

PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
April 12, 2011

The Permanent School Facilities Building Committee held a meeting on Tuesday, April 12, 2011 in the conference room at City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
R. Vitali (BOA)
R. Funaro
T. Casey
R. White

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
P. Jorgensen, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)
M. Cummings (MPS)

Absent: T. Creedon, M. Hardiman (BOA)

Consideration of the Minutes of March 10, 2011 meeting

Ald. Vitali and Mr. Funaro made and seconded a motion to approve the minutes of the March 10, 2011 meeting as presented. Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project

Mr. Jorgensen reported they previously completed drawings for Pumpkin Delight which were approved by the Committee. Regarding John F. Kennedy elementary school, he stated they are working up the floor plan schematics.

Chairman Woods asked the timetable for plans for John F. Kennedy school.

Mr. Jorgensen replied they should have plans for the next meeting.

Mr. Bradbury stated his concern is with the work this summer.

Mr. Jorgensen explained they are able to get the local review, yes, it should be this summer. If the plan review goes to the State he stated it likely would be no.

Chairman Woods asked how long the local review takes.

Mr. Silver replied about one week.

Status Report – Jonathan Law High School – Phase III

Mr. Jorgensen reported he has been in contact with Malkin Construction. He stated Malkin has had the drawings for 2-2 ½ weeks, but he has not shared prices as yet. Mr. Jorgensen stated Malkin has indicated the pricing is high right now. A brief discussion ensued.

Status Report – Jonathan Law High School –Phase III-A project

Chairman Woods asked if there would be a plaque at Law when the Phase III work is complete.

Mr. Funaro stated the plaque should be in the front of the building where you enter the lobby.

Ald. Vitali suggested the dedication of the plaque coincide with the opening of school.

Mr. Jorgensen reported the design has not changed. He stated they met with staff, the principals and art department. He stated the art teachers requested the cases be built-in with recessed glass front. Mr. Jorgensen also reported concerning the touch pad.

Mr. Funaro expressed concern about the touch pad in the front lobby, citing concerns with repairs, possible vandalism, etc.

Status Report – Joseph A. Foran High School – Phase III

Mr. Nardone reported the work is progressing well. He stated the windows are 95% complete and that they are starting to talk about moving furniture, etc. He also stated there are several change orders for the committee to consider.

Chairman Woods asked about the completion date.

Mr. Nardone stated the construction company has asked for an extension. He referred the committee to p. 9 of the handout. He explained the construction company feels they were held up because of the foundation permits, etc. Mr. Nardone stated they were looking at a substantial completion date of May 7, 2011.

Mr. Silver also referenced p. 1 of the handout. He explained the original completion date was scheduled for March 9, 2011, which is almost a two month extension.

Chairman Woods asked if the two month extension was justified.

Mr. Silver stated the delays were primary due to the permitting process. He also pointed out the bid documents did not include phasing responsibilities. He also reminded the committee of the issues concerning the egress, the ramp which was required, all of which were not in the original bid document.

Ald. Vitali asked if this committee should be more aggressive when they see things perceptual that may not be happening that should be happening. A brief discussion ensued.

Chairman Woods stated the contract should have a substantial completion date then a certain number of days after the permit are issued.

Mr. Funaro stated the question is whether education suffered.

Mr. Cummings responded no, because administration did not plan on using the addition until September. A brief discussion ensued.

Mr. Funaro and Ald. Vitali made and seconded a motion to grant the request for time extension to May 7, 2011, with no additional general condition costs or any other costs. Motion carried unanimously.

Mr. Silver pointed out the net amount of change orders is \$12,083.00 and that they are still under the 50% threshold.

Mr. Nardone referred the committee to p. 25 of the handout and explained the proposals regarding the safety safeguards as previously discussed by the committee. He stated they would recommend the committee consider proposal #4,

Mrs. Casey and Mr. Funaro made and seconded a motion to approve the change order to the Mountford Construction Company contract in the amount of \$2,505.00 for Option B with 8 single line guards and 2 lower picket rail sections for the guardrail infills on the plaza. Motion carried unanimously.

Mr. Nardone stated the next change order for flows/tampers at stairs #2 & 3 was approved as a NTE. He explained the cost for the flows/tampers totaled \$7,253.00.

Mr. Funaro and Mrs. Casey made and seconded a motion to modify a previously approved change order from a "not to exceed" to \$7,253.00 for the flow/tampers at stairs #2 & 3. Motion carried unanimously.

Mr. Nardone stated the next change order was a change order credit for the previously approved TV's and brackets. He explained they received a request from Milford Public Schools to replace with touch screens, which would eliminate the TV's. He stated the request was made due to new technology.

Chairman Woods asked how many televisions they were referring to.

Mr. Nardone responded 4.

Mrs. Casey and Mr. Funaro made and seconded a motion to approve a change order credit to the Mountford Construction Company contract in the amount of \$6,961.00 as a credit for the televisions and brackets. Motion carried unanimously.

Mr. Nardone explained the next change order for additional electrical power and data for two kiosks in the lobby in the amount of \$2,260.00.

Mr. White and Mr. Funaro made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$2,260.00 for power and data for two kiosks in the lobby. Motion carried unanimously.

Mr. Nardone referred the committee to p. 38 of the handout. He stated the change order for additional sprinklers at the tunnels in the amount of \$4,503.00 was the result of a directive from the Fire Marshal. He stated the area is adjacent to stairwell 13 and that the building official felt the area could be sued for storage and therefore ordered additional sprinklers.

Mr. White asked if it is dry pipe.

Mr. Nardone replied yes.

Mrs. Casey and Ald. Vitali made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$4,503 for additional sprinklers in tunnels per the Fire Marshal. Motion carried 4 yes (Woods, Vitali, White, Casey) and 1 no (Funaro).

Mr. Nardone stated the next change order was for additional masonry work. He explained they have been working with the contract concerning the amount and that this amount is considerably less than what they originally asked for. He explained there were a number of miscellaneous charges that added up, but that the amount is a fair value especially when you consider the square footage.

Chairman Woods asked if it is a legitimate change order.

Mr. Silver stated the original change order was \$10,000 and they were able to negotiate it down to just over \$5,000.

Mr. Funaro and Mr. White made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$5,352.00 for the additional masonry work for the door and courtyard masonry extras. Motion carried unanimously.

Mr. Nardone referred the committee to p. 45 of the handout for the next change order in the amount of \$1,129. He explained there were two toilets that were flush. He stated it was determined to put 4" sleeve. He stated the work was not in the original drawing.

Mrs. Casey and Mr. Vitali made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$1,129.00 for additional masonry to conceal bathroom steel columns behind solid substrate and tiles. Motion carried 4 yes (Woods, Vitali, White, Casey) and 1 no (Funaro).

Mr. Nardone stated the final change order was in the cooking lab. He explained 5 range hood stations were installed and the installed had to cut additional cabinets after. He stated the change order in the amount of \$1,582 represents the labor work.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$1,582.00 for the change in the upper cabinets above the hoods. Motion carried unanimously.

Mr. Corey referred the committee to p. 55 for an add alternate, which he stated was voluntary. He stated there were front end devices to control the wireless access.

Mr. Silver stated the current addition is not wireless. Discussion ensued.

Chairman Woods asked the committee their consensus. He stated the first alternate would be to go with Omni and the second option would be to contract with Mountford Construction.

Mr. Funaro and Mrs. Casey made and seconded a motion to accept Omni Data's quote dated March 11, 2011, as found on p. 55 of the handout, for a wireless network infrastructure if the purchasing agent will accept, or to go with Mountford Construction in the amount of \$25,106.90. Motion carried unanimously.

Status Report – Joseph A. Foran High School – Phase III-A

Mr. Nardone reported they are moving ahead to the Plant Completion Test which will likely be May 9, 2011. He stated at the next meeting they may be able to look at drawings.

Chairman Woods asked when the work would be done.

Mr. Nardone replied it likely would not be done until September. He went on to explain the timeline for review by the State. He added the work should not have a major impact to the school.

Mr. Silver asked the committee to consider having their next meeting in early May at Foran High School.

Status Report – Pumpkin Delight Elementary School Elevator

Mr. Jorgensen reported they are on schedule. He stated the next milestone will be the hoist work. He explained they will be cutting through the multi-purpose area and that they were on schedule for the project to be completed in June or early July. Mr. Jorgensen stated there were a few change orders for the committee to consider. He referred the committee to p. 60 of the handout in the amount of \$1,752.98. He explained the concrete beam in the wall had to change a bearing detail and that the fee was for the additional labor change to chip into the wall. He stated the proposal is for steel contractor and the markup.

Mrs. Casey and Mr. Funaro made and seconded a motion to approve the change order to the Mountford Construction Company in the amount of \$1,752.98 for the concrete beam interference in hoistway.

Chairman Woods asked if the fee was reasonable.

Mr. Jorgensen responded yes.

Motion carried unanimously.

Mr. Jorgensen stated the next change order in the amount of \$1,329.85 for patching walls above the ceilings. He explained there was no additional wall plaster above the ceiling. He stated it was above the old ceiling in the vestibule.

Mr. White and Ald. Vitali made and seconded a motion to approve the change order to the Mountford Construction Company in the amount of \$1,329.85 for the patching of the walls above the ceiling. Motion carried unanimously.

Mr. Jorgensen stated the final change order was optional and found on p. 62 of the handout. He explained they obtained a price to replace all the ceiling tiles. He stated the original plan was only for replacement, however the full replacement would make all of the ceilings uniform. He noted the grids were intact.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve the change order to the Mountford Construction Company in the amount of \$3,893.63 to replace the balance of the old ceiling tiles in the gym. Motion carried unanimously.

Chairman Woods spoke regarding the outstanding change order for the smoke separation walls. He stated the contractor was ill-served by the Building Department. Chairman Woods stated when this comes up again he would suggest the committee approve it.

Mr. Funaro stated he would be in favor if the money is available. He also commented they seem to keep getting tagged by the building department for more and more items.

Status Report – East Shore Middle School

Mr. Jorgensen reported they had a subsequent meeting regarding the addition at East Shore Middle School. He stated they have gone over the requested programs for the project. He went on to present the three plan options being proposed regarding the media center, additional classrooms and cafeteria. He stated they would favor option 1 explaining it best suits the needs at East Shore. He also commented the estimates have all come in over budget. Discussion ensued regarding the options presented.

Chairman Woods asked what the basic parameters were to this committee for the work.

Mr. Silver explained the CIP put in \$7,205,000 for raw drawings. Mr. Silver noted it was not the end of the schematic design phase. Discussion resumed.

Ald. Vitali asked for clarification as to what was actually bonded for.

Chairman Woods and Mr. Silver responded it was only architectural fees.

Mr. Silver reminded the committee, the drawings being presented this evening were broad conceptual drawings. Discussion resumed.

Mr. Cummings reminded the committee that roofs still need to be done on the schools as well as athletic field improvement at both high schools.

Ald. Vitali commented they have no real plan from the Board of Education regarding long range planning. He stated perception is where they will be in 10 years. Discussion ensued.

Chairman Woods asked the committee if it was the consensus after discussions to have the architect pursue plans.

Mr. White stated he did not want to see this committee waste any money. He questioned what would happen if the committee gets to a certain point and realize costs are just too high.

Mr. Cummings stated they needed to move forward with a long term plan with an ad hoc committee which would include members of the Board of Aldermen, Board of Education and community at large.

Mr. Funaro spoke about history of some of these projects. He stated every time there is a change on the Board of Aldermen or Board of Education history is lost.

Chairman Woods stated it was important the committee focus on its role. Discussion ensued. Chairman Woods stated the committee needed to let the architect know whether Scheme 1 is the course they wished to pursue and tweak, if necessary.

Mr. Jorgensen stated in Scheme 1 placement of the media center puts it at the center of the school and that is similar to scheme 3 in that regard. He stated it also gives exterior room for media, art, band and chorus.

Mr. Silver added it links the gym, cafeteria and media center. He noted the administrators did not like the idea of a second courtyard. He also stated the wing on the right side could be an add alternate. He stated it would be huge, but plausible. He stated they also needed to consider the 6 RTI spaces, which could also be an add alternate, if necessary.

Mr. Cummings stated it was important to remember there is not enough instructional space at the school as well as having a small media center and cafeteria compared to the other two middle schools.

Mrs. Casey and Mr. White made and seconded a motion to instruct the architect to move forward with Scheme 1.

Mr. Funaro stated he would support Scheme 3.

Ald. Vitali stated it was important to keep in mind the building is for the kids and educators. He stated if the educators agree with Scheme 1, he would tend to go that way.

Motion carried unanimously.

Chairman Woods asked the timetable

Mr. Jorgensen stated they are still working on schematics, but that by June they should have something for the committee

Status Report – Jonathan Law High School – Roof Replacement

Mr. Jorgensen stated they did not have schematic designs at this point. He stated the work at Law is significant and addressed drainage and piping issues.

Mr. Silver stated they should have schematics for the committee by the May meeting.

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

Mr. Jorgensen reported they are moving forward. He stated the observatory will be the most difficult part of the project. He reported they would also have schematics for Foran at the May meeting.

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

Mr. Nardone referred the committee to p. 62 of the handout for three schematics. He stated he met with Mr. Bradbury, Fuss & O'Neil. He stated the goal is to complete the lead asbestos for this school.

Chairman Wood asked the lowest priority.

Mr. Nardone stated the first floor outside the band practice/music area. He stated the planetarium was also identified as well as the bleacher area. He also stated the second floor would be a primary focus/goal of the project and is second to classrooms and the third floor classroom and corridor network.

Chairman Woods asked if the project would have a lot of add alternates.

Mr. Nardone responded yes, there is a potential.

Chairman Woods asked if the work was required to be done during the summer months.

Mr. Silver and Mr. Nardone both responded yes.

Mr. Nardone added some of the areas are in industrial areas and could be less of a priority.

Chairman Woods asked the next step.

Mr. Silver stated they would come back with a plan of approval for this committee and the Board of Education.

Consideration of Payment Requisitions

Mr. Silver explained the first page contained the traditional payment requisitions, remnants of design work, i.e. the Phase III-A work and that the back page is all of the new projects.

Chairman Woods asked if 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. Funaro and Mrs. Casey made and seconded a motion to approve payment to Silver Petrucelli CA + Lobby CDS (#16) in the amount of \$1,900.00 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Silver Petrucelli (Abmnt CA + Art CDs #13) in the amount of \$250.00 for Joseph A. Foran High School – Phase II – Lead Asbestos. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Mountford Construction (#13) in the amount of \$442,068.00 for Joseph A. Foran High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Silver Petrucelli CA + ART CDS (#12) in the amount of \$11,165.00 for Joseph A. Foran High School – Phase III – Lead Asbestos. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Olympus Construction (#5) in the amount of \$49,495.00 for Pumpkin Delight Elementary School – Elevator project. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Silver Petrucelli (#9) in the amount of \$4,920.13 for Pumpkin Delight Elementary School – Elevator project. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Silver Petrucelli (#1) in the amount of \$4,200.00 for Pumpkin Delight Elementary School – VAT Replacement. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Silver Petrucelli (#1) in the amount of \$41,350.00 for East Shore Middle School – Expansion/Alternations. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Silver Petrucelli (#1) in the amount of \$6,200.00 for Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Silver Petrucelli (#1) in the amount of \$4,475.00 for John F. Kennedy Elementary School – VAT floor and ceiling replacement. Motion carried unanimously.

Mr. Funaro and Mrs. Casey made and seconded a motion to approve payment to Silver Petrucelli (Abastement/lead Design #1) in the amount of \$9,100.00 for Joseph A. Foran High School – Phase III – Lead Asbestos. Motion carried unanimously.

Being no further business, Mr. Funaro and Ald. Vitali made and seconded a motion to adjourn at 9:02 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary