

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
JUNE 12, 2008**

The Permanent School Facilities Building Committee held a meeting on Thursday, June 12, 2008 in Conference Room B in City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
T. Creedon
Ald. R. Vitali
J. Quish (BOE)

Also Present

W. Silver, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)
D. Hourigan, Chairman (BOE)

Excused: Ald. R. Nunno, C. Kopazna, D. DeFlumeri

Consideration of the Minutes of May 14, 2008 meeting.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve the minutes of the May 14, 2008 meeting as presented. Motion carried unanimously.

Chairman Woods spoke concerning an article in the newspaper recently regarding the landscaping work at Pumpkin Delight School. Mr. Silver stated he spoke with Phil Russell (MPS) regarding item 8 on the agenda and reported to the Committee it should be removed from the agenda.

Status Report – Phase I – Foran High School

Mr. Silver stated there is nothing to report at this time until school is out. He reported he believed the Bismark dispute with its sub-contractor had been settled.

Status Report – Phase II – Jonathan Law High School (Boilers)

Mr. Bradbury stated the hold up right now is the damaged ceiling. He explained it is a unique type of asbestos on the ceiling. A brief discussion ensued.

Mr. Silver referred the Committee to pages 1 & 2 of the handout and explained what Paragon has worked up. He noted about three quarters of the cost is abatement.

Mr. Quish asked how many square feet. Mr. Bradbury responded approximately 150 feet.

Mr. Bradbury explained what happened when the boiler breaching was removed and explained the process with the ceiling.

Chairman Woods asked if there is a hold up on the project.

Mr. Bradbury replied the breaching is not complete and no boilers can run at this time.

Chairman Woods asked if it was the consensus of the Committee not to approve this change order for \$831,186.60.

Those members present thought the price was too high.

Chairman Woods asked how much time they have.

Mr. Bradbury replied the school doesn't need the heat right now and they do have hot water, so we have until early Fall.

Mr. Silver added there could be a hold up as the mechanical contractor has demobilized from the job waiting for a decision on the change order.

Chairman Woods suggested we have the contractor get a better bid. He also asked if Silver Petrucelli thought this bid was high.

Mr. Silver explained this bid just came in on June 12, 2008 and they have not had a lot of time to review it but felt it was a little high. A brief discussion ensued.

Chairman Woods asked about the asbestos and abatement once it is done and its effect on the breaching installation.

Mr. Bradbury responded yes, it would be the breaching first before the boilers could be started.

Mr. Creedon asked if the rest of the change is reasonable and if they can get some type of "not to exceed" approval. He stated if this was going to hold up the project, he would suggest the Committee give a "not to exceed" number and then the project could continue to move forward should reasonable and conforming quotes come in before the next Committee meeting.

Mr. Creedon and Mr. Quish made and seconded a motion to approve the change order to repair the damage to the boiler room ceiling in an amount not to exceed \$20,000. Motion carried unanimously.

Status Report – Phase II – Foran High School (Boilers)

Mr. Bradbury explained when they were pushing to get the chiller running and the mechanical contractor needed to come in on Saturday, June 7, 2008. He proceeded with a lengthy explanation of the work that day.

Mr. Silver added they are now interfacing with Paragon and the work on the acid neutralizer that serves the science labs. He stated there still are two change orders they did not consider last time because they came in short notice. He stated what is still up for consideration is the painting work.

Referring to page 1 of the handout, Chairman Woods asked about the \$13,000 to paint the boiler room and if that was reasonable.

Mr. Silver responded it was \$12,510 before the mark up. A brief discussion ensued.

Mr. Woods commented if the architect feels \$11,00 is fair, the mark up would be the difference of only \$1,000. The Committee discussed accepting only the credit portion of this proposed change order, deleting the painting of the gym, as Mr. Bradbury reported that it has already been recently painted.

Mr. Bradbury stated he would get some other prices for the boiler room painting.

Chairman Woods asked if it would hold up the project and Mr. Bradbury responded no.

Mr. Creedon and Mr. Quish made and seconded a motion to accept the change order credit in the amount of \$5,100 from Bismark for not painting the gymnasium. Motion carried unanimously.

Chairman Woods reiterated that Mr. Bradbury would get some prices for the painting. He also asked about the \$639 change order on the handout.

Mr. Silver explained the change order is from the Johnson Controls, a sub-contractor to G & D, which is a sub-contractor of Bismark to Johnson Controls. He read the description. He also stated the re-wiring could not have been anticipated at bid time and the price is reasonable.

Mr. Creedon and Ald. Vitali made and seconded a motion to approve the change order to Bismark Construction in the amount of \$639.00 for the unanticipated costs due to the manner the existing boilers were wired and controlled. Motion carried 3 yes (Vitali, Woods, Creedon) and 1 no (Quish).

Status Report – Jonathan Law High School - Phase II – Science Labs

Mr. Silver reported the furniture “move-out” began on Saturday, June 7, 2008.

Chairman Woods asked if this was everything but the chemicals.

Mr. Silver responded yes.

Mr. Bradbury added he was in charge of the chemical move and explained how manner in which it was done.

Chairman Woods asked if the work had now commenced.

Mr. Bradbury replied yes and that the demolition had begun.

Mr. Silver stated he had just received two change orders, but reiterated he had just reviewed them.

Mr. Bradbury added this is for the door lock cylinder change for the science labs. He explained there are 11 classrooms at \$75.00 each. He explained how the new intrusion locks would be lockable from the inside of the classroom without requiring opening the door and exposing the staff to an intruder.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve the change order in the amount of \$866.23 to CT Carpentry Co., Inc. for the enhanced security (change science locksets to intrusion locks). Motion carried unanimously.

Mr. Silver reported the second change order to Finnegan's Moving Co to relocate 7 classrooms to the gyms to make temporary classrooms. He explained this came about because back at furniture bidding in April it was not expected any students would move until around June 20 or so. He explained basically the furniture is being moved one extra time.

Mr. Quish stated he believes this expense should be the responsibility of the general contractor. He stated it is his responsibility since he was the one asking the schools to compromise their classroom work in order to expedite the construction work. He also spoke as to the three shifts and incurred over time. A brief discussion ensued.

Chairman Woods asked Mr. Silver to see what the general contractor would be willing to do. He stated the bottom line is that Finnegan's did the work. Discussion resumed.

Chairman Woods re-capped that Mr. Silver would see if CT Carpentry Co. would be willing to absorb the \$3,100. He asked if this had been included in the \$15,000 invoiced this month.

Mr. Silver responded it is a separate invoice.

Mr. Creedon and Ald. Vitali made and seconded a motion to approve the change order to Finnegan's Moving Company in the amount of \$3,100 for the additional move. Additionally, the Committee will put this to CT Carpentry, which allowed the contractors to begin demolition early. Motion carried unanimously.

Status Report – Foran High School - Phase II – Science Labs

Mr. Silver referred the Committee members to photo pages 8, 9 & 10 of the handout that show the containment going on for the abatement. He stated there has been a lot of activity between Matt Myers of Fuss & O'Neil and the State.

Mr. Bradbury added he was on site for a pre-abatement meeting.

Mr. Silver also reported Paragon is working hard and they have removed a lot of the cabinetry. He stated next week they would be working on the yellow wing and media center. He explained there is a change order to consider on page 4, which was deferred from the last meeting regarding the 7' x 7' hatch. He stated the size and cost has been reduced.

Mr. Quish and Mr. Creedon made and seconded a motion to approve a change order in the amount of \$3,100 to Paragon Construction Co., Inc. to substitute a hatchway for easier maintenance. Motion carried unanimously.

Mr. Quish asked about the requirements that they would not need the additional rooftop air handling unit steel support framing.

Mr. Silver explained it really was a coordination issue.

Mr. Quish asked if they knew the support requirements ahead of time.

Mr. Silver reiterated it was coordination after the contract was submitted and explained the bid.

Mr. Quish asked how many units.

Mr. Silver replied two large air handlers.

Mr. Quish asked if it is the same welder but different size.

Mr. Silver responded the units are larger.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve the change order for Paragon Construction Co., Inc. in the amount of \$5,720 for roof framing for the larger AHUS. Motion carried unanimously.

Mr. Silver reported there was nothing to consider for the media center furniture substitutions as yet. He also addressed on page 4 the fume hood to general science 403 in the amount of \$29,354.29, which price he stated they did not agree with. He stated this was requested by Mr. Cummings to address possible upcoming State mandated changes for the science curriculum.

Mr. Quish added that many superintendents in the state do not agree with the potential mandates and that it just is not justified.

Mr. Silver referred to page 21 regarding the duct and stated they did not agree with the trade costs and breakdown and are looking into it. A brief discussion ensued.

Chairman Woods stated the Committee should have Mr. Cummings justify this request before proceeding.

Mr. Creedon stated they also needed to look at pricing.

Mr. Silver commented this is time sensitive because the cabinets have to be adjusted. Discussion continued.

Chairman Woods asked about accommodating the fume hood in the cabinetry and that if it is decided the additional fume hood is not needed, then there would have to be adjustments made to the cabinetry.

Mr. Quish and Mr. Creedon made and seconded a motion to approve a change order to Paragon Construction Co., Inc. in an amount not to exceed \$2,000 to modify the base cabinetry to accommodate a future fume hood. Motion carried unanimously.

Mr. Silver explained the next proposed change order. There are two air-handling units in stairwells 1 and 4, which are similar to those in stairwells 2 and 3. He stated work is being done by Paragon and the intent is to dehumidify the stairwells. He stated this is not a time sensitive issue and they will continue working on it.

Mr. Silver referred the Committee to page 35 of the handout, which shows a typical science lab with the 13-year-young plastic laminate cabinets. He explained they would tear out the islands and put in new cabinetry with the total package being shown on page 38 in the amount of \$17,777. He referred to page 4 of the handout where it is broken down in three components.

Ald. Vitali commented he was trying to understand why we are putting in new science labs and using old cabinets. He stated it should be done right from the start and the Committee should authorize the full package.

Chairman Woods asked if the prices are reasonable.

Mr. Silver responded that Mr. Nardone did not have a chance for a detailed workup on the prices, but a brief review indicates it is reasonable.

Mr. Quish suggested looking into a new countertops and replacing the gas turrets.

Chairman Woods suggested they also find out what the administrators and teachers are looking for.

Mr. Silver spoke as to the islands and VAT underneath and explained.

Chairman Woods suggested the Committee pass on this issue for now pending more information.

Mr. Silver stated the last change order, which was received for today, is for the abatement overtime. He explained the contractor's reasoning for asking the Committee to help with the overtime charges. A brief discussion ensued.

Chairman Woods asked if there are any other change orders on the horizon.

Mr. Silver stated he would ask for a price to paint the pool walls.

Mr. Bradbury stated he would get that price.

Mr. Silver also reported contracts had been signed with CT Carpentry but that the complex three contracts for Foran are working their way through the City. He stated they still did not have contracts for Paragon and explained the details regarding the numbers and that he is double-checking the adequacy of the funding for this project.

Status Report - Phase III – Foran High School

Mr. Silver reported that the replacement State Building Inspector has not yet been appointed, and that all code modification requests are being delayed accordingly. He reported, the modifications, once resolved, would be crucial to both Phase III projects.

Status Report - Phase III – Jonathan Law High School

No report

Status Report Re: Pumpkin Delight Elementary School – grant transfer

As indicated at the beginning, this item will be removed from future agendas.

Consideration of Payment Requisitions

Mr. Silver spoke as to the science lab work and Paragon and explained it really is three separate jobs and that they are breaking it down for the Committee.

Chairman Woods asked about the Finnegan's Moving differences between the schools, noting at Law it is \$4,000 and at Foran it is \$17,000.

Mr. Silver explained the work at the two schools and the prices.

Chairman Woods asked if these had been reviewed and found to be in order and if payment is being recommended.

Mr. Silver replied yes.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment of Paragon Construction Co (#7) in the amount of \$74,641.50 for Jonathan Law Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment of Finnegan's Moving (#2) in the amount \$4,000 for Jonathan Law Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment of Silver Petrucelli (#25) in the amount of \$18,533.30 for Jonathan Law Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment of Bismark Construction Co. (#10) in the amount of \$118,712.00 for Foran Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment of Paragon Construction Co. (total of all three jobs) in the amount of \$523,516.03 for Foran Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment of Finnegan's Moving (#1) in the amount of \$11,000 for Foran Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Creedon made and seconded a motion to approve payment of Silver Petrucelli (#25) in the amount of \$28,955.25 for Foran Phase II additions/renovations.

The next meeting will be July 10, 2008.

Mr. Creedon and Mr. Quish made and seconded a motion to adjourn at 9:05 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Committee Secretary