he would say the cost would not exceed \$3,000.00

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve a change order request to the Olympus Construction contract in an amount NTE \$3,000 to replace the 3 closet ceilings. Motion carried unanimously.

Mr. Lisi stated there was a change order credit for the Committee to accept in the amount of \$3,620.00 for the white boards that were not required to be installed.

Mr. Ahrens and Mr. Nunno made and seconded a motion to approve a change order credit to the Olympus Construction contract in the amount of \$3,620.00 the Jonathan Law High School – Hazardous material Abatement project. Motion carried unanimously.

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

Mr. Lisi stated the punch list still has some miscellaneous items that need to be completed. He reported J & G Glass has not been back on site to perform the remaining work since December, adding they have been non-responsive. He stated there are still some credits.

Mr. Bradbury suggested putting them on notice that the Committee would seek alternative measures unless the work is completed.

Chairman Woods asked Mr. Lisi if he would send out that letter.

Mr. Lisi stated they would do that, however he would need to look at the contract to see what notice is required. He also stated they have credits that are due as well. He reiterated he would send the notice to J & G Glass. A brief discussion ensued regarding the remaining items.

#### **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 stated yes.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve payment to Olympus Construction Company in the amount of \$103,617.35 for the Jonathan Law High School Hazardous Material Abatement. Motion carried unanimously.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$1,900.00 for the Jonathan Law High School Hazardous Material Abatement. Motion carried unanimously.

Mr. Ahrens and Mr. Nunno made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$4,475.00 (final invoice) for the Harborside Middle School Roof and Window Replacement Project. Motion carried unanimously.

#### **Status Report RE: Elementary School Roof Replacement Projects**

E. John F. Kennedy Elementary School

Chairman Woods asked if the roof replacement projects could be closed out.



Mr. Bradbury stated there is an issue with the ladder for access to the roof. He stated the ladder needs to be OSHA compliant, which it is not. He stated until resolved he would not recommend closing John F. Kennedy Elementary School roof project out.

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

Mr. Lisi reported he received an invoice from Fuss & O'Neil for additional monitoring. He stated he believe it is above and beyond, therefore the balance of the roofing projects could not be closed out.

Mr. Bradbury stated it was his understanding these projects were previously closed out at the recommendation of Mr. Lisi.

Mrs. Federico stated she did not believe the Board of Education had taken these items up. Discussion ensued.

Chairman Woods asked Mr. Lisi to obtain the Fuss & O'Neil final invoice and get ladder taken care of before the next meeting.

#### **Status Report RE: Security Infrastructure Upgrades – Selection of Architect**

- A. The Academy
- B. Jonathan Law High School
- C. Joseph A. Foran High School
- D. East Shore Middle School
- E. Harborside Middle School
- F. Calf Pen Meadow Elementary School
- G. John F. Kennedy Elementary School
- H. Live Oaks Elementary School
- I. Mathewson School Elementary School
- J. Meadowside Elementary School
- K. Orange Avenue Elementary School
- L. Orchard Hills Elementary School
- M. Pumpkin Delight Elementary School

Chairman Woods stated the final item on the agenda is for the school security infrastructure upgrades to thirteen (13) of the schools. He distributed the Ordinance recently approved by the Board of Aldermen to the Committee members. He explained the other two projects would not come to this Committee because there is no reimbursement. He continued with an explanation of the handout. He continued reading from CGS 10-287. Chairman Woods also reported he spoke with Mr. Richetelli who is working on a draft for the RFQ, and then it will go to the Purchasing Agent to be advertised. Chairman Woods stated per the Statute there would be a maximum of four (4) architects selected. He stated the Committee would then have to decide which schools to do first. A brief discussion ensued with Mr. Nielsen, School Security Director.

Mr. Nunno asked if Jonathan Law had already been done.

Mr. Nielsen stated they would work with the architect selected to see if the work that was done complies with the state statute. Discussion resumed.

Chairman Woods stated the architect selected should do the work on all the schools.

Mr. Ahrens and Ald. Hardiman made and seconded a motion to proceed with the public process in accordance with CGS 10-287 for the selection process.

Chairman Woods explained once the RFQ comes back, a special meeting would take place for the consideration of the bidders. He stated the meeting would be held in Executive Session.

Motion carried unanimously.

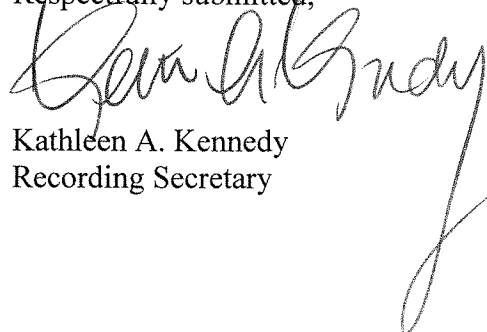
Consideration of Payment Requisitions (Re: Item 8)

None.

There being no further business to discuss, Mr. Ahrens and Mrs. Federico made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 9:23 p.m.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read 'Kathleen A. Kennedy', is written over the typed name and title.

Kathleen A. Kennedy  
Recording Secretary