

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
JUNE 22, 2011**

The Permanent School Facilities Building Committee held a meeting on Wednesday, June 22, 2011 in Conference Room B at City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

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

Also Present

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

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

Consideration of the Minutes of June 9, 2011 meeting

Ald. Vitali and Mr. Funaro made and seconded a motion to approve the minutes of the June 9, 2011 meeting as presented. Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project

Chairman Woods reported he spoke with the Mayor the morning after the Committee's June 9, 2011 meeting by 8:00 a.m. and by 9:30 a.m. he received a call the plans would be approved by Monday, but in actuality they were not approved until Tuesday, June 14, 2011.

Mr. Silver interjected stating there was a technical correction that needed to be satisfied. He also stated the Building Official signed off on the John F. Kennedy Elementary School ("JFK") plans as well. Mr. Silver explained he had a conversation with the Director of the Department of Permitting and Land Use ("DPLU") as to the characterization of the DPLU.

Mr. Funaro stated the focus of this Committee is the school children and their safety and these types of projects must be done in the summer.

Mr. Silver reported the plans for Pumpkin Delight Elementary School have been approved by the CT DOE BSF and went out to bid. He stated they were still waiting for signed paperwork for JFK. Mr. White offered to sign if Dr. Stapleton is not in town.

Mr. Bradbury expressed concern they would not be able to turn around the project at JFK this summer.

Mr. Silver stated if they received it tomorrow (June 23, 2011) it would then go to the State with the technical paperwork. As a point of information, he stated the State turned around the Pumpkin Delight plans in one day.

Status Report – Jonathan Law High School – Phase III

Mr. Bradbury reported he was working with the contractor concerning a problem with the air conditioning units at the school. He stated all three air conditioning units lost coolant.

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

Mr. Jorgensen reported they received the bids for the security booth and remaining work. He referred the Committee to p. 3 of the handout for the details. He stated the apparent low bidder is Nosal Builders with a bid of \$260,100. He explained the details of the bid which included changing from a veneer plywood booth to plastic laminate and explained the credit.

Ald. Vitali asked where Nosal Builders was from.

Mr. Jorgensen replied Durham, Connecticut.

Mr. Silver stated they have worked well with Nosal Builders on other projects. He explained how they split the base bid and that the Committee could approve it as two separate bids if they so desire and referred the Committee to p. 4 for the details.

Chairman Woods discussed the amount of the funds transfer from financing that was authorized by the Mayor. He stated it was his understanding the transfer amount of \$181,338 was approved. He also questioned whether they would need to take the contingency to supplement the \$18,000. He asked about the alternates in addition to the base bid.

Mr. Jorgensen stated one of the alternates was to replace the doors to the main office, which he stated includes two doors and two sets of hardware. He also stated the computer room is next to the lobby and they would recommend the lighting replacement and the building administrator requested classroom casework. He explained during the renovations the cabinets for artwork was lost, so they would like the additional display cabinets.

Mr. Funaro and Ald. Vitali made and seconded a motion to accept the base bid of Nosal Builders in the amount of \$260,100, plus add alternate 2 in the amount of \$4,630 and add alternate 4 in the amount of \$3,600 for a total amount of \$268,330 and no deduct alternates. Motion carried unanimously.

Chairman Woods asked the timetable for the work.

Mr. Jorgensen noted there are no added days for the alternates. He stated the schedule is very tight with the biggest concern being the permit process. He stated the schedule is based on receiving a permit in two weeks. Discussion ensued.

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

Mr. Silver reported the contractor is working on the punch list. He referred the Committee to p. 1 of the handout which depicts the exterior retaining wall guardrails. He stated the guardrails shown are 4' and that they would recommend the 4' over the 6', which was previously discussed. He stated the second issue concerned the Fire Marshal's review of the staircase, which is open between the lobby and second floor. He referred the

Committee to p. 2 of the handout. He explained as the designs for the work proceeded, they added duct work, which is not allowed by code in a stairwell. He stated the solution is to add a wall and door door, which makes the left side a corridor and the right side a code conforming stairwell.

Mr. Funaro and Mr. White made and seconded a motion to approval a change order to the Mountford Construction Company contract in an amount NTE \$6,000 for the door and wall installation.

Mr. Silver also pointed out the stairwell is an area of refuge.

Motion carried unanimously.

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

Mr. Silver reported they are waiting for State approval. On a separate note, he reported the State will be comingling the CT DOE BSF. They will merge into one department under the Department of Public Works in the next few months. He also spoke regarding the BSF requested code modification waived by the State Building Official.

Chairman Woods asked about PCB's.

Mr. Silver explained the Environmental Protection Agency oversees this and required an action plan for the entire building when PCB's are found. The initial action plan was rejected which required F+O/EnviroScience to submit a second, detailed plan and they are waiting for EPA approval which is required by the BSF prior to approving the plans for bidding. Mr. Silver said an extra for this additional re-submission will be presented next meeting.

Status Report – Pumpkin Delight Elementary School Elevator

Mr. Jorgensen stated there was little to report. He stated initially the work was to be completed this week. He stated they have a meeting on Friday. Mr. Jorgensen stated they should be calling for a final inspection the first week of July.

Status Report – East Shore Middle School Additions/Replacements

Mr. Silver stated the Committee was presented with the schematic designs and estimates at the last meeting. He stated the main concern the Committee had was with the HVAC and possible options throughout the school. Mr. Silver referred the Committee to p. 5 of the handout and explained the three air conditioning system alternates and the costs associated.

Mrs. Casey asked if this is for the whole school.

Mr. Silver responded at the last meeting the Committee requested the information. He went on to explain the central plant option which is similar to what is at Foran High School. He referred the Committee to p. 6 of the hand and explained the options. He also referred to p. 7 of the handout for the construction costs regarding the building additions and alternates.

Mr. Cummings addressed the thought behind the air conditioning in the new addition. He stated they are receiving more and more pressure for summer school programs. He stated creating this space would provide a location for summer classes. He stated the idea for the air conditioning throughout the addition is a great idea, however, it is costly. Discussion ensued.

Chairman Woods stated the Committee would need to decide if they are to approve the base bid with or without the add alternates. Discussion ensued.

Mr. Funaro and Mr. White made and seconded a motion to approve the East Shore Middle School building additions and alterations project in the amount of \$16,434,800, with no add alternates and no deductions.

Chairman Woods asked if the intent of the motion was to submit one total package.

Ald. Vitali asked if the presentation to the Board of Aldermen would include breakdowns.

Mr. Silver responded no.

Chairman Woods added it is likely there will be a new Board of Aldermen when this is presented for bonding. Discussion ensued.

Mr. Silver explained if the proposal is rejected by the Board of Aldermen he would have to re-design the project, resubmit it to the BSF and it would have to go back out to bid based on the recommendations of the Board of Aldermen.

Mr. White suggested it could go out to bid with the alternates as deductions.

The Committee recessed at 8:21 p.m.

Chairman Woods reconvened the Board in public session at 8:24 p.m.

Mr. Funaro and Mr. White made and seconded a motion to move the question. Motion carried unanimously.

On the main motion, motion failed 1 yes (Funaro) and 4 no (Woods, White, Casey, Vitali).

Chairman Woods stated he would entertain a new motion.

Ald. Vitali suggested the Committee come to a consensus with a motion to include the add alternates separately. Discussion ensued.

Chairman Woods explained consideration could be for the base bid and the three alternates, which are the central plant AC for the entire school, the roofing project and air conditioning for the eight (8) classrooms).

Mr. White and Ald. Vitali made and seconded a motion to approve the base project in the amount of \$10,429,800, as originally designed by Silver Petrucelli Architects, plus the three add alternates of central plant air conditioning for the entire school, re-roofing the old roof sections and air conditioning for the eight (8) classrooms.

Discussion ensued regarding the add alternates and deductions.

Ald. Vitali and Mr. Funaro made and seconded a motion to move the question. Motion carried unanimously.

On the main motion, the motion carried 3 yes (Woods, Vitali, White) and 2 no (Funaro, Casey).

Mr. Funaro stated for the record that he believes this was a big mistake and not the right way to go with this project.

Mr. Casey pointed out there will be additional design costs totaling approximately \$300,000 that are wasted if the aldermen reject the bids in February and the project has to be redesigned. She stated that is a lot of money to spend for something that many not pass. Discussion ensued. Mr. Silver said he will quantify and prepare a change order proposal for the expanded design services related to the larger project and alternates for the next committee meeting.

Mr. Silver stated he would need the Committee's formal approval of the schematic plan submitted at the Committee's June 9, 2011 meeting.

Ald. Vitali and Mr. White made and seconded a motion to approve the schematic design presented at the June 9, 2011 meeting which contained performance specifications and estimates, as amended with the motion for add alternates passed tonight.

Motion carried 3 yes (Woods, White, Vitali) and 2 no (Funaro, Casey).

Mr. Silver stated through the actions of this Committee tonight, this will now proceed to the State.

Status Report – Jonathan Law High School – Roof Replacement

No report.

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

No report.

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

No report.

Consideration of Payment Requisitions

None.

The next meeting of the Permanent School Facilities Building Committee will be July 7, 2011.

There being no further business, Mr. Funaro and Mrs. Casey made and seconded a motion to adjourn at 9:02 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary