

**PERMANENT SCHOOL FACILITIES  
BUILDING COMMITTEE  
REGULAR MEETING  
JULY 11, 2007**

The Permanent School Facilities Building Committee held their Regular Meeting on Wednesday, July 11, 2007 in Conference Room B in City Hall. Chairman Woods called the meeting to order at 7:00 p.m.

Board Members Present

M. Woods  
R. Vitali  
T. Creedon  
S. Marlow (Board of Education)  
Ald. B. Genovese

Also Present

W. Silver, Silver Petrucelli Assoc., A/E  
C. Breving (Board of Education)  
L. Schaefer (Board of Education)  
M. Cummings (Foran)  
J. Garagliano (Law)  
Dr. H. Polansky, Superintendent of Schools

Excused

D. Hourigan (Board of Education)  
Ald. M. Hardiman

Chairman Woods noted new Superintendent of Schools Dr. Harvey Polansky was present and welcomed him on behalf of the Committee.

**Consideration of the Minutes of the Regular Meetings held on June 28, 2007.**

Mr. Vitali made and Mr. Marlow seconded a motion to approve the minutes of the June 28, 2007 meeting as presented. Motion carried unanimously.

**Status Report – Phase I – Jonathan Law High School**

Mr. Silver reported the blinds, white boards, windows, tack work is substantially complete and that he is waiting on Mr. Jachimowski for closeout documents and warranties. He continued with an explanation of the punch list on page 4 of the handout. He explained the replacement of the panic exit devices and that he had not heard from Norwalk Glass recently. He also spoke as to Item #1 (p4), which he commented, is of most concern. He reported they have not done a mass replacement as yet. He stated Norwalk Glass has committed to replacing the Trac panic exit devices with something else. Referring to page 3 he reported the cafeteria (addition) was substantially complete last year and that he would recommend this Committee declare July 3, 2007 as the substantial completion date for the window project and that warranties begin as of that date.

Mr. Creedon and Mr. Marlow made and seconded a motion to accept July 3, 2007 as the substantial completion date for the cafeteria (windows) at Jonathan Law High School.

Ms. Garagliano asked about the noise baffles.

Mr. Silver replied they are not in as yet but they have reviewed the shop drawings.

Motion carried unanimously.

Mr. Silver referred to Page 3 and explained there is one new change order and one to come. He also pointed out the electrical power reinstallation allowance reconciliation in the amount of \$1,474.00. He explained what Mr. Jachimowski had expended. He stated Silver Petrucelli's electrical engineer reviewed it and believed it did exceed the allowance and that they are recommending paying it.

Chairman Woods asked why this exceeded the original allowance.

Mr. Silver explained an electrician gets \$78.00 per hour and that the electrician spent more time than the allowance expected. He stated basically he exceeded the hourly or dollar allowance and properly put in for the excess.

Mr. Marlow and Mr. Creedon made and seconded a motion to approve the change order for Jachimowski Construction Company in the amount of \$1,474.00 for the electrical relocation. Motion carried unanimously.

Mr. Silver spoke as to the final bond premium which is customary at the end of any project, recapping the net add or credits of all of the change orders and purchasing the insurance bond for that value.

Chairman Woods asked if this is the performance bond.

Mr. Silver responded yes.

Chairman Woods asked if he has actually incurred these premium expenses.

Mr. Silver replied yes and explained the State does not reimburse for the bond likely to be 3/10 of 1%.

Chairman Woods asked if the upcoming bond premium is an actual figure or an estimate.

Mr. Silver replied it was actual and is required by the CT DOE BSF.

Mr. Marlow asked if they should look to put that bond premium into future Ordinances.

Mr. Silver responded yes and explained the procedure with change orders being sent to the State and spoke as to the change order bond reconciliation at the end of the project.

### **Status Report – Phase I – Foran High School**

Mr. Silver reported all systems are operational and M. Cummings advised that the improved ventilation is noticeable in the stairwells as well as the whole building and that the airflow is much better. Mr. Silver stated the contractor is working on the final punch list. He stated there is one problem and that is the sealant between

the treads and stringers. He stated the contractor maintains they were installed correctly. He gave a brief overview as to what has happened with regard to the treads, stringers, etc. He also stated he asked Bismark to consider sharing the costs.

Mr. Breving commented there are other issues with the treads such as screws missing and also that the gap is larger than stated at some locations.

Mr. Marlow asked about the \$1,500 for an additional supervisor in the change order.

Mr. Silver stated that he spent time researching caulk.

Chairman Woods asked if we contracted to buy stairs that had a gap on the side.

Mr. Silver replied no, but that they did not detail the aluminum to the stringers. After giving a lengthy explanation he concluded it was a legitimate change order. He stated he was bringing it to this Committee to let the Committee know where they are with it. He reiterated they have asked Bismark to share in the cost.

Mr. Breving added Bismark was sent his punch-list. He stated the concern with the gap is spills, i.e. liquids, etc as well as dirt.

Mr. Vitali asked with regard to the treads and stringers if they were installed new, would there still be a gap.

Mr. Silver stated there are irregularities between the existing stringers from tread to tread. A brief discussion ensued.

Mr. Schaefer asked that a copy of the punch-list be sent to Silver Petrucelli as to the deficiencies with the gap, caulking, etc. Discussion continued.

Ald. Genovese asked that Mr. Silver keep on top of this.

Chairman Woods asked how much retainage money the Committee is holding on this.

Mr. Silver replied \$46,000.

Chairman Woods asked how many treads or defective screw fasteners were defective.

Mr. Breving responded they did not know the exact number but it was definitely more than ten (10). Discussion continued.

Chairman Woods stated they should not release any more of the \$46,000 until that issue is resolved and that they should go through every tread.

Mr. Breving noted all of the issues have been documented.

### **Status Report – Phase II – Jonathan Law High School**

Mr. Silver reported the science lab is on hold. He also reported the mechanical work came back with the CT DOE BSF five comments and it was returned to the BSF within five days. He stated it went out to bid yesterday with bids due August 2, 2007. He stated they have gotten a lot of interest. He also added the comments regarding Law were minor with clarifications.

### **Status Report – Phase II – Foran High School**

Mr. Silver stated they are two weeks ahead of schedule. He also reported Foran has approval to go out to bid and that it went out yesterday as well. He advised those bids are due on Friday, August 3, 2007.

Chairman Woods asked how many packages.

Mr. Silver stated it would be one series of bids for each school as they have heard from many that combining the two is just too large to bond for some contractors. He also commented there is no real benefit in sistering them together.

Chairman Woods stated they should plan on meeting August 7, 2007 regarding these two bids.

Mr. Silver continued with his explanation as to the boiler work. Mr. Silver referred to page 7 and explained an earlier suggestion from Mr. G. Benedetti with regard to bidding and purchasing equipment separate from installation makes sense. He gave an overall explanation, noted the inconclusive opinion of its viability and also noted it would require more management on the city side.

### **Status Report – Traffic Improvements and VAT Removal/Replacement - Pumpkin Delight Elementary School**

Mr. Silver spoke as to the Field Coordination meeting held on July 10, 2007. He also reported regarding a problem with the surrounding neighbors to the school regarding fences, sheds, etc encroaching onto Pumpkin Delight School property. He referred to one particular property where the obstruction interferes with the project moving forward and that they were looking at a 10-12 foot fence and shed that needs to be moved.

Chairman Woods instructed Mr. Silver to have the contractor move forward with the project which included moving the fence and shed so that the project could continue. He stated all property owners should be notified about the encroachment of sheds, fences, playscapes, etc.

Mr. Silver stated he would notify the contractor to continue on schedule. Mr. Silver continued with an explanation of the items on page 2 and that he could foresee a change order concerning item “E”.

Mr. Schaefer stressed the importance of making sure all the neighbors received the same letter and that it was documented with digital film.

Regarding the VAT Project, Mr. Silver reported the performance bonds are in. He stated the building official has already done the local review. A discussion ensued as to the permit process with the building inspector and the contractor having difficulties obtaining the demolition permit. He also stated he would need a motion

concerning the Enviroscience proposal for construction administration oversight to approve not to exceed \$17,000.

Mr. Vitali and Mr. Creedon made and seconded a motion to approve the change order to Silver Petrucelli for construction of the administrative not to exceed \$17,000. Motion carried unanimously.

Mr. Schaefer asked who the tile contractor is.

Mr. Silver replied he did not have the name but they are located in Waterbury.

### **Status Report – Phase III – Jonathan Law High School**

Mr. Silver gave a power-point presentation of the schematic design development and recommendations, reviewing the bond reports that are distributed at the prior Committee meeting.

Mr. Marlow asked about air conditioning.

Mr. Silver responded the long-range goal is to air condition the 2<sup>nd</sup> floor.

Mr. Schaefer asked the cost for air conditioning for the addition only.

Mr. Silver replied there would be some design time involved but he would guesstimate it to be around \$7.00 - \$8.00 per square foot.

Chairman Woods asked if there would be an extra architectural fee to put in as an added alternative.

Mr. Silver responded it would be around \$5,000-\$6,000.

Chairman Woods stated he would entertain a motion to expend the money and have Silver Petrucelli design air conditioning as an added alternative.

Mr. Silver noted the building is segmental so it would be easy to do.

Mr. Marlow and Mr. Creedon made and seconded a motion to approve the schematic drawings for Jonathan Law High School dated June 28, 2007 with the modification of air conditioning as an added alternative. Motion carried unanimously.

Mr. Silver referred to page 30 the revised proposal for Geotechnical Services. He explained the groundwater problem and the proposal from Langan and also on page 37 the proposal from GeoInsite. He stated both proposal were virtually identical. He stated there is a \$500 credit if the City subcontracts directly with their driller, but he did not feel it was worth it, so they decided to keep it as is. He also stated they may need to have list the wording “not to exceed” because it says “estimated cost”. He stated they would recommend Langan.

Ald. Genovese and Mr. Creedon made and seconded a motion to accept the bid of Langan for Jonathan Law High School dated June 15, 2007 in an amount not to exceed \$5,175.00. Motion carried unanimously.

### **Status Report - Phase III – Foran High School**

Mr. Silver gave a power-point presentation of the schematic design development and recommendations, reviewing the bond reports that were distributed at the prior Committee meeting. He stated the BSF would need this by mid October so it would go out to bid by mid November and potentially package it with the science room bid packages at both schools. He also explained they needed to award the boiler and chiller projects at both schools.

Ald. Genovese and Mr. Marlow made and seconded a motion to approve the schematic designs and estimates for Foran High School dated June 28, 2007.

Chairman Woods inquired as to air conditioning and if the addition would be fully sprinklered.

Mr. Silver replied yes.

Motion carried unanimously.

Mr. Silver referred to page 30 the revised proposal for Geotechnical Services. He explained the groundwater problem and the proposal from Langan and also on page 37 the proposal from GeoInsight. He stated both proposal were virtually identical. He stated there is a \$500 credit if the City subcontracts directly with their driller, but he did not feel it was worth it, so they decided to keep it as is. He also stated they may need to have list the wording “not to exceed” because it says “estimated cost”. He stated they would recommend Langan.

Mr. Cummings asked when this would happen.

Mr. Silver responded he was not sure but thought about 2 weeks. Mr. Silver added there is no hydrology problem and no test pit required (page 19). He stated GeoInsight offered a comparable proposal (page 24).

Ald. Genovese and Mr. Creedon made and seconded a motion to accept the bid of Langan for Foran High School revised July 11, 2007 in an amount not to exceed \$7,400. Motion carried unanimously.

### **Consideration of Payment Requisitions**

Chairman Woods asked if Mr. Silver had the opportunity to review the payment requisitions and if he found them reasonable and would recommend payment.

Mr. Silver responded yes he had reviewed the requisitions and would recommend payment.

Mr. Creedon and Mr. Vitali made and seconded a motion to approve payment of Olympus Construction-Site (#1) in the amount of 73,720.00. Motion carried unanimously.

Mr. Creedon and Mr. Vitali made and seconded a motion to approve payment of Silver Petrucelli (#4) in the amount of \$3,131.72 for Enviroscience (abatement CA). Motion carried unanimously.

Mr. Creedon and Mr. Vitali made and seconded a motion to approve payment of Jachimowski Construction Company (#16) in the amount of \$12,132.02 for Jonathan Law Phase I addition/renovations. Motion carried unanimously.

Mr. Creedon and Mr. Vitali made and seconded a motion to approve payment of Silver Petrucelli (#14) in the amount of \$1,139.95 for Jonathan Law Phase II renovations. Motion carried unanimously.

Mr. Creedon and Mr. Vitali made and seconded a motion to approve payment of Silver Petrucelli (#14) in the amount of \$1,426.56 for Foran High School Phase II additions/renovations. Motion carried unanimously.

Mr. Creedon and Mr. Vitali made and seconded a motion to approve payment of Silver Petrucelli (#3) in the amount of \$25,280.00 for Jonathan Law Phase III additions. Motion carried unanimously.

Mr. Creedon and Mr. Vitali made and seconded a motion to approve payment of Silver Petrucelli (#3) in the amount of \$58,100.00 for Foran High School Phase III additions.

The next meeting will be held on Tuesday, August 7, 2007 at 7:00 p.m.

Being no further business to discuss, the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Kathleen K. Huber  
Board Secretary