

**Permanent School Facilities Building Committee  
Special Meeting  
June 8, 2016**

The Permanent School Facilities Building Committee held a special meeting on Wednesday, June 8, 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 Associates  
J. Richetelli (MPS)  
P. Bradbury (MPS)  
P. Cavanna (MPS)

**Consideration of Minutes**

Ald. Hardiman and Mr. Nunno made and seconded a motion to accept the minutes of the May 4, 2016 special meeting, as presented. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to accept the minutes of the May 19, 2016 special meeting, as presented. Motion carried unanimously.

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

Mr. Jorgensen reported he is not ready to recommend closing out the project because there is still an outstanding payment requisition.

Mr. Bradbury reported Bismark is taking the cost to repair the concrete apron off the project and crediting this Committee \$12,000.

Mr. Ahrens asked if the commissioning items have all been completed.

Mr. Bradbury stated there are two areas in the building that still need to be tested, but the commissioning agent is confident it will be completely operative. A brief discussion ensued.

Chairman Woods asked if the apron would be completed by July and the credit to the city adjusted.

Ald. Nunno asked if the Committee would change how the contractors are paid.

Chairman Woods stated the Committee could withhold more of the retainage or refuse to cut the retainage toward the end of a project as is commonly done. Discussion ensued.

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

Mr. Jorgensen reported the construction documents are due around August 15th at which time the drawings will go out for local review and then set the date at the state for approval and go out to bid. He stated the good news is the building official will be reviewing the plans and they will not go to a private review.

Mr. Richetelli asked when Board of Education approval takes place.

Mr. Jorgensen explained they would get approval from the Board of Education in August or September. He continued with an update. He reported the Inland Wetlands site walk took place yesterday. He stated they are hoping for a decision at their June 16 meeting. A brief discussion ensued.

Mr. Jorgensen reported a construction phasing meeting took place with Mr. Cavanna, Mr. Richetelli and Mr. Nielsen. He also stated they are filing code modifications to be able to use the current code regulations. He stated there is the possibility of the code changing in the Fall. He noted that the State has weighed in verbally, but not the local officials.

Chairman Woods asked about the construction phasing and if it would be built into the construction plans.

Mr. Jorgensen answered yes and explained the plans and the phasing and how they would proceed. He stated there is one payment requisition for consideration by the Committee.

### **Consideration of Payment Requisitions** (Items 2 and 3)

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

Mr. Jorgensen replied yes.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to the Silver Petrucelli contract Design thru BID (#16-1046) in the amount of \$92,815.38 for the West Shore Middle School Expansion and Alterations project. Motion carried unanimously.

Chairman Woods asked when the next meeting needed to take place.

Mr. Jorgensen stated not until July.

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

Mr. Lisi reported Olympus is scheduled to begin work on Monday. He stated they submitted their proposals for the finishes. Mr. Lisi stated the second floor would not be done this year. He stated it could be over the winter break or next summer. He stated there would be no extra cost.

Mr. Nunno asked about the band area where the risers are and if it was included in the project.

Mr. Lisi replied yes.

Ald. Vitali and Mr. Ahrens made and seconded a motion to approve a contract with WB Meyer Moving in an amount not to exceed \$50,000 based on the State schedule for the move in and move out at Jonathan Law High School.

Ald. Vitali commented he felt the \$50,000 was reasonable and if the amount exceeded \$50,000 they could come back to this Committee for the additional funding request.

Motion carried unanimously.

Mr. Lisi continued with an explanation of the phasing plan. He pointed to the area marked "yellow" as Phase I and the "orange" as Sub-Phase IA.

Mr. Bradbury added the containment areas would be running simultaneously.

Ms. Krushinsky asked if all of Phase I would be completed before moving onto Phase 2.

Mr. Bradbury stated the Phase I abatement would be completed and work on the flooring would begin. He stated he wants to get Spectrum started as quickly as possible.

Mr. Lisi stated Olympus was proposing FRP plastic instead of the gypsum because it is less labor intensive. He stated it is also aesthetic as well.

Chairman Woods asked about the additional cost.

Mr. Lisi stated he did not expect an additional cost because it was less labor intensive. A brief discussion ensued.

Ald. Vitali and Ald. Hardiman made and seconded a motion to authorize the contractor to use fiber reinforce plastic (FRP) instead of drywall, provided there is no extra cost.

Motion carried 6 yes (Woods, Nunno, Hardiman, Federico, Vitali, Krushinsky) and 1 no (Ahrens).

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

Mr. Lisi reported the State has requested enrollment projections at the school.

Mr. Richetelli explained the company that does the enrollment projections for the city does it as a district wide projection. He stated the State is requesting an enrollment projection specific to Harborside Middle School.

Ms. Krushinsky and Mr. Ahrens recalled enrollment projections were done during the district school review.

Mr. Richetelli stated he did not expect the request to affect the priority list.

Ms. Federico asked how the enrollment projections affect reimbursement.

Mr. Richetelli stated no. He explained this is a roof and window replacement. A brief discussion ensued. He stated he did not feel this would hold up the project.

Mr. Lisi reported Young Developers would be on-site Monday for the delivery of materials, with work commencing Tuesday or Wednesday.

Chairman Woods asked for an overview of the process.

Mr. Lisi explained they would start with the flat portion of the roof, completing approximately 2,000 square feet per day, then proceed to the sloped roof. He also reported he and Mr. Bradbury selected the roofing color which is identical to what is there now.

Ms. Federico and Ms. Krushinsky made and seconded a motion to approve the standing seam metal roof at Harborside Middle School (Hemlock Green). Motion carried unanimously.

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

Orchard Hills Elementary School, Calf Pen Meadow Elementary School and Mathewson Elementary School Roof Replacement Project:

Mr. Lisi reported crews would be on site at Orchard Hills and Calf Pen would begin Monday, with Silktown doing those projects. He stated they would begin Mathewson right after.

### Pumpkin Delight Elementary School Roof Replacement Project:

Mr. Lisi reported Young Developers would be on site Monday, with a different crew.

Mr. Lisi went on to address the fascia at each of the schools, many of which have three different colors.

Chairman Woods stated in the past the Committee gives the choice to the building administrator. Discussion ensued.

Mr. Lisi recommended staying with the current color or matching the soffit.

Following discussion, it was decided to leave the color to Mr. Lisi and Mr. Bradbury.

Ms. Federico asked the completion date of the roof projects.

Mr. Lisi stated it is August 15, 2016. He reported they are verifying the existing conditions of the elementary schools to be done next summer. He stated they would be completing the design phase in the next 2-3 months. Discussion ensued regarding the timetables for the next four elementary schools.

### **Consideration of Payment Requisitions** (Items 5, 6 and 7)

Chairman Woods asked if all of the payment requisitions were in order.

Mr. Lisi replied yes.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Antinozzi Associates contract in the amount of \$7,249 for the Jonathan Law Hazardous Material Abatement project. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to the Antinozzi Associates contract in the amount of \$10,051 for the Harborside Middle School window replacement project for the additional hazmat testing that was required for the windows, primarily PCB's and some printing costs. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to the Antinozzi Associates contract in the amount of \$1,015 for the Harborside roof replacement for bidding phase services and some printing costs. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to the Antinozzi Associates contract in the amount of \$1,686 for Mathewson Elementary School for the abatement specifications. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to the Antinozzi Associates contract in the amount of \$1,687 for Calf Pen Elementary School for abatement specifications. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to the Antinozzi Associates contract in the amount of \$1,687 for Orchard Hills Elementary School for abatement specifications. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to the Antinozzi Associates contract in the amount of \$1,686 for Pumpkin Delight Elementary School. Motion carried unanimously.

Mr. Lisi stated he also had a change order for Harborside Middle School for the abatement specification for the window and roof. The abatement specifications were not included, in the amount of \$2,400 for the window abatement.

Ald. Hardiman and Ms. Federico made and seconded a motion to approve a change order to the Antinozzi Associates contract in the amount of \$2,400 for the Harborside Middle School window abatement. Motion carried unanimously.

Ald. Hardiman and Ms. Federico made and seconded a motion to approve a change order to Antinozzi Associates contract in the amount of \$2,400 for the Harborside Middle School roof abatement. Motion carried unanimously.

Mr. Lisi stated there are two other items related to Fuss and O'Neil in the range of \$70,000.

Ms. Federico asked if this was in addition to what was budgeted.

Mr. Lisi replied yes. He explained they are the construction administration costs for Fuss and O'Neil.

Ald. Hardiman and Ms. Federico made and seconded a motion to approve a change order to the Antinozzi Associates contract for Hazardous material abatement construction at Jonathan Law High School in an amount not to exceed \$65,000.

Ms. Krushinsky asked if these are additional services.

Mr. Lisi replied yes, because they did not know the scope when it was designed.

Chairman Woods stated the Committee budgeted for testing but not for the abatement.

Ms. Federico asked if the results of the tests were unexpected.

Mr. Lisi replied no, although there are unknowns in any case.

Mr. Bradbury stated it was his recollection this is always an additional cost. Discussion ensued.

Motion carried unanimously.

Ms. Federico and Ald. Hardiman made and seconded a motion to approve a change order to the Antinozzi Associates contract in an amount not to exceed \$2,200, which includes the 10% markup based on unit prices, for hazardous material construction administration at Harborside Middle School. Motion carried unanimously.

Ms. Federico and Ald. Hardiman made and seconded a motion to approve a change order to the Antinozzi Associates contract in an amount not to exceed \$2,200, which includes the 10% markup based on unit prices, for hazardous material construction administration at Calf Pen Meadow Elementary School. Motion carried unanimously.

Ms. Federico and Ald. Hardiman made and seconded a motion to approve a change order to the Antinozzi Associates contract in an amount not to exceed \$2,200, which includes the 10% markup based on unit prices, for hazardous material construction administration at Mathewson Elementary School. Motion carried unanimously.

Ms. Federico and Ald. Hardiman made and seconded a motion to approve a change order to the Antinozzi Associates contract in an amount not to exceed \$2,200, which includes the 10% markup based on unit prices, for hazardous material construction administration at Orchards Hills Elementary School. Motion carried unanimously.

Ms. Federico and Ald. Hardiman made and seconded a motion to approve a change order to the Antinozzi Associates contract in an amount not to exceed \$2,200, which includes the 10% markup based on unit prices, for hazardous material construction administration at Pumpkin Delight Elementary School. 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