

**Permanent School Facilities Building Committee
Special Meeting
May 4, 2016**

The Permanent School Facilities Building Committee held a special meeting on Wednesday, May 4, 2016, at City Hall (west conference room). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods
R. Vitali (BOA)
S. Krushinsky (BOE)
J. Federico (BOE)
M. Hardiman (BOA)
M. Ahrens (7:08 pm)
B. Nunno

Also Present

P. Jorgensen, Silver Petrucelli Architects
P. Lisi, Antinozzi Architects
J. Richetelli (MPS)
P. Bradbury (MPS)
P. Cavanna (MPS)
K. Krauss (resident)
B. Silver, Silver Petrucelli Architects (8:00 pm)

Consideration of Minutes

Ald. Hardiman and Mrs. Federico made and seconded a motion to accept the minutes of the April 6, 2016 special meeting, as presented. Motion carried unanimously.

Status Report RE: East Shore Middle School Addition/Renovations – Phases I & II

Mr. Jorgensen reported the commissioning is complete. He stated there is one final punch-list item, a repair to the concrete apron.

Chairman Woods asked what happened to the apron.

Mr. Jorgensen explained that a small puddle develops at a hump in the roadside gutter where it should flow freely to the catch basin a short distance away.

Status Report RE: West Shore Middle School Addition/Renovations/Code Compliance

Mr. Jorgensen reported they received SCG approval of the Design Development Review set on April 26, 2016. He stated this was very good news, as it usually is not done this quickly.

Chairman Woods noted the open items on the handout that were marked "o."

Mr. Jorgensen continued with an explanation of the project referencing the handout through p. 14. He noted the project is within budget.

Mr. Ahrens asked how the hard and soft costs add up.

Mr. Jorgensen explained the \$15,000,000 which is expected to be bonded. Mr. Jorgensen explained they are not firm total costs, but just an estimate at this early stage. He noted the review process with the State is slightly different than in the past.

Chairman Woods asked about add alternates or deduct alternates.

Mr. Jorgensen stated there were none in the project currently, although there is some FF&E included in the project which will be a different phase with the SCG.

Mr. Nunno asked the total dollars for the FF&E currently.

Mr. Jorgensen referred the Committee to p. 13 for the details.

Mr. Richetelli stated the project should be ready to go out to bid in September or October. The Committee and Milford Public Schools needs to notify the Mayor to do the bonding in November/December which would get the work started in the spring.

Chairman Woods asked the timetable in completing the construction bonding.

Mr. Jorgensen referred the Committee to p. 18 of the handout and reviewed the scheduling. He noted the plan review will be conducted by the local officials. He stated the Fire Marshal review would be done in-house, but he was unsure how the building official planned to proceed.

Mrs. Federico commented regarding the scheduling. She stated the BOE usually does not meet the second Monday during August.

Mr. Nunno asked if it would be possible to break ground earlier if it is a mild winter.

Mr. Jorgensen stated it was possible. Discussion ensued.

Mr. Jorgensen reported on the site issues. He referred the Committee to p. 15 regarding the storm sewer CCTV lines. He continued directing the Committee to p. 19-20 of the handout regarding the request by this Committee for the parking lot alternative development. He explained the verbal April 4th estimate to the Committee for redesign fees was around \$6,000, however, additional surveys and landscaping wasn't calculated and is required.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve a change order to the Silver Petrucelli Associates contract for the parking lot (crossing wetlands) alternative in the amount of \$11,500 for the West Shore Middle School Addition Renovations – Phases I and II. Motion carried unanimously.

Mr. Jorgensen stated the back up for the next change order could be found on p. 25 of the handout. He explained the additional testing of PCB's at the school. He stated it is generally window caulking, glaze caulking, etc.

Kevin McCarthy, Fuss & O'Neil explained the additional site construction to do the anticipated remediation and the potential remediation.

Chairman Woods asked if there was a construction estimate.

Mr. Jorgensen referred the Committee to p. 11 of the handout. He stated the estimate is approximately \$100,000

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a change order to the Silver Petrucelli Associates contract in the amount of \$13,275 to cover the additional PCB sampling and agency approval services at West Shore Middle School Addition/Renovations.

Mrs. Federico asked about any other testing.

Mr. McCarthy stated the information presented tonight was that additional testing and that he has already collected all of that data.

Motion carried unanimously.

Mr. Jorgensen reported he met with Ms. Tara as well as school staff regarding finishes, color scheme and the final schemes and reported they had reached a final decision.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve the Silver Petrucelli Associates Design Development documents which included the plan specifications and estimates submitted to the State on April 26, 2016. Motion carried unanimously.

Consideration of Payment Requisitions (Items 2 and 3)

Chairman Woods asked Mr. Jorgensen if he found the change orders to be accurate and ready for payment.

Mr. Jorgensen replied yes.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve payment to Van Zelm Engineers ADD Services (#42) in the amount of \$3,155.72 for East Shore Middle School Expansion & Alterations and Abatement Projects (Phase 1). Motion carried unanimously.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve payment to IES Engineering (#9986) for commissioning services in the amount of \$1,500.00 for West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve payment to Silver Petrucelli Design thru Bid (#160880) in the amount of \$40,890.00 for West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Richetelli reported there may be monies available to the project from work on the intercoms, clock and bell improvements at West Shore Middle School. He stated in most of the schools, it is the original system. A brief discussion ensued.

Chairman Woods asked Mr. Jorgensen to look into it and if additional design fees will be required.

Mr. Jorgensen stated he would do that and coordinate the work.

Status Report RE: Jonathan Law High School – Hazardous Material Abatement

Mr. Lisi reported the apparent low bidder was Diversity Construction, however based on the reference check he would not recommend Diversity at this time. He pointed out the references were provided to him by Diversity. Two references were acceptable and a third cautioned that Diversity had to be closely managed. The reference for Cheshire High School was very unfavorable, citing many problems and change orders, manpower and lack of experience, as well as the project not being completed on time. Because of the tight schedule this summer, the concern of the Committee was that Diversity was not qualified for the project.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve the bid of Olympus in the amount of \$1,028,000, subject to any veto by Mr. Lisi, Mr. Bradbury and Mr. Richetelli, based on substantial negative references. Motion carried unanimously.

Chairman Woods asked the schedule for Olympus.

Mr. Lisi stated the first date they can be on site is June 13th. He stated there would be a process put in place, starting with moving classroom furniture, etc. He also pointed out there are deduct alternates that could be pulled from the project.

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

Mr. Lisi reported the window project will be done next summer. With regard to the roof replacement, Mr. Lisi explained he had received final approval from CHRO to award the project. He stated both Silktown and Young Developers have gone to the building department for review. Discussion ensued.

Mr. Nunno and Ald. Hardiman made and seconded to approve a change order to Young Developers for the additional cost of \$12,900 for the extended roof warranty (30 years) at Harborside Middle School Roof and Window Replacement project.

Mr. Lisi pointed out the extended roof warranty is not reimbursable by the State.

Mr. Nunno stated he wished to point out for the record that the mayor is in full support of the extended warranty for all of the roofs.

Mr. Richetelli stated he wanted to be clear that solar panels would not impact the warranty.

Mr. Lisi stated the contracts have not been completed.

Motion carried 6 yes (Woods, Hardiman, Federico, Krushinsky, Ahrens, Nunno) and 1 abstention (Vitali).

Chairman Woods asked when the roof work would begin.

Mr. Lisi stated the contractors would be on site at the conclusion of the school year.

Status Report RE: Elementary School Roof Replacement Projects (8)

Mathewson Elementary School Roof Replacement Project:

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a change orders to the Silktown Roofing contract for the additional cost of \$18,500 for the extended roof warranty (30 years) at Mathewson Elementary School.

Motion carried 6 yes (Woods, Hardiman, Federico, Krushinsky, Ahrens, Nunno) and 1 abstention (Vitali).

Calf Pen Meadow School Roof Replacement Project:

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a change order to the Silktown Roofing contract for the additional cost of \$17,700 for the extended roof warranty (30 years) at Calf Pen Meadow Elementary School.

Motion carried 6 yes (Woods, Hardiman, Federico, Krushinsky, Ahrens, Nunno) and 1 abstention (Vitali).

Orchard Hills Elementary School Roof Replacement Project:

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a change order to the Silktown Roofing contract for the additional cost of \$17,900 for the extended roof warranty (30 years) at Orchard Hills Elementary School.

Motion carried 6 yes (Woods, Hardiman, Federico, Krushinsky, Ahrens, Nunno) and 1 abstention (Vitali).

Pumpkin Delight Elementary School Roof Replacement Project:

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a change order to the Young Developers contract for the additional cost of \$21,800 for the extended roof warranty (30) years at Pumpkin Delight Elementary School.

Motion carried 6 yes (Woods, Hardiman, Federico, Krushinsky, Ahrens, Nunno) and 1 abstention (Vitali).

Consideration of Payment Requisitions (Items 2 and 3)

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Antinozzi Associates in the amount of \$34,608.50 for the windows and \$34,608.50 for the roof at Harborside Middle School roof and window replacement project. Motion carried unanimously.

Being no further business to discuss, Ald. Vitali and Ald. Hardiman made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 8:47 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary