

PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
August 22, 2012

The Permanent School Facilities Building Committee held a meeting on Wednesday, August 22, 2012 in City Hall, Conference Room B. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
J. Quish
M. Hardiman
S. DiBiase (BOE)
C. Saley (BOE)
R. Vitali (BOA)
R. Nunno (BOA)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli Assoc., A/E
P. Jorgensen, Silver Petrucelli Assoc., A/E
J. Richetelli (MPS)
P. Bradbury (MPS) (7:09)
M. Myers, Fuss & O'Neil
G. Raucci, Bismark Construction
J. Raucci, Bismark Construction
C. Williams (MPS)

Consideration of the Minutes of August 8, 2012 meeting

Ald. Vitali and Mr. Hardiman made and seconded a motion to approve the minutes of the August 8, 2012 meeting as presented. Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project.

a) John F. Kennedy Elementary School – Mr. Jorgensen reported the punch list had just a few items, adding the job is essentially done. He reported there are 1-2 tiles that need to be replaced; otherwise the ceilings and flooring look great. He stated the classrooms were being set up today.

Mr. Silver referred the Committee to p. 2 of the handout, which detailed the punch-list items.

Status Report – Joseph A. Foran High School – Additions, Renovations, Code Compliance Phases III and III-A and Status Report and Joseph A. Foran High School – Phase II Lead Asbestos Abatement

Mr. Nardone reported they did a walk through with the building official and fire marshal of the door swing corrections related to the permit for Phase III additions. He stated they should be able to release Malkin's retainage shortly. He stated there is one air handler unit that can be addressed by the committee, serving the art class rooms. Mr. Nardone went on to explain the variable frequency drive change order. He referred the Committee members to p. 3 for the backup.

Mr. Silver explained they regulate voltage to the supply and return air motors.

Chairman Woods commented that basically it would be an electricity savings. He asked why it was not designed in the original plans.

Mr. Silver stated it represents a significant up charge to the basic HVAC system. He explained they do not typically volunteer a lot of the high end “green” equipment up front because of the higher front end dollars involved on these typically tight-budgeted projects.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve a change order to the Paragon Construction Company contract in the amount of \$2,209.97 for the HVAC variable frequency drive on the air handlers in conjunction with Board of Education energy upgrades.

Mr. Saley asked if this something this Committee should be looking at down the road on the East Shore Middle School and future projects.

Mr. Nardone explained in the case of East Shore Middle School it has likely been taken into account because of the statute-mandated high performance energy standards. The Committee also has a retained commissioning agent who has reviewed the plans with the team and makes budget-conscious recommendations where warranted.

Mr. Silver added they have to meet certain State standards, i.e. higher EER’s, etc. A brief discussion ensued.

Motion carried unanimously.

Ald. Vitali and Ald. Nunno made and seconded a motion to re-order the agenda and move item 5, East Shore Middle School to the end of the agenda. Motion carried unanimously.

Status Report – Jonathan Law High School – Roof Replacement

Mr. Jorgensen reported they would be working over the shop area by the time school starts. He also reported this final rip and new base sheets would be done in the next 6-7 days. He stated they would be installing cap sheet work as school begins. He noted this type of work is very quiet and should not disrupt the school day.

Chairman Woods asked if there are any change orders.

Mr. Silver stated there would be a lot of credits coming back. He noted the allowances were built into the bid documents. He stated there would be one add alternate change, but that it would be offset by the credits.

Mr. Jorgensen explained the section of piping they were preparing to add by the auditorium.

Mr. Quish asked if there was a cost estimate.

Mr. Jorgensen replied he was not sure as yet, but the allowances should wash out the additional change order.

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

Mr. Silver reported there was no activity this month. He stated they are waiting for the delivery of the observatory dome.

Mr. Jorgensen reported it has not hit the production line as yet and that it is on back order with no delivery date as yet.

Chairman Woods asked if any change orders were expected.

Mr. Silver replied there were none.

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

Mr. Nardone reported all the spaces would be prepared for the start of school. He stated the natatorium bleachers may not be complete. He explained they met with Spectrum Flooring and Paragon. Mr. Nardone pointed out the work does not affect the pool deck, only the bleachers. He went on to explain the proposal they are in the process of getting from Paragon. He stated basically that the projecting stair treads would be cut in place, being all poured concrete.

Chairman Woods asked if they would be able to use the natatorium.

Mr. Corey responded yes and reiterated it is just the bleachers.

Mr. Silver stated all pool functions would be able to go on.

Chairman Woods asked when they would begin moving the furniture back.

Mr. Bradbury stated they began moving furniture back today in the red wing. He stated they hoped to have Meyers out by Saturday.

Status Report – East Shore Middle School Additions/Replacements

Mr. Silver referred the Committee to p. 6 of the handout. He stated at the last meeting this Committee approved a not to exceed change order for Silver Petrucelli regarding the rebidding of the phases through July 31. He stated the actual cost was much lower at \$6,515.73 as reflected on p. 6. Regarding bidding for the East Shore project he explained the bids had been extended one week to August 22. He stated there was not a lot of RFI or addendum traffic and only one contractor requested another extension beyond August 22. He referred the Committee to p. 8 of the handout which showed the bid summary.

Chairman Woods noted there was one wrinkle. He stated the bids were slated to open at 3:00 p.m. and at that time the Purchasing Agent closed the doors with people in the room and began to open the bids. After 3:00 p.m. the door opened and a representative from Salce Contracting attempted to submit their bid. The Purchasing Agent stated it was too late and that he would be unable to accept it as it would compromise the process. Salce Contracting submitted a letter to the City Attorney explaining their clock stated it was 2:58 p.m. Chairman Woods stated the City Attorney has stated that unless an injunction is entered, then this Committee would be able to award the contract this evening.

Mr. Quish suggested the wall clock rule be stated in the specifications.

Mr. Silver continued with an explanation of the provisions in the contract and common understanding in the industry.

Chairman Woods reminded the committee that the \$12 M bond included the funding, contingency and a portion of the A/E construction administration fees.

Mr. Silver stated there was a lot of data to go over. He stated there are sufficient funds to award the contract tonight and continued with a short summary.

Chairman Woods reminded the Committee that the Building Inspector has stated he would not issue a building permit for the project unless the building is sprinklered, so the Committee needs to include one of the sprinkler alternates with the base bid.

Mr. Quish stated there are a lot of allowances that are in the bid that are set by the architect.

Mr. Silver stated it is only quantity, that the contractor sets the value. He referred the Committee to p. 8 of the handout and went through each of the bids.

Mr. Nardone added that they had met with the Building Official, Fire Marshal and DPLU Director and they agreed they would support the sprinkler waiver request that goes to the State Building Official.

Chairman Woods stated it was his understanding the add alternates are kept open for 120 days, so tonight the Committee would need to award at least one add alternate.

Mr. Silver directed the Committee members to p. 9 of the handout which he explained showed some of what is being recommended tonight. He continued on p. 10, which he explained showed the monies available for the project. Mr. Silver stated the back up on Paragon Construction's bid was shown on pgs. 11-14. He stated p. 16 showed the beginning of Paragon's post-bid correspondence, which continued on p. 17. He stated these were clarifications received after the bid. Mr. Silver stated the architects also contacted the City Attorney's office after speaking with the Purchasing Agent regarding Paragon's 'clarification' and how it related to the addendum sketch and contract language. He continued with an explanation of pgs. 20-26. He stated p. 17 showed the schedule of values from Bismark and on p. 28 the project superintendent that Bismark is planning on using.

Chairman Woods stated he received a call from Tim Yahn, President of Malkin Construction. He explained they were planning on submitting a bid, but it would have come in around \$13M. Chairman Woods also reported that Malkin Construction wanted to talk about construction manager services. Mr. Yahn commented this project would take longer than 365 days.

Mr. Silver added Malkin tends to favor construction management and want to convince the committee of that construction method. Mr. Silver then referred the Committee to p. 9 of the hand out and explained the recommendations of the architect.

Chairman Woods asked if there would be a separate contract for the roof work and asbestos work.

Mr. Silver explained the award contract is based on the contingency available from the sister contracts.

Mr. Nardone added the committee could request the bond for Phase II in February included any additional contingency funds for Phase 1 that might be needed, but not needed at this time. Discussion ensued.

Mr. Quish asked if monies can float between the two phases.

Chairman Woods stated they are separate projects and separate bonds.

Mr. Quish asked if they are short on contingency now, could they ask for it in February.

Chairman Woods replied yes.

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve the bid of Bismark Construction Company, together with add alternate 4 in the amount of \$10,816,000.

Mr. Saley asked why they would not do the sprinkler work during the project and save the \$23,000.

Mr. Nardone explained they will still be within the 120 day window for the give back.

Ald. Nunno stated he wished to clarify the end number for the sprinkler work for the entire school is \$200,000.

Mr. Nardone replied yes. Discussion ensued.

Mr. Quish asked when the sprinkler work would start.

Mr. Silver replied for the classroom addition, it would have to be completed for its occupancy around March or April. Discussion resumed.

Chairman Woods introduced Mr. Greg Raucci and Mr. Jeffrey Raucci from Bismark Construction Company and asked if they had any comment for the Committee.

Mr. G. Raucci stated they are a city corporation located here in Milford since 1991. He stated they have grown considerably since then. He stated his brother, Jeffrey, is the field coordinator. Mr. G. Raucci stated they are currently working on a \$2.5M project in Bridgeport and went on to name a number of other projects they have done. He also stated the superintendent they intend on using for the East Shore Middle School project is Jason Oblon and that he has worked with him for 17 years, adding he is a “true gem” in their company.

Chairman Woods asked what other work they have done for this Committee.

Mr. G. Raucci replied they were the contractor for Foran’s Phase I and II.

Mr. Silver went on to provide a brief history of the Foran project involving the lead dust and pointed out Bismark saved this Committee and the city a great deal of money on that project.

Mr. G. Raucci stated they are committed to this project and feel right at home here. He stated they have a total of 55 people in their company many of whom live here in Milford.

Motion carried unanimously.

Chairman Woods asked if there was anything else to discuss concerning East Shore Middle School.

Mr. Silver replied they are still working with Materials Testing Lab proposals that they sought on behalf of the committee. He stated they have five thus far and would be discussing those bids at the September meeting.

Mr. Saley expressed frustration at the high billing/scheduling for materials testing monitoring.

Mr. J. Raucci explained it driven by scheduling and that it is very difficult to quantify a value so early in a project. Discussion ensued.

Chairman Woods asked if all Committee members had the opportunity to read the letter from the City Attorney concerning the PCB requirements.

Mr. Quish commented it was not what he was asking. He stated he would take the time to put it in writing for additional response from the City Attorney.

Consideration of Payment Requisitions

None.

The next meeting of the Permanent School Facilities Building Committee will be September 5, 2012, at Joseph A. Foran High School in the new, 1st floor Art Room (#123).

There being no further business to discuss, Ald. Vitali and Mr. Hardiman made and seconded a motion to adjourn at 8:15 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary