

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE  
REGULAR MEETING  
AUGUST 7, 2008**

The Permanent School Facilities Building Committee held a meeting on Thursday, August 7, 2008 at Foran High School. Chairman Woods called the meeting to order at 7:30 p.m.

Committee Members Present

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

Also Present

W. Silver, Silver Petrucelli Assoc., A/E  
C. Nardone, Silver Petrucelli Assoc., A/E  
P. Bradbury (MPS)  
M. Cummings (MPS)  
J. Garagliano (MPS)  
J. Rohrig (BOE)  
J. Barile (MPS)  
A. Vitelli (MPS)

Excused: T. Creedon, D. DeFlumeri, and C. Kopazna

After calling the meeting to order, Chairman Woods recessed the Committee for a tour of the school. Chairman Woods reconvened the Committee in public session at 7:55 p.m.

**Consideration of the Minutes of July 22, 2008 meeting.**

Ald. Nunno and Mr. Quish made and seconded a motion to approve the minutes of the July 22, 2008 as presented. Motion carried unanimously.

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

Mr. Nardone reported the work on the stair treads is nearly complete and that finally they should be able to close out this job.

Chairman Woods asked when that might be.

Mr. Nardone responded he believed it would be on par with the current Phase II project.

Mr. Quish asked if they are satisfied with the work.

Mr. Bradbury responded yes and stated they had achieved what they were looking for from the beginning. A brief discussion ensued.

### **Status Report – Phase II – Jonathan Law High School (Boiler)**

Mr. Silver reported the contractor is moving along with this work and that the breeching is up. He stated it is still the contractor's contention the work on the boiler will be complete before school starts. He spoke as to a change order received just this morning, but that they were not ready to make a recommendation at this time. He noted it should be the last change order for Paragon on this phase of work.

Mr. Quish asked if the change is in the scope of the work. He commented sometimes the contractor should know ahead of time when a change in the work might occur.

Mr. Silver explained the details of the gas line work. He stated he had not been able to review and verify it before tonight's meeting.

### **Status Report – Phase II – Jonathan Law High School (Science Labs)**

Mr. Silver reported there are some leaks, which are being addressed. He stated the curtain wall is up on three of the perimeter walls. He reported there was a lot of crew people on the job today and explained the details of the work. He also reported they were able to turn over 6 classrooms to Mr. Bradbury's staff on the first floor and that they are now beginning to get into those rooms and that they are making some progress. Mr. Silver reported that Mr. DiBacco provided his schedule of work and admitted they are somewhat behind. He explained to the Committee the meeting he had with Mr. DiBacco concerning the work.

Mr. Bradbury addressed some of the work that had occurred. He stated the masonry came down and the sills are back in place. He also reported the floor patching has been completed. He stated the priming and painting of the walls has not begun.

Chairman Woods asked about the air-handling units with regard to the above ceiling inspections and if any of this would hold up a Certificate of Occupancy from being issued by the building inspector.

Mr. Silver responded the contractor has been in touch with the Chief Building Inspector, and was advised the CO would not be held up. He also reported the greenhouse has been gutted and that the science room cabinetry is on site.

Ald. Vitali asked how long it usually takes to lay one of those types of floors.

Mr. Nardone responded it is about half a day once the preparation is completed.

Mr. Bradbury stated they would be working over the weekend to work on the English corridor. Discussion ensued concerning the details of the ongoing work on each floor.

Chairman Woods asked if there is any action this Committee needs to take at this point.

Mr. Silver responded not at this time. He stated Mr. Jorgensen had a very stern meeting this morning with the contractor and let them know where they need to be at this point in the project. He also explained the substantial completion date is August 31, 2008. Mr. Silver went on to explain beneficial use and having a certificate of occupancy or temporary certificate of occupancy.

Chairman Woods stated they needed to make it clear that this Committee is looking to have beneficial use of the building on August 31, 2008. Discussion ensued.

Mr. Quish asked about the abatement.

Mr. Silver responded all the exterior window abatement and flooring abatement have been completed.

Chairman Woods reiterated it is his understanding there is nothing this Committee needs to do at this time. He asked if there are any change orders for Jonathan Law – Phase II.

Mr. Silver referred the Committee to page 5 of the handout. He explained he received over 100 pages of change orders today, but that they have not had a chance to review and verify all of them.

Chairman Woods asked if there were any they needed to present to the Committee tonight.

Mr. Silver explained the change order to change wiremold to smaller profile wiremold. He explained in detail the backsplashes on the wall cabinet giving the details.

Chairman Woods asked why something that is actually smaller would cost more.

Mr. Silver explained it is because it is a custom order. He pointed out it is aesthetic, but really a necessity.

Mr. Quish asked why this was not addressed in the design.

Mr. Silver explained they had gone with the standard 5". He also explained it is a net add.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve the change order for the wiremold to the smaller profile wiremold in the amount of \$1,544.40. Motion carried unanimously.

Mr. Silver stated that is the only change order for Jonathan Law – Phase II they are ready to recommend at this time. He explained they are waiting for the final pricing on the SmartBoards.

Chairman Woods explained to the Committee that more money would be needed for these projects and explained the process for obtaining additional funding from the Finance Director based on his conversations with her.

Mr. Quish stated he would like to have a handout of all of these numbers being discussed tonight. Discussion ensued.

Chairman Woods asked Mr. Silver if they would be ready to act on the change orders by the next meeting.

Mr. Nardone responded yes.

Chairman Woods asked the Committee if anyone had any further comments and/or questions on Jonathan Law – Phase II (science labs).

Mr. Silver referred the Committee to page 5 of the handout. He explained the extended environmental construction was a NTE in the amount of \$29,000. He stated he has had conversation with Matt Myers who feels they will in all likelihood exceed that number (page 31 for additional explanation). Mr. Silver stated he wished to make the Committee aware of this at this time and will continue to keep the Committee informed. Brief discussion ensued.

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

Mr. Nardone reported they are in fairly good shape. He stated the second boiler has been installed without issue and the third is ready to be installed and connected with the work on the piping beginning tomorrow.

Chairman Woods asked where they stand with regard to painting the boiler room.

Mr. Nardone stated it has been given a low priority at this point but they are continuing to look for prices. Discussion ensued.

Chairman Woods commented the last figure they had was around \$14,000. He stated he would at least like to see the floor painted.

Mr. Quish suggested painting the walls to a certain height.

Mr. Bradbury remarked with over \$1,000,000 being spent on the boiler room it would make a better appearance and be kept cleaner with better maintenance if it is painted. Discussion continued.

Chairman Woods suggested the Committee have Mr. Bradbury get some prices to paint the floor and 6' up the walls to a certain height.

Mr. Nardone also reported the flooring for the gym floor had arrived and that it is acclimating to the space. He stated they have reached out to the contractor to start installing the sub-flooring.

Chairman Woods asked how long it would take to complete.

Mr. Nardone responded they are looking at a total completion date of September 15, 2008. Discussion ensued.

Chairman Woods instructed Silver Petrucelli this Committee would move forward with liquidated damages if the flooring is not ready, as per the contract. Discussion continued.

Mr. Silver referred the Committee to page 1 of the handout. He stated the contractor is claiming he did not bid on the gymnasium sound system and fire alarm improvements. Mr. Silver stated they are still reviewing this item and have asked the contractor for proof that this was not included in the bid documents.

Ald. Nunno stated he would like to see a breakdown of the two bids.

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

Mr. Silver reported the science labs are substantially complete as seen during the tour this evening. He stated the contractor has indicated they will be ready by the completion date of August 30, 2008. Discussion ensued.

Chairman Woods asked if there were any change orders.

Mr. Silver referred the Committee to page 6 of the handout. He stated they still have not resolved the issue of the substitute sheetrock walls for the masonry above the ceilings. He also referred the Committee to page 11 which provides an explanation for the replacement of the defective domestic, but that the numbers are still being reviewed.

Mr. Nardone added they received a breakdown from Rn B Enterprises but it is still being reviewed and that they are waiting for numbers from the electrician. He stated this does not impact the project.

Mr. Silver stated they are still resolving all the interconnections.

Chairman Woods asked why the “change media gyp ceilings to acoustical tile” is still shown in the red in the amount of \$10,850.00 on the handout.

Mr. Silver explained Mr. Ridinger removed this and gave an additional \$4,000 credit for a total credit of \$10,850. He asked the Committee if they would be willing to approve the final change order credit.

Ald. Nunno and Mr. Quish made and seconded a motion to approve the change order credit in the amount of \$10,850 for changing the media gypsum ceilings to acoustical tile. Motion carried unanimously.

Mr. Silver referred the Committee to page 6, another change order credit in the amount of \$1,260 – delete 10 projection screens. He explained there is no need for these since administration will be going with the SmartBoards.

Ald. Vitali and Mr. Quish made and seconded a motion to approve the change order credit in the amount of \$1,260 for the deletion of 10 projection screens.

Mr. Quish asked if this is a fair price.

Mr. Cummings commented it is a fair value for the screens.

Motion carried unanimously.

Mr. Nardone spoke as to the extra block wall at the elevator lobby. He stated they are working with Paragon to understand their values on this Contract add in the amount of \$2,574 and that they do not recommend this at this time.

Mr. Silver spoke as to the “change controls system controllers” (page 6). He stated they would not be taking the credit and that the contractors are not substituting controls.

Mr. Nardone provided the Committee with the details of the computer control devices back to the Board of Education.

Chairman Woods asked why it is a credit.

Mr. Silver explained the contractor wanted to use a simpler control.

Mr. Nardone explained the devices and why it is being disputed.

Mr. Nardone spoke as to the fume hood in the chemical storage room. He stated the gas was provided at the last minute, thereby needing the emergency gas shutoff valve/switch.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve the change order in the amount of \$1,574.24 for the emergency gas shutoff valve/switch in the prep room.

Mr. Nardone reiterated this was last minute and not anticipated.

Mr. Silver added it was never in the bid documents.

Motion carried unanimously.

Mr. Nardone advised the Committee there would be 2-3 more change orders coming down the pipe. He spoke as to the carpeting in the media area, which was added around the computers.

Chairman Woods asked if this is a separate area.

Mr. Bradbury explained it is two small closet type areas. Discussion ensued.

Chairman Woods asked about the change order to Silver Petrucelli in the amount of \$8,062.50.

Mr. Silver explained this is similar to Law and that they are not ready to recommend it at this time.

Mr. Quish commented there just are no parameters in the bid documents. He stated he felt this information should be in the bid documents. Discussion ensued as to scheduling of work by the contractor.

Mr. Silver stated there is one more additional change order on the horizon from Paragon. He explained the recent code change regarding wire glass. He stated the new code allows for wire glass except for Educational. He continued with a detailed explanation of the doors and the new requirement. Discussion ensued.

### **Status Report - Phase III – Jonathan Law High School/Foran High School**

Mr. Silver reported they had a very good meeting with the Chief Building Official and the Fire Marshal regarding the proposed egress through the courtyard at Law and working towards a solution. He stated the one concern is the visibility of the lobby.

Chairman Woods asked how long it would be before the plans are finally approved.

Mr. Silver replied he spoke with Craig Smith and that they are on board with the solution being proposed at Law. He stated they are waiting for the State Building Official and the State Fire Marshal. He stated he hoped that would be sometime in September.

Chairman Woods asked the timetable and if it would be possible to go out to bid sometime in October.

Mr. Silver responded that would be possible but cautioned the Committee on going to bid too early and asking contractors to hold their bid especially since this would not go to the Board of Aldermen until February or March, 2009. Discussion ensued as to timeframe and work.

### **Consideration of Payment Requisitions**

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. Quish made and seconded a motion to approve payment of Paragon Construction Co. (#8) in the amount of \$61,911.60 for Jonathan Law Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Quish made and seconded a motion to approve payment of Silver Petrucelli (#25) in the amount of \$18,177.91 for Jonathan Law – Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Quish made and seconded a motion to approve payment of Silver Petrucelli (#26) in the amount of \$15,191.70 for Jonathan Law High School – Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Quish made and seconded a motion to approve payment of Paragon Construction (science labs #3) in the amount of \$1,105,648.51 for Foran High School - Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Quish made and seconded a motion to approve payment of Paragon Construction (elevator #3) in the amount of \$228,162.55 for Foran High School – Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Quish made and seconded a motion to approve payment of Paragon Construction (classroom lead #3) in the amount of \$184,665.75 for Foran High School – Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Quish made and seconded a motion to approve payment of Silver Petrucelli (#27) in the amount of \$33,192.62 for Foran High School – Phase II additions/renovations. Motion carried unanimously.

Ald. Vitali and Mr. Quish made and seconded a motion to approve payment of Silver Petrucelli (#28) in the amount of \$26,569.75 for Foran High School – Phase II additions/renovations. Motion carried unanimously.

Chairman Woods stated the Committee would have their next meeting at Jonathan Law High School on **Tuesday, August 19, 2008 at 7:00 p.m.**

Mr. Quish and Ald. Nunno made and seconded a motion to adjourn at 9:57 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber  
Committee Secretary