

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
March 14, 2012**

The Permanent School Facilities Building Committee held a meeting on Wednesday, March 14, 2012 in the conference room 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
P. Bradbury (MPS)
J. Richetelli (MPS)

Consideration of the Minutes of February 16, 2012 meeting

Ms. DiBiase and Mr. Quish made and seconded a motion to approve the minutes of the February 16, 2012 meeting.

Mr. Quish referred to p. 3 of the minutes regarding the discussions concerning monitoring. It was his recollection they agreed they would consult with the Committee in the process. The following sentence should be included in the minutes following paragraph 1:

Chairman Woods stated Fuss & O'Neil along with the architect, Silver Petrucelli would consult with this Committee and decide whether to "pull the plug" if the monitoring arrangement is not working out.

Motion carried unanimously with the correction as noted above.

Status Report - Elementary Schools Asbestos Abatement Project (J.F. Kennedy)

Kennedy School – Mr. Jorgensen reported no work had been done as of this time. He reported in recent correspondence with the contractor they tried to firm up summer dates with THP.

Mr. Silver referred the Committee to p. 2 of the handout.

Mr. Jorgensen also reported a letter was sent in response to dates discussed. He stated that THP is saying that construction window is shorter than anticipated. He stated THP is willing to work double shifts if the Committee is willing to pay the overtime.

Chairman Woods asked the wording of the bid document.

Mr. Silver stated there was a substantial completion date included in the bid. He went on to explain substantial completion. He stated THP would have to push the flooring people as quickly as possible.

Mr. Bradbury commented the contractor will not be allowed to just walk off the job before they are done. He explained how they have to get the floors ready for the teachers. He also stated it was his understanding the contractor was responsible for waxing the floors under the contract,

Ald. Vitali asked why the contractor was opposed to working during the April vacation week.

Mr. Jorgensen replied it was a mobilization issue.

Mr. Quish stated this Committee did not need to dictate means and methods of the job and if the contractor wished to add additional workers they could.

Mr. Silver pointed out the specifications allowed for weather, i.e. snow. A brief discussion ensued.

Chairman Woods asked the Committee what response they wished to send.

Ald. Vitali stated they have the April break as an option and that it is up to the contractor to accelerate their work order and if that requires additional staff it should be on the Contractor.

Mr. Quish asked if the letter comes from the Committee.

Chairman Woods stated the letter would come from the architect.

Ald. Nunno asked Mr. Silver if they anticipated any major issues like they had at Jonathan Law.

Mr. Silver replied at Law they had to pour concrete where they lost several inches of poor quality 1960's concrete.

Mr. Jorgenson stated at their first meeting they requested a price to do the main corridor. He stated the price THP quoted was \$21,874.85.

Chairman Woods asked about the request for an extra two days.

Mr. Jorgensen stated they were asking for two extra days, but that it complicated matters.

Mr. Quish stated he would not be in favor of the alternative unit price rate method of calculation, noting it is just too high. Discussion ensued regarding the numbers provided by THP.

Chairman Woods asked when was the latest the Committee would have to approve the change order request.

Mr. Jorgensen stated May would be the latest.

Mr. Silver stated the abatement could be cut by just over \$1,000 based on containment unit prices.

Mr. Saley asked if Milford Public Schools could get a price on the vinyl as well as install it.

Chairman Woods asked the Committee if they wished to approve the change order with a “not to exceed” and the two-day extension.

Mr. Quish stated he would not give the extension and stated he felt the Committee should wait on this.

Mr. Saley stated he needed to know exactly what this covers. He also asked why the 200 sq ft. quantity difference between architects estimates and THP estimates.

Chairman Woods suggested the architect consult with the contractor to agree on the square footage and let them know the Committee does not accept this bid.

Mr. Saley stated this should not have been brought forward to this Committee when there were so many outstanding questions.

Chairman Woods suggested the Committee take up the change order next month.

Status Report – Joseph A. Foran High School – Additions, Renovations, Code Compliance Phases III and III-A and Status Report – Joseph A. Foran High School – Phase II Lead Asbestos Abatement

Mr. Silver reported the project is going well and that there are no change orders for the Committee to discuss. He reported the under slab piping is in. He also reported the foundation may be in while the kids are out on April vacation. He stated there are two change orders prompted by Fire Marshal field requests which need to be discussed. He stated the first relates to the fire alarm pull station in the pool corridor and the second concerns an upgrade to the spray paint exhaust chamber. Mr. Silver explained because the spray paint cans have a solvent base with explosive gases the Fire Marshal has requested the installation of a sprinkler. He stated they are exploring the idea of an alternative routing to the roof, rather than keeping the equipment inside the building. He also stated they might have to upgrade the hazard rating of the paint chamber. He stated they are scrambling to upgrade the design to meet the needs of the art educators.

Chairman Woods questioned the fire alarm pull station in the pool. He noted these were plans the Fire Marshal had previously reviewed and approved.

Mr. Silver responded yes, they had previously been approved.

Mr. Quish asked for information regarding the paint chamber.

Status Report – East Shore Middle School Additions/Replacements

Mr. Silver referred the Committee to p. 14 of the handout. He explained the letter is a standard BSF letter that is received before they can go out to bid. He also noted p. 15 of the handout which was missing from the handout showed the signature page. Mr. Silver reported a contractors’ pre-bid meeting would be held on March 29, 2012. He also reported there had been 12 pickups to date. He referred the Committee to p. 17 of the hand out which showed the two original add alternates which were reviewed by the BSF back in November. Mr. Silver also referred the Committee to p. 18 of the handout. He recalled this was approved at the last meeting, but after the aldermanic meeting the deduct alternates would be issued as part of Addendum #1. He stated the building permit application would be going to the Building Official and Fire Marshal on Friday. The permit

drawings and specs are over \$1,000 in printing expense. He also stated they would need to get a CAM approval because of the property's proximity to the coast line.

Chairman Woods stated the Committee should begin discussions regarding prioritizing. He stated if the bids come in low enough he would encourage the Committee to build everything. He stated if bids come in where Silver Petrucelli thinks they could, they would not be able to build the entire project, i.e. 4 more classrooms, site work.

Mr. Quish asked if they could get the total of all deduct alternates except classrooms. A discussion ensued regarding the add alternates.

Chairman Woods explained the charge of this Committee is to build the best they can with the \$12,000,000 they have been given by the Board of Aldermen. He stated this Committee needed to discuss priorities now, but that they really did not have the numbers yet because the bids had not come in. He stated this Committee would do its best but that it was important they work as a team, adding there would be some very difficult decisions that needed to be made.

Mr. Silver referred the Committee to p. 19 of the hand out, regarding the grease trap fumes. He stated they have been asked by Mr. Bradbury that this issue be resolved. He explained p. 19 shows the engineering services design proposal to get the trap drained via exterior mains to the Chapel Street sewer line.

Mr. Quish asked for clarification if this proposal was for excavation and a new line.

Mr. Silver replied it was, and that everything from the grease trap to the building would be ripped out.

Mr. Bradbury pointed out the line pumps to Seabreeze Avenue, and the likely culprit of fumes was open vent pipe joints.

Mr. Saley asked if the grease trap drain line was in the initial bid.

Mr. Silver replied no, that it would have to be in the addendum.

Mr. Quish commented he believed this was not a water problem, so they really should be looking at gaseous sources.

Mr. Richetelli stated that school administration wanted this Committee to be aware that MPS wanted this to be a part of the entire project.

Mr. Silver stated one question about delaying the decision is whether you get a better value when you bid it or as a change order.

Mr. Bradbury stated it is not the pump, but rather it is the building vent system where the problem lies. He also pointed out there are multiple vents on the main sanitary line.

Mr. Saley stated a common sense approach was needed and suggested they look into putting a Big Dipper in place, which is similar to what Pumpkin Delight School has.

Mr. Silver stated it was his understanding the Sewer Commission does not allow interior grease traps.

Mr. Richetelli concurred, stating it is actually a State Regulation through the DEEP. Discussion ensued.

Chairman Woods asked if it was the consensus of the Committee to address the grease trap issue later, and if so, when?

Mr. Quish suggested the Committee keep this item as an open issue and when it becomes necessary, they can address it. He stated he did not want to spend additional monies for the design engineer at this time.

Chairman Woods stated the question still remains whether this Committee wishes to hire Silver Petrucelli to design a solution or if there is a totally different solution.

Mr. Quish stated he did not feel this issue was urgent or pressing and that it may be better to consider this later as a bid alternate.

Mr. Saley stated he would like more information and wait and see. Mr. Quish agreed.

Chairman Woods inquired as to what they are waiting for, if they chose to wait and who is doing it.

Mr. Bradbury expressed concern regarding the vents. He expressed concern trying to track down a vent problem in an old 1950's building, adding there is a problem with the old grease trap design and that it is not a good one.

Mr. Saley reiterated they should install the big dipper emphasizing MPS do the work. He agreed to contact the Sewer Commission to see if it would approve a big dipper in lieu of a grease trap.

Ald. Vitali commented what he has heard tonight is that they do work in the schools.

Chairman Woods stated this could not wait until after the new kitchen equipment is contracted for.

Mr. Bradbury suggested it be piped all the way, exterior of the building with a new pipe and vent grease trap on its own.

Chairman Woods stated the Committee did not need to make a decision tonight, but that they don't lose sight of the timetable. Discuss ensued.

Chairman Woods stated it was the consensus of the Committee to defer the change order for now.

Mr. Silver stated he wished to reaffirm the only alternate the Committee was recommending was two (2) add alternates first, then 3, 4, 5, 6, 7, 8 and that #9 was knocked out.

Status Report – Jonathan Law High School – Roof Replacement

Chairman Woods stated it appeared the Committee would be approving two contractors tonight. He asked if the funds were available for the Law roofing project to cover the base bid with the alternate.

Mr. Silver referred the Committee to p. 6 of the handout. He went on to explain the bids received for the roofing project at Jonathan Law High School.

Mr. Jorgensen continued with an explanation regarding the base bid. He stated they have worked with Silktown Roofing, Inc. He also explained add alternate #2 which he explained was somewhat difficult because of the recent code guardrail railings at air handling units and when they were built. He also stated they received an alternate price to relocate the few air handling units, which he explained would avoid those railings all over the roof.

Mr. Silver commented Silktown is a very good contractor and a solid company with good manpower. He referred the Committee to p. 7 of the handout which explained the numbers if the Committee were to award the contract for both schools for the roofing project and pointed out Silktown was still the lowest bidder. He stated the better value ends up being with the two separate roof contracts with two different contractor's bids.

Ald. Nunno and Mr. Hardiman made and seconded a motion to accept the low bid of Silktown Roofing, Inc. with add alternates #1 & #2 in the amount of \$2,119,900.

Mr. Quish asked the cost for construction administration services for Silver Petrucelli on this project.

Mr. Silver stated he did not have those numbers with him tonight, but stated he thought the approximate cost could be \$5,000.

Mr. Quish pointed out what he believed was Silktown's typo on the bid form, regarding unit price #6 – roof patch. He questioned the numbers and asked for clarification on \$80 per square foot. He stated he would need clarification before signing the contract. Mr. Quish also questioned the value of having this Committee vet each of the contractors and get a scope of what they are going to do.

Ald. Nunno asked about any guarantee for the roofs one year down the road.

Mr. Silver explained for two years the contractor has to respond to all leak calls. He stated after that there is a warranty directly by the manufacturer for 20 years.

Chairman Woods stated he did not feel it was necessary for this Committee to interview each of the contractors before the bids are accepted.

Mr. Saley stated he disagreed but stated the presentations would be a good learning tool for the Committee.

The motion carried 5 yes (Woods, Vitali, DiBiase, Nunno, Hardiman) and 2 no (Saley, Quish).

Status Report - Joseph A. Foran High School – Roof Replacement

Mr. Silver referred the Committee to p. 1-11 of the handout. He explained the lowest responsible bidder for the project appeared to be Quality Improvement, LLC. He stated they needed to be certified by the Department of Administrative Services. He also stated their credentials and license are active.

Mr. Jorgensen explained they went over the project and that the owner of the contractor brought up the number of days regarding the observatory work, which was 15 days, which he explained, was just for installation. He

went on to explain the work was specialized and that the manufacturing company was out of Jackson, Mississippi and that the soonest they could possibly come back was February. He stated the question from the company is whether this Committee would hold his retainage for the extra 10 months. He stated their second question was that they did not want to be held to the time restraints because of this. Mr. Jorgensen also stated the price was based on the original bid, but that with this delay he would have to remobilize. Mr. Jorgensen stated he would be looking for a second mobilization at a cost of 5% of the add alternate.

Mr. Saley asked why there was a difference in price if they are going to the same manufacturer.

Mr. Jorgensen responded it could be the extra time, but that it was a good question.

Chairman Woods asked about adding the add alt. 2 not 1 and they would still be ahead of the other bidders.

Mr. Quish questioned why the Committee would give the extra mobilization. He stated he did not feel they should add the add alternate.

Mr. Silver stated the Committee could accept just the base bid.

Ald. Nunno. And Ms. DiBiase made and seconded a motion to accept the bid of Quality Improvements, LLC, plus add alternate #2 for a total of \$374,550.

Mr. Quish reiterated his request to vet both contractors before this Committee.

Motion carried unanimously.

Based upon the two roof bids, the Committee discussed whether any funds which might be left over from the \$5,635,000 bonding ordinance of February 11, 2011 might be used on the ESMS Expansion and Renovations Project which was bonded at the same time. The Committee authorized Chairman Woods to contact bond counsel for an opinion as to whether excess funds could be so used, and if so, for what portion of the East Shore Middle School project.

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

Mr. Silver referred the Committee to p. 5 of the handout as well as the email sent out earlier today. He explained Craig Smith from the BSF had six (6) comments on the lead and asbestos work. Mr. Silver stated he was hopeful they would have those items resolved by next week and the project would go out to bid. He stated it may be possible for the Committee to consider bids, possibly in May.

Ald. Nunno raised a question regarding the elimination of the vice principal's offices that are currently located in the former guidance office area.

Mr. Silver explained they would be removing the VAT flooring (and thus the overlying walls) in the old guidance area to ready that space for needed additional classrooms.

Consideration of Payment Requisitions

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

Mr. Silver responded affirmatively.

Mr. Quish questioned Paragon's schedule of values.

Mr. Silver stated an email was to all Committee members with the information.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Paragon Construction (3) in the amount of \$47,730 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 (3) in the amount of \$9,602.51 for Joseph A. Foran High School – Phase III and III-A Additions. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli IIA CA (#12-464) in the amount of \$2,030.00 for Joseph A. Foran High School – Phase III and III-A Additions. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli (12-397) in the amount of \$2,400 for Joseph A. Foran High School – Partial Roof Replacement. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli (12-377) in the amount of \$4,945 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 (12-409) in the amount of \$605.00 for Jonathan Law High School – Roof Replacement. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to THP General Contractors (#1) in the amount of \$3,420.00 for John F. Kennedy Elementary School – VAT Floor and Ceiling Replacement. Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve payment to Silver Petrucelli (12-328) in the amount of \$1,050.00 for John F. Kennedy Elementary School – VAT Floor and Ceiling Replacement. Motion carried unanimously.

There being no further business to discuss, Ald. Nunno and Mr. Quish made and seconded a motion to adjourn at 9:37 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary