

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
JULY 7, 2011**

The Permanent School Facilities Building Committee held a meeting on Thursday, July 7, 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)
T. Creedon

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
P. Jorgensen, Silver Petrucelli Assoc., A/E

Excused: M. Hardiman (BOA)

Consideration of the Minutes of June 22, 2011 meeting

Mr. Funaro and Mr. White made and seconded a motion to approve the minutes of the June 22, 2011 meeting.

Mrs. Casey noted a correction on p. 5. Stating she did not state the cost amount, however, that she believed it was a lot of money to spend on something that may not pass. The minutes should reflect it was Mr. Silver who interjected and stated the additional costs might be as much as \$300,000.

Motion carried unanimously with the changes reflected above.

Status Report RE: Elementary Schools Asbestos Abatement Project (Kennedy and Pumpkin Delight)

Mr. Jorgensen reported the lowest responsible bidder was Greenland out of New Jersey. He referred the Committee to p. 3 of the handout and explained the details of the bids and the containment work.

Chairman Woods asked Silver Petrucelli if they were recommending Greenland as the lowest responsible bidder with the recommended amount of \$93,800.

Mr. Jorgensen explained there are three radiator systems in the stairwell whose covers will have to be moved or picked up to get the flooring underneath. He went on to explain the request to make this slight change came from the building administrator and was done as an add alternate.

Mr. Funaro stated he has a problem when things are done before this Committee knows about it. He stated when these types of things come up, they should be directed to this Committee prior to anything being done. He stated they should come and talk to this Committee. Discussion ensued.

Chairman Woods asked about Allowance No. 1.

Mr. Silver explained Allowance No.1, which he stated included the painting of the walls if the plastic containments are pulled off the wall taking old paint with the removals.

Mr. White and Mr. Funaro made and seconded a motion to approve the bid of Greenland, with add alternate 1 for an amount of \$93,800.

Mr. Creedon questioned the timetable for the project and the ability to get a building permit so the work can be done this summer.

Motion carried unanimously.

Mr. Silver referred the Committee to p. 4 of the handout and explained the February budgets shown for the asbestos abatement priorities. With regard to the asbestos work at John F. Kennedy Elementary School, Mr. Silver reported the local review had signed off and that the paperwork had been sent to the State two weeks ago. Continuing with an explanation of the numbers on p. 4, Mr. Silver explained the rough JFK estimate was \$291,040 and that the State had picked up on this number questioning the jump in numbers to \$499,000. Mr. Silver explained that the committee expected to afford only a ½ school abatement, but SP+A drew the entire abatement and will seek alternative bids in case excellent bid values are realized. He stated Mr. Russell would be filing a revised EDO49. Mr. Silver explained it was basically a customary BSF administrative change.

Chairman Woods asked when it would go out to bid.

Mr. Silver responded it would likely be next week.

Mr. Creedon asked if it would be possible to put a “lockdown” on the school for next summer. In other words he asked that the Board of Education be directed not to hold school activities at the school next summer so that the work could be done. Discussion ensued.

Chairman Woods asked when the bids would open.

Mr. Silver replied mid-August plus or minus.

Status Report – Jonathan Law High School – Phase III

Mr. Silver reported they received the expected final requisition from Malkin Construction, which is just over \$5,000.

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

Mr. Silver referred the Committee to p. 2 of the handout. He explained the Committee had hoped to transfer \$180,000 from the finance account to construction in order to award the contract for this project. He stated he spoke with the Mayor who advised that the Finance Director had asked the Committee to re-consider the amount of the transfer. He continued with an explanation of the handout. Mr. Silver suggested the Committee re-award the bid with two separate awards tapping two separate bond funds. He stated this will still leave a good contingency and respect the Board of Finance request for transfer. Discussion ensued regarding the \$18,000 transfer of funds from the Board of Education managed account for school security enhancements.

Mr. Funaro and Mr. White made and seconded a motion to re-award the two contracts, one to Nosal Builders in the amount of \$18,200 for the security booth and the balance of the bid in the amount of \$250,130, plus two add alternates. Motion carried unanimously.

Mr. Jorgensen also reported they received 18 comments back from the Building Department as part of their permit review and explained.

Mr. Silver added, there is information they will require at the end of the project.

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

Mr. Silver reported the contractor is whittling away at the punch-list. He stated the fence has not been installed, nor has any landscaping at this point. He also stated the issue with the Fire Marshal still remains concerning the connecting stair. He stated the Fire Marshal still has not made a determination. Discussion ensued.

Chairman Woods asked about non-site work punch-list items.

Mr. Silver reported they are more than half way through.

Chairman Woods asked when they could expect the project to be 100% complete.

Mr. Silver replied sometime in October.

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

Mr. Silver reported they received the plan review back from the State and they have made their response to the comments. He stated they are waiting on two actions. One is the EPA for the new statutory PCB action plan, which he reported Matt Meyers is working on. He stated the other action is the State Traffic Commission. Mr. Silver went on to explain the required correspondence regarding the plans and at this point they are waiting on the City Planner.

Status Report – Pumpkin Delight Elementary School Elevator

Mr. Jorgensen reported the electrician was at the school this week. He also reported the telephone line was run and explained how it needed its own dedicated line. He stated essentially the project is complete and they need to wait for the final inspection from the State.

Status Report – East Shore Middle School Additions/Replacements

Mr. Silver reported they are pushing ahead and have begun the informal local review. He stated there is still a good three months or more of construction documents to be done.

Mr. Jorgensen referred the Committee to p. 5 of the handout and explained the new standards with regard to High Performance Buildings, which he stated did not apply to the prior Milford projects, i.e. Law and Foran. He stated these are a new statutory requirement due to the additions cost. He explained the Connecticut Compliance Manual for High Performance Buildings.

He directed the Committee to p. 8 of the handout regarding the 5 test soil borings at the proposed building additions and the related geotechnical engineering. He stated the lowest responsible bidder in the amount of \$5,400 was GeoInsight Engineering, which they would recommend.

Mr. Funaro and Mr. Creedon made and seconded a motion to authorize Silver Petrucelli to hire GeoInsight Engineering with an allowance of \$5,200. Motion carried unanimously.

Mr. Silver referred the Committee to p. 11 of the handout for the fiscal background, also p. 12 which shows the schematic scope increase with the Committee directed add alternates and p. 14 which showed the related design fee increase request. Discussion ensued.

Mrs. Casey and Mr. Creedon made and seconded a motion to instruct Silver Petrucelli to reduce the scope of the project to construct the schematic design, with only two add alternates, the first add alternate being air conditioning for the 8 new rooms and the second add alternate being a new roof for the entire building.

Mr. Funaro stated for the record his feeling there would be future “battles” as well as possible teacher grievances as to who would occupy those 8 air conditioned rooms.

Mrs. Casey recalled at the last meeting Mr. Cummings stated it is the principal and school’s issue to deal with. Discussion ensued.

Motion carried 5 yes (Woods, Vitali, Casey, Creedon, White) and 1 no (Funaro).

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

Mr. Silver pointed out the Committee would be considering the final payment requisition for Malkin Construction for Jonathan Law – Phase III – Addition/Renovations. He also pointed out the fine print in blue for Meyers Moving at Foran Phase III, which he explained has not been approved last fall by the architect or Committee. He explained there was a set purchase order in place, however, they performed additional work, perhaps some at the request of the Board of Education. Mr. Silver stated this may come back to the Committee in the future with a fee change order request.

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. Creedon and Mr. White made and seconded a motion to approve final payment to Malkin Construction Corporation (17) in the amount of \$5,014.94 for Jonathan Law High School - Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Silver Petrucelli CA + lobby CDS (#19) in the amount of \$915.00 for Jonathan Law High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Silver Petrucelli A/F&O (Abatement CA #11-765) in the amount of \$11,353.88 for Joseph A. Foran High School – Phase II – Lead Asbestos. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Mountford Construction (#16) in the amount of \$26,780.00 for Joseph A. Foran High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Silver Petrucelli CA (#15) in the amount of \$622.63 for Joseph A. Foran High School – Phase III – Additions/Renovations. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Olympus Construction (#8) in the amount of \$22,913.46 for the Pumpkin Delight Elementary School elevator project. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Fairfield Testing Lab (#11-05-08) in the amount of \$237.66 for the Pumpkin Delight Elementary School elevator project. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Silver Petrucelli (#12) in the amount of \$720.00 for the Pumpkin Delight Elementary School elevator project. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Silver Petrucelli (#4) in the amount of \$3,020.00 for the Pumpkin Delight Elementary School VAT Replacement. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Silver Petrucelli (#4) in the amount of \$53,560.00 for the East Shore Middle School Expansion/Alternates project. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Silver Petrucelli (4) in the amount of \$2,420.00 for the Jonathan Law High School – Partial Roof Replacement. Motion carried unanimously.

Mr. Creedon and Mr. White made and seconded a motion to approve payment to Silver Petrucelli (#4) in the amount of \$560.00 for the John F. Kennedy Elementary School VAT floor and ceiling replacement. Motion carried unanimously.

There being no further business, Mr. Funaro and Ald. Vitali made and seconded a motion to adjourn at 8:29 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary