

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
April 9,2013**

The Permanent School Facilities Building Committee held a meeting on Tuesday, April 9, 2013 at City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
Ald. R. Vitali
R. Nunno (BOA)
S. DiBiase (BOE)
C. Saley (BOE) (7:10 p.m.)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS) (7:13 p.m.)
C. Williams, Principal ESMS (MPS)
K.McCarthy, Fuss & O'Neill
J. Raucci, Bismark Construction Company
D. Funaro, Bismark Construction Company
A. Cleveland, Silver Petrucelli Assoc., A/E

Excused: M. Hardiman, J. Quish

Consideration of the Minutes of the meeting held March 12, 2013

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve the minutes of the March 12, 2013 meeting as presented. Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project

No current projects.

Status Report – East Shore Middle School Additions/Replacements – Phase I – Phase II

Mr. Silver deferred to Amanda Cleveland for a presentation of the color schemes.

Ms. Cleveland presented the color schemes for the media center, including carpets, bookshelf finishes, countertops and wall color. She continued with the color schemes for the corridors, including flooring, walls and classrooms. She stated the finishes have high impact on people's perceptions, especially as children enter the school.

Ald. Vitali and Ms. DiBiase made and seconded a motion to approve the color schemes as presented to the Committee and allow Ms. Cleveland/Silver Petrucelli to continue finish selections consistent with those recommended, moving forward. Motion carried unanimously.

Mr. Silver referred the Committee to p. 2 of the handout regarding the March award to W.B. Mason regarding the bids (p. 3) for package "D" Media Center furniture and p. 4 which showed the notice to proceed. He stated p. 5 showed the actual bid. Mr. Silver explained when Ms. Cleveland was vetting the project in preparation for the formal contract; it became clear there were not enough double-sided bookcases in the bid values. He referred the Committee to p. 6 of the handout which showed the highlights of the floor plan. Mr. Silver stated it

was a mistake none of the bidders picked up on. He stated Ms. Cleveland reached out to each of the bidders, with the result being new prices shown on p. 2 of the handout. He stated the fortunate part is that there is no contract in place, only a notice to proceed. Mr. Silver referred the Committee to p. 7 of the handout for the change order proposal. He stated he checked with Chairman Woods and the Purchasing Agent the customary bid procedure protocols and options to be applied to this case, and explained to the Committee the Committee's award and contractual options. He stated the Committee could go ahead with W.B. Mason adding a change order to their current award or go with rebidding the project.

Ms. Cleveland stated another change order choice for the Committee to consider would be to remove the feet from the bookcases, allowing standard solid toe-kick bases. She stated that was just one option the Committee could consider. She stated it was a significant error so the Committee had the right to chose. She referred the Committee to p. 4 of the handout which showed the new correct-scope addendum, which was sent to all bidders in the last 2 weeks in anticipation of tonight's meeting.

Mr. Silver continued with an explanation of the four prior bidders found on p. 10 of the handout. He stated the City nor Silver Petrucelli has not received any protests relating to the rebid option and at 3 pm today, they received four bids, which he showed had not been opened as yet. He stated it was up to the Committee to decide if they wished to consider the change order for WB Mason's February award or reject the W.B. Mason bid and then open the four new re-bids.

Ald. Nunno asked if the re-bids included the change order for toe-kick value engineering.

Mr. Silver replied no.

Ald. Nunno commented about the look of the bookcases with the kicks and spoke of the collection of dust and various items from the students. Discussion ensued.

Mr. Saley and Ald. Nunno made and seconded a motion to reject the March, 2013 Award and all prior bids for the media center furniture.

Motion carried 3 yes (Saley, Nunno, Woods) and 2 no (DiBiase, Vitali).

Mr. Silver then proceeded to open the four re-bids. The bids were as follows: Red Thread - \$54,437, Contrax-\$73,248; and Monitor Equipment - \$94,272 and W.B. Mason was \$54,305.

Mr. Saley and Ald. Vitali made and seconded a motion to award the new low re-bid to W.B. Mason in the amount of \$54,305 for the media center furniture. Motion carried unanimously.

Chairman Woods asked Mr. Silver if he could prepare a new bid spreadsheet for this rebidding.

Mr. Silver stated he would provide that at the next meeting.

Mr. Silver referred the Committee to p. 1 of the second handout and explained the total contingency available for the project and the recently approved change orders. He stated there were a few change orders for the Committee to consider and referred to Mr. Nardone.

Mr. Nardone stated the backup for the change order was found on p. 57. He stated this change order was for the tunnel abatement up charge. He explained the contractor is trying to squeeze in as much abatement work as they can due to the lost vacation breaks (February and April). He stated the plan is to do four weekends.

Mr. McCarthy stated they will come in on Friday night after the kids leave school and be there through the early morning hours of Monday. He went on to explain the process.

Mr. Saley asked if it was possible to just secure those areas and possibly save some money.

Mr. J. Raucci stated there are steam lines all throughout that area and it would not be practical.

Mr. McCarthy stated the Committee would need approval from the State Health Department because of the number of areas of abatement in the building and the kids in the building.

Mr. Bradbury added that they wouldn't even be able to set up plastic with the kids in the school. Discussion ensued.

Chairman Woods asked the financial impact of the four weekend schedule.

Mr. Nardone referred the Committee to p. 58 of the handout, which showed the tunnel abatement upcharge of \$21,037, which he stated continued on p. 59.

Mr. Funaro added there would be a stand by generator on site in case of an emergency, i.e. power failure.

Mr. Saley asked Mr. Bradbury if the school system had a generator which could be used, thus netting a savings on the rental. Mr. Saley commented the amount seemed excessive for the rental of a generator.

Mr. Funaro stated it is a contingency plan that has been put in place, adding he needs to keep the process up and running without any potential loss of power. Discussion ensued.

Mr. Nardone stated the Committee could reduce the change order for the \$2,200 generator and now they needed to approve the actual work.

Mr. Saley questioned why two Bismark staff members for the job.

Mr. Funaro stated it was a cost to Bismark based on the number of hours not necessarily two guys. He explained the premium cost which included time and a half on Saturdays and double time on Sundays.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$18,837 for the tunnel abatement work. Motion carried unanimously.

Mr. Nardone referred the Committee to p. 16 of the handout for a potential change order regarding the temporary egress during the phasing. He stated the tickets date back to Christmas. He also stated the breakdown shows the work of Bismark and the work of their subs.

Mr. Silver added some temporary walls and doors were put up to redirect students during the phasing.

Chairman Woods asked how the gross allowance figure was arrived at, at bid time.

Mr. Silver stated it was based on allowances from work at other comparable school projects.

Chairman Woods asked if the \$50,000 was only in Phase I

Mr. Nardone explained the figures shown on p. 16.

Mr. Silver added the net change order is \$71,168.

Ald. Nunno and Ms. DiBiase made and seconded a motion to approve a change order to the Bismark Construction Company contract in a net add amount of \$21,168 after applying the \$50,000 allowance. Motion carried unanimously.

Mr. Nardone referred the Committee to p. 52 of the handout for a change order request they received from Bismark for a field office trailer in the amount of \$24,818. He stated it was specified at bid time that contractors could use available space in the school for offices.

Mr. Silver referred the Committee to p. 55 of the handout which showed what was in the bid documents.

Mr. Nardone added Bismark was offered a room.

Mr. Funaro interjected and stated it was not adequate. A brief discussion ensued.

Mr. Silver stated they do not agree with this request, but this was brought any way to the Committee at Mr. Funaro's request.

Ald. Vitali stated he would move that a space be provided in the building in accordance with the bid document.

Chairman Woods commented he has never seen a job that didn't have a trailer on site.

Mr. Saley asked if there was another room that could be provided to Bismark.

Mr. Silver commented that Bismark has been on the job since October without comment about the need for office space, and this is now coming up in April.

Mr. J. Raucci commented when a job is bid you try to make it as low a bid as possible to win the job. He stated in this case there just is no room in the building and they need a space for meetings, etc. Discussion resumed.

Chairman Woods suggested that Silver Petrucelli continue to vet the issue with Bismark.

Mr. Silver referred the Committee to p. 1 of the handout regarding the acoustic deck above the band spaces.

Mr. Nardone stated the drawing was found on p. 62 of the handout.

Mr. Silver asked the Committee if this is something they want to leave open as they did vote for eliminating the acoustic cloud last month in the band and choral rooms, virtually obviating the need for this acoustical deck

above the new suspended ceiling. He stated the Committee could choose to keep the option open in case the Committee decided to come back to the acoustically superior cloud ceiling with the acoustic metal deck. He suggested to the Committee that they keep the deck in the job if they thought they may go back in the future.

Mr. Saley stated he would be in favor of going the standard way.

Chairman Woods asked if there is a dollar amount.

Mr. Nardone stated the ballpark figure is \$8,000, but that it was a pure estimate.

Mr. Funaro asked about the acoustic deck in the media center. He stated time was of the essence and that he needed approval because they needed to move on the deck shop drawing. He stated there was the potential of losing time waiting for the Committee's decision. Discussion ensued.

Mr. Saley and Ms. DiBiase made and seconded a motion to delete/eliminate the acoustic deck above the music space for a credit to be determined.

Ms. DiBiase asked the number of rooms.

Mr. Nardone replied two large rooms.

Motion carried unanimously.

Mr. Silver stated the next change order was for the grease trap to the street. He referred the Committee to p. 11, with the backup found on p. 15 which showed the quote from Complete Construction and S/P comments from their civil engineer, Don Smith. He stated he has not heard from Mr. Bradbury about maintaining a pump station, but that Mr. Smith does not recommend it. Mr. Silver stated they were at an impasse at this point. He reminded the Committee that time is of the essence and that they need to consider the paving which will be done over the summer. He also stated this portion could be pulled out of the contract and rebid.

Chairman Woods stated even if they pass on this right now, they need to make sure the trench is built.

Mr. Funaro stated he would like to have just one contractor on the job and stated Bismark Construction could match the other bidder.

Mr. Saley commented it still seemed too high and maintained what he has said all along is that there just isn't enough that is pumped through the grease trap discharge to justify this gravity solution expense. He stated there are other ways to do this job that cost less. Discussion ensued.

Chairman Woods suggested the Committee take this up at the next meeting.

Mr. Nardone referred the Committee to p. 47 of the handout regarding the option to delete the zinc wall panels in the cafeteria for a credit of \$2,523. He stated the backup could be found on pgs. 49-51.

Mr. Silver explained these are the panels on the walls

Mr. Nardone explained it is the inside phase of the work of the cafeteria which would change about 190 square feet to painted block walls.

Chairman Woods asked what the savings would be.

Mr. Silver replied \$2,523.

Chairman Woods asked what it adds to the structure.

Mr. Silver stated it is basically aesthetic.

Chairman Woods commented if the savings is only \$2,523, he would rather keep the panels.

Ald. Nunno and Ms. DiBiase made and seconded a motion to delete the zinc panels in the cafeteria.

Motion carried 3 yes (Vitali, DiBiase, Nunno) and 2 no (Saley, Woods).

When all change orders were considered, Mr. Funaro asked about one more; the catch basin at a cost of approximately \$1,200. Mr. Nardone stated that the engineers had not yet vetted this proposal as it was submitted recently.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve the sump pit to the existing manhole located in the courtyard at a cost of \$1,231.38. Motion carried unanimously.

Mr. Funaro also commented they need to have an answer concerning the bathroom renovations soon. He stated they need to start thinking about incorporating that work. He also stated the subs may not be able to hold their prices beyond the 120 day duration in the bid documents (i.e. mid-May, 2013).

Mr. Silver commented the courtyard is complex. He also pointed out there is 7.5% contingency remaining, with the average project in Milford consuming 2%.

Mr. Saley asked if there would be other savings.

Chairman Woods stated they could discuss the bathrooms at the next meeting.

Consideration of Payment Requisitions

Chairman Woods asked Mr. Silver if he could represent to the Committee that 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.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Bismark Construction PH 1 (Gen. Const) (#5) in the amount of \$228,595.65 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Bismark Construction (Abatement) (#2) in the amount of \$11,875.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Fairfield Testing Lab (#13-01-10) in the amount of \$2,308.50 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Van Zelm Engineers Commission (10) in the amount of \$1,094.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli Toilets (#13-533) in the amount of \$2,830.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli PH 1 CA+ENV CA (#13-533) in the amount of \$7,060.75. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Bismark Construction PH 2 (GEN Const) (#1) in the amount of \$82,666.15 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Ald. Nunno and Ald. Vitali made and seconded a motion to approve payment to Silver Petrucelli PH2 CA+ENV CA (#13-620) in the amount of \$7,440.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

There being no further business to discuss, Ald. Nunno and Ald. Vitali made and seconded a motion to adjourn at 8:25 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary