

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
MAY 5, 2011**

The Permanent School Facilities Building Committee held a meeting on Thursday, May 5, 2011 in the new administrative offices of Joseph A. Foran High School. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
R. Funaro
T. Creedon
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) (7:45 p.m.)

Excused: M. Hardiman (BOA), Ald. Vitali (BOA), T. Casey (BOE)

Consideration of the Minutes of April 12, 2011 meeting

Mr. White and Mr. Funaro made and seconded a motion to approve the minutes of the April 12, 2011 meeting as presented. Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project

Mr. Jorgensen stated the plans for Pumpkin Delight Elementary School were approved at the last meeting.

Mr. Silver reported they meet with the DPLU Director, Building Inspector, Fire Marshal and Sr. Fire Inspector. He stated the bottom line is they are light on permit activity at this time so Building and Fire said they could do the local review. He also stated Ms. Miller; Environmental Inspector from the Health Department stated she would also be available to help out. Mr. Silver stated they hoped to go to the State as soon as these officers sign off, with the bid being within the next month or so.

Mr. Jorgensen reported regarding J.F. Kennedy Elementary School. He stated the drawings are done and that they would be looking to the committee for approval.

Mr. Silver added they have looked at the asbestos abatement. He stated the health, building and fire departments all have to look at it as well due to their components of the law that apply.

Chairman Woods stated he would entertain a motion to approve plans for floor tile and ceiling replacement dated May 5, 2011 for the plans, specifications and estimates.

Mr. White suggested the committee table any vote until the arrival of Mr. Cummings. He stated he was unsure whether the drawings reflected what was discussed at the leadership meeting. Discussion ensued.

Status Report – Jonathan Law High School – Phase III

Mr. Jorgensen reported they received the roof warranty they have been waiting for. He stated it was the last piece they were waiting for to complete this phase of the project.

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

Mr. Jorgensen reported they have spent the last two weeks working with Malkin on the cost proposal. He stated they are over budget at this point so they are working on the numbers. He stated they have given Malkin a reduced scope and will see what they come in with. Mr. Jorgensen also reported it had been discussed to just do the new finished, new security booth and flooring as another option. Discussion ensued.

Mr. Jorgensen stated the bottom line is that Malkin will sharpen their numbers and they will also provide an alternate pricing package.

Mr. Funaro stated he would rather see the project go out to bid.

Mr. Silver noted bids just aren't as competitive now as they were a few months ago, but it still is a decent time to bid.

Mr. Funaro and Mr. White made and seconded a motion to put the Phase III-A original design work out to bid. Motion carried unanimously.

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

Mr. Nardone reported construction is close to completion. He reported he spoke with Mr. Girardi earlier and that he anticipated a large crew would be working over the weekend. He stated the security booth, glazing, furniture, etc. would be completed and then they would move to the outside.

Mr. Funaro expressed concern about the security area being narrow at the masonry wall.

Mr. Nardone stated it is really designed for one person. Discussion ensued.

Mr. Nardone referred the committee to the handout for the 'proofing' of the plaque for the addition. Discussion ensued.

Mr. Nardone stated there was a change order for the committee to consider on p. 5 from Omni Data.

Mr. Silver added the committee approved this on April 12, 2011. He explained they checked with the Purchasing Department and they indicated if the amount is over \$10,000 it would need to go out to bid. Purchasing had recommended doing it as a change order to the GC and referred to p. 6 of the handout which included the permitted 10% mark up.

Mr. Funaro and Mr. Creedon made and seconded a motion to modify the change order approved at the April 12, 2011 meeting to the Mountford Construction Company contract in the amount of \$26,617.59 for the wireless network system. Motion carried unanimously.

Mr. Nardone stated the next change order in the amount of \$6,856 was for changing the roofing system from hot to cold applied, which was done to control the fumes while school was in session. Mr. Nardone stated this is something that has been in the works for some time and actively negotiated. He stated it was a fair value.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve a change order to the Mountford Construction Company contract in the amount of \$6,856.00 for the roofing system change from hot to cold. Motion carried unanimously.

Mr. Nardone stated the next change order was a change order credit for the window corian sill change out. He explained they removed the corian sills and changed to azek because they found it was a better substitute.

Mr. Funaro and Mr. White made and seconded a motion to approve the change order credit to Mountford Construction Company in the amount of \$1,409.00) for the removal of the corian sills and change over to Azek. Motion carried unanimously.

Mr. Silver pointed out they were knocking off all the time extension days the company had asked for because of last month's granted overall extension. He referred the committee to p. 23 which showed the final amount \$27,751. He explained this was the work that went on during the roofing change. He stated because of the change (from hot to cold), as well as the pitch change, etc., there were a lot of negotiations. He stated the original figure was in the neighborhood of \$43,000.

Chairman Woods asked what the \$7,997 was for.

Mr. Nardone explained it was the three (3) roof top units. He explained they sit on top of seismic curbs.

Mr. Silver added it allows the units to 'float' so it is not affected by seismic events and it has side access doors.

Mr. Nardone stated they raised the entire unit onto solid blocking and that they had to pay the contractor to redesign it.

Chairman Woods asked if the \$9,065 was for additional drains.

Mr. Nardone explained they took the roof to its highest pitch. He explained how they doubled the amount of drains to lessen the amount of insulation and that the roof operation is more seamless. He stated the change order represents the plumber's addition for the drainage which includes about 100' of piping.

Chairman Woods asked if the amount was fair.

Mr. Nardone stated they have negotiated this figure and that the contractor is not willing to sacrifice any more money.

Chairman Woods asked Mr. Nardone if they were recommending this change order.

Mr. Nardone replied yes.

Mr. Creedon and Mr. White made and seconded a motion to approve the change order credit to Mountford Construction Company in the amount of \$27,751.00 for the roofing system changes for seismic curbs, reduced insulation and add drains for better flashing heights.

Motion carried 3 yes (Woods, White, Creedon) and 1 no (Funaro).

Mr. Nardone reported there were several doors that were required from the Fire Marshal as well as some stoop conditions.

Chairman Woods asked how many doors.

Mr. Nardone replied 3. He stated one is by the natatorium, another on the first floor by stairway #4 and a third. Discussion ensued.

Chairman Woods asked about railings.

Mr. Nardone stated there is a 7' drop at the retaining walls which they have concerns about. Discussion ensued regarding additional railings.

Chairman Woods asked Mr. Nardone to bring to the committee pricing for additional guardrails.

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

Mr. Nardone reported they had their last meeting with the local authorities regarding this portion of the project. He stated there is a PCT meeting on Monday and that everything appears full speed ahead.

Mr. Silver referred the committee to p. 31 of the handout.

Chairman Woods asked if the time begins 30 days after Monday.

Mr. Silver stated it may be possible to go out to bid by the end of June. He stated they are looking at receiving bids by the end of July with a possible start date of August.

Mr. Nardone stated the most important part will be the abatement work while students are not in school.

Status Report – Pumpkin Delight Elementary School Elevator

Mr. Jorgensen reported there were no change orders. He stated during the April vacation week a lot of work was done. He reported the contractor cut through the gym roof to extend the hoistway. He also reported wall is now all the way up and that the contractor started breaking through the walls on the second floor. Mr. Jorgensen also reported the elevator cab equipment is now on site. He stated they are looking at the end of June, early July for completion. He reiterated there are no change orders.

Chairman Woods asked about the outstanding change order for the wall separation.

Mr. Jorgensen reported the contractor has no expectations and that they know it will be toward the end of the project. He stated they did find an extra layer of asbestos flashings in the cavity walls.

Status Report – East Shore Middle School

Mr. Jorgensen stated he and Chairman Woods met with the Mayor to go over the preliminary figures from the last meeting. He stated the directive was to keep the price in the vicinity of the \$8.5 M capital forecast.

Mr. Silver stated he met with the educators and that they cut about 6,000 square feet from the early program requests.

Mr. Jorgensen stated they went back to Scheme 1. He explained where the six classrooms were cut.

Mr. Funaro expressed concern with equity between the middle schools.

Chairman Woods stated the function of this committee is to design something that can be affordably built.

Mr. Funaro asked if the cafeteria area would be expanded and that it was important to do it right.

Mr. White asked if this schematic would give them what they need.

Mr. Cummings stated there are three major issues at the school. The cafeteria, there is no dedicated media center and there are more teachers on carts than the other two middle schools. He stated this scheme addresses these issues. Discussion ensued.

Mr. Jorgensen stated they met with many of the various departments of the school looking at their spaces and what they need. He went on to explain Schematic 1 with a discussion following.

Mr. Silver stated they would have the full schematic package at the June meeting. He stated the PCT is scheduled for October 24, 2011 and that they would estimate it would go out to bid around December 2011, delivering the fixed bids for the traditional bonding in February or March 2012.

Chairman Woods asked if any of the work would be able to be done during the school day.

Mr. Silver replied yes, the free standing areas.

Status Report RE: Elementary Schools Asbestos Abatement Project

Mr. Cummings thanked the Committee for waiting for his input regarding the work at John F. Kennedy Elementary School. He stated this school was impacted the most by the reconfiguration. He explained the principal at this school asked if the roof plan could be put off. Mr. Cummings asked the committee if they could switch around and do the cafeteria and halls over the summer and do the classrooms next year.

Mr. Bradbury stated he would rather do the hallway work with the classrooms so there would be the one containment.

Chairman Woods asked if the entire left side of the building could be done next summer. A brief discussion ensued.

Chairman Woods stated the question is where they will end up before they run out of money.

Mr. White commented the thought was to keep the project moving forward with the least impact to the teachers.

Mr. Bradbury reminded the Committee that originally they weren't going to do the entire school.

Chairman Woods asked if it was the consensus of the Committee to do one half of the school.

Mr. Bradbury agreed it would work best.

Mr. Funaro asked if they were talking about doing from the center hall to the right of the building.

Mr. Silver replied yes.

Mr. White and Mr. Funaro made and seconded a motion to approve plans, specifications and estimates for the floor tile and ceiling dated May 5, 2011. Motion carried unanimously.

Status Report – Jonathan Law High School – Roof Replacement

Mr. Jorgensen reported the construction documents are completed. He stated they would bring the drawings and specifications to the next meeting.

Chairman Woods asked the square footage.

Mr. Silver stated it is close to 77,770 sq. feet and that construction costs should come in around \$1.7 million.

Mr. White and Mr. Creedon made and seconded a motion to approve the construction drawings, plans and specifications dated May 5, 2011. Motion carried unanimously.

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

Mr. Jorgensen reported they are on the same track with the Foran roof replacements, but a smaller scale than Law. He stated the work being done is adjacent to the Phase III addition and includes the observatory and its metal roof seam repairs.

Mr. White and Mr. Funaro made and seconded a motion to approve the construction drawings, plans and specifications dated May 5, 2011. Motion carried unanimously.

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

Mr. Nardone presented the plans and specifications based on the last meeting. He went on to explain the areas include the band and practice area, the 4th floor passage in back of the service area and the flooring in the observation area.

Mr. Silver stated the estimate with soft costs is \$1.1 million with contingency. He stated the aldermen only approved \$1 million. He stated they were looking to the work being done over the summer. Discussion ensued regarding whether the work would start this summer or if it would be put off to next summer.

Mr. Funaro and Mr. White made and seconded a motion to approve the construction drawings, plans and specifications dated May 5, 2011. Motion carried unanimously.

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. Silver also noted the Sonitrol work was what the committee approved.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Sonitrol Security (#61784+61959) in the amount of \$4,499.00 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver petrucelli CA + Lobby CDS (#17) in the amount of \$1,425.00 for Jonathan Law High School – Phase III. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Mountford Construction (#14) in the amount of \$386,514.00 for Joseph A. Foran High School – Phase III. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli CA (#13) in the amount of \$9,215.00 for Joseph A. Foran High School – Phase III. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli ART CDS (#14) for Joseph A. Foran High School – Phase III. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Olympus Construction (#6) in the amount of \$45,400.46 for Pumpkin Delight Elementary School – Elevator project. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Fairfield Testing Lab (#11-02-17) in the amount of \$786.42 for Pumpkin Delight Elementary School – Elevator project. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (#10) in the amount of \$2,160.00 for Pumpkin Delight Elementary School – Elevator project. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (#2) in the amount of \$600.00 for Pumpkin Delight VAT Replacement. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (2) in the amount of \$10,500.00 for the Foran Partial Roof Replacement. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (2) in the amount of \$49,620.00 for the East Shore Middle School Expansion, plus alterations. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (2) in the amount of \$12,250.00 for the Law Partial Roof Replacement. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (#2) in the amount of \$13,300.00 for the John F. Kennedy Elementary School VAT Floor and Ceiling Replacement. Motion carried unanimously.

Mr. Funaro and Mr. Creedon made and seconded a motion to approve payment to Silver Petrucelli (Abatement/Lead Design (#2) in the amount of \$27,300.00 for the Foran Phase III Lead Asbestos. Motion carried unanimously.

There being no further business, Mr. Funaro and Mr. Creedon made and seconded a motion to adjourn at 9:04 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary