

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
REGULAR MEETING
September 12, 2013**

The Permanent School Facilities Building Committee held a meeting on Thursday, September 12, 2013 at East Shore Middle School. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
R. Nunno (BOA)
M. Hardiman
J. Quish
M. DeGrego (BOE)
R. Vitali (BOA)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
C. Nardone, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)
J. Richetelli (MPS)
G. Raucci, Bismark Construction Company
Cathy Williams (MPS)
Kevin McCarthy, Fuss and O'Neill
P. Vetro, BOA Chairman

Excused: C. Saley (BOE)

The Committee recessed at 7:01 p.m. to tour the building. Chairman Woods reconvened the Committee in public session at 7:25 p.m.

Consideration of the Minutes of the meeting held August 14, 2013

Ald. Nunno and Mr. Hardiman made and seconded a motion to approve the minutes of the August 14, 2013 meeting as presented. Motion carried unanimously.

Status Report RE: Elementary Schools Asbestos Abatement Project

No current projects.

Status Report – East Shore Middle School Additions/Replacements – Phases I, II and III

Mr. Silver reported to the Committee that the school missed opening day by three days, opening the Tuesday after Labor Day. He also reported to the Committee that the drawings regarding the ¼” tapered insulation roof change were rejected by the Building Official and have been revised on the original design plans and resent. He stated the revisions reflected about \$9,000 worth of architecture and plumbing engineering design effort, provided at no cost to the committee. Mr. Silver also reported the weekly jobsite meeting took place this afternoon. He deferred to Mr. G. Raucci for a full update.

Mr. G. Raucci stated the most pressing issue is the heating system. He reported the boilers are in the process of being wired and that they were getting set for heating. He stated the second push is the cafeteria. Mr. Raucci stated they are trying to get it ready for the kids to eat lunch in by October 1 and the cooking area by November 1. He stated they are also working on the exterior soffits, which is being done during the day. He reported they would be pouring the slab for the media center on Monday, with the next push being the library.

Chairman Woods asked how the students and staff were weathering the changes and ongoing work.

Ms. Williams stated they are serving lunch out of the foyer and that so far it is going along smoothly. She stated the one concern is making sure the classrooms are clean after the students eat lunch, i.e. cleaning desks for students with peanut allergies.

Chairman Woods asked about the back parking/drop off area.

Mr. Bradbury explained the current sewer main work is now extending from New Haven Avenue to Chapel Street, which blocks access to the school driveway.

Mr. Richetelli added that the sewer contractor added two police officers on duty to help alleviate traffic at Chapel Street and Seabreeze Avenue. He stated that same officer was to help with transportation as well as helping in the school. He stated the traffic duty officer was to remain until the completion of the sewer project, which he stated is expected to be complete by October 15.

Ald. Nunno asked the cost for additional teachers to oversee the students.

Ms. Williams stated they are paying teachers who volunteered their time. She stated there are three classroom teachers per lunch wave.

Ald. Nunno asked about the food.

Ms. Williams stated it is mostly sandwiches with some hot food.

Mr. Richetelli added that food service is likely losing some revenue because students are not purchasing as much hot lunches.

Mr. Silver referred the Committee to p. 3 of the handout and explained the remaining contingency on the project in the amount of \$108,187. He stated it is very tight and does not consider Phase III needs. He stated the initial thought was to take back the prior six bathroom change order and hold those monies as contingency.

Mr. G. Raucci stated upon the award of that change order in May, they may have only bought light fixtures for the bathrooms.

Mr. Silver stated he went to the finance director to see if there might be some surplus funds in other sub-accounts, but it just is not there. He stated he also spoke with Mr. McCarthy from Fuss & O'Neil regarding the asbestos removal. He explained the finance director stated the \$1.8 M in financing dollars will not be bonded till the fall/winter, so there could be \$50,000 at the end of the project, with no guarantees.

Ald. Vitali asked the total cost of the project at this point.

Mr. Silver stated they are at 60% of the \$17 million. He reminded the Committee that the entire \$17 million was encumbered in two phases.

Chairman Woods asked the total of the pending change orders found on p. 1 of the handout.

Mr. Silver stated it was approximately \$80,000, which he stated is shown in red.

Mr. G. Raucci reminded the Committee that the building department requested “J” hooks are not shown and that the cost for that work is approximately \$80,000. A brief discussion ensued.

Chairman Woods asked the Committee if the consensus was to cut back on the bathrooms.

Mr. Quish suggested the Committee wait before making that decision tonight.

Mr. G. Raucci stated the hope was to do the bathrooms during the Christmas break. He stated that was what has been planned.

Chairman Woods stated they just don’t know what the demolition of the media center wing spaces will bring.

Mr. Silver agreed. He stated when you are dealing with an older building you just don’t know what you will find in walls, above ceilings, etc. He stated there is a great deal of demolition as well as temporary egress, etc to do. Discussion resumed.

Mr. G. Raucci suggested a smaller scope make-over of the existing bathrooms, such as new ceilings, light fixtures, which have already been ordered and new toilet partitions for the bathrooms.

Mr. Silver stated the Committee needed to make a decision with regard to change order #4, regarding the bathroom.

Ald. Vitali and Mr. Hardiman made and seconded a motion to rescind the previous change order to renovate the six (6) existing bathrooms, per bid alternate #3 as approved on May 9, 2013 (with the understanding the Committee owns the light fixtures already purchased by the contractor).

Mr. Quish suggested if there is a \$330,000 change order that the contractor send the \$28,000 light fixtures back and just take the hit for the restocking charge.

Mr. G. Raucci stated it would not be possible to send the fixtures back.

Mr. Quish stated if that was the case, then they really were not getting the full \$330,000 credit. Discussion resumed.

Chairman Woods stated if the change order passes, then they are still down the cost of the light fixtures.

Mr. Quish asked if there were any other potential costs to rescind the change order.

Mr. G. Raucci stated he sent an email to his subcontractors, but had not received a response.

Motion carried unanimously.

Mr. Silver referred the Committee to p. 1 of the handout. He stated Kevin McCarthy from Fuss & O’Neil was present tonight regarding the abatement issue concerning the pipe abatement and reinsulation in the tunnel. Mr. Silver stated the backup could be found on p. 8.

Mr. McCarthy stated he inspected over 4400 linear feet of piping in the tunnel. He stated the piping was 1955 piping with asbestos insulation. He referred the Committee to p. 9 of the handout which showed what they did, wrapping the piping in fiberglass. Mr. McCarthy also reported he spoke with the State regarding an ACP. He explained if they did a complete abatement the State would then give them an ACP so a partial abatement was not possible.

Mr. Quish questioned why the re-insulation was not on the drawings.

Mr. Silver stated the drawings just don't include insulation.

Mr. Quish stated it was a big number that the Committee did not ask the contractor to carry. He expressed concern they should have known the new re-insulation was in there.

Mr. Silver explained it was not carried in the bid documents and therefore the contract is still be assessed for it once.

Mr. Quish asked about the bid insulation bid specification. He also asked about the mechanical drawing and why it was not shown there.

Mr. Silver explained with new piping the specs call for various insulations but not re-insulation.

Mr. McCarthy stated there were 3800 feet of asbestos and 600 feet of non-asbestos piping.

Chairman Woods asked if the money to remove the asbestos was part of the job, but not part of the re-insulation.

Mr. Silver stated the re-insulation was not part of the base bid. As to the re-insulation, he stated the A/Es simply missed it in the specifications.

Mr. Nardone referred the Committee to p. 34 of the handout which he stated shows the change order and continued on the subsequent pages.

Chairman Woods stated the question is the value.

Mr. DeGrego asked if it is open and that is why the walls were not finished.

Mr. McCarthy explained they hung poly sheeting on the walls then petitioned the State for an ACP, which they were granted because they did the whole area.

Mr. Quish suggested waiting a year to see where they are in the project.

Mr. Bradbury stated the problem would be that the bare heating pipes will overheat the tunnel so hot it will overheat the classrooms. He stated it does not have to be done immediately, but they should not wait too long because it will become a problem.

Mr. Quish stated he would recommend not insulating right now.

Chairman Woods stated the question still remains as to whether or not the number is a fair value.

Mr. Silver replied yes and referred the Committee to p. 37 which shows the A/E analysis. He also referred the Committee to p. 5-6 of the handout which showed the MPS requested Indoor Air quality studies.

Mr. McCarthy explained the testing done for airborne particles, which he stated came out with normal results.

Mr. Silver added with the extra Indoor Air Quality testing they are projecting that they will be over in this account. He pointed out the tests are not required by law and not a part of the contract.

Mr. Bradbury went on to explain the process and why the testing is an important part of a school project.

Ald. Vitali commented regarding the extra monies for the testing and commented it was better to be proactive.

Ald. Nunno stated he felt the bill should be paid for by the Board of Education and not the building committee.

Mr. Silver stated the monies come off of the overall project account. He also noted that the BSF likes to see a project that is being proactive. He also pointed out if it is paid through the project; it garners a 50% reimbursement.

Mr. Quish commented about the indoor air quality price and how it was contracted. He stated he understood why the committee was billed, but he felt the committee was told it was for general asbestos work and nuisance dust. A brief discussion ensued.

Ald. Nunno and Ald. Vitali made and seconded a motion to table the change order for the electrical primary re-phasing in the amount of \$9,271.00.

Ald. Nunno stated Mr. Saley was unable to attend tonight, but had some questions.

Motion carried unanimously.

Mr. Nardone referred the Committee to p. 29 for the next change order regarding the bollards around the new transformer in the amount of \$3,678.00. He stated the intention had been to use the existing transformer pad and bollards, but Bismark choose to move the transformer. He also stated the UI would not install the second transformer unless the new bollards were installed. He pointed out this was not in the contract because the design intent was to reuse the existing transformer pad and location.

Mr. Quish stated it was a part of the global transformer change and there was a lot to discuss. He stated Mr. Saley who could not be present tonight also had some questions and asked the Committee to consider tabling this.

Ald. Nunno and Mr. Hardiman made and seconded a motion to table the change order for the bollards around the new transformer, per the UI. Motion carried unanimously.

Mr. Nardone referred the Committee to p. 44-45 for the next change order in the amount of \$1,285 to add fire labels to existing gym door frames, per the Fire Marshal.

Mr. Silver added that a certifying crew was sent out to measure the 1955 door frames and make sure it met rating standards.

Ald. Vitali asked if they were existing frames.

Mr. Silver replied yes.

Mr. Quish asked why it was necessary.

Mr. Silver explained because the doorway provides a fire separation of the existing assembly use from the classroom spaces.

Mr. Quish and Ald. Nunno made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$1,285.00 for the fire labels to the existing gym door frames.

Ald. Vetro suggested if there was a previous certificate of occupancy in place there should have been proof on file somewhere.

Mr. Nardone stated that was highly unlikely and that the new work, and existing frames are subject to the current, not old codes.

Motion carried unanimously.

Mr. Nardone stated the next change order in the amount of \$4,064 to change the power panels. He stated the backup could be found on p. 54-56.

Mr. Silver explained the re-circuits to panel E and another to panel H. He stated it was they were old and full panel that just didn't have the capacity. He also stated there was new work to create a spare sub-panel (for future circuits) on panel J for a total charge of \$4,065. Mr. Silver stated their engineer went through the backup and felt the value was fair

Mr. Quish and Mr. Hardiman made and seconded a motion to table this change order.

Mr. Hardiman stated that Mr. Saley had asked to be able to weigh in on this, but was unable to attend tonight.

Motion carried unanimously.

Mr. Nardone stated the next change order was for the cafeteria foundation in the amount of \$11,849. He stated this Committee approved a not to exceed on June 13, 2013, but that they were asking to the Committee tonight to firm up that change order request.

Mr. Silver added that historically the Committee has formalized all prior Not to Exceeds as a fixed number.

Ald. Vitali and Ald. Nunno made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$11,849 (previously approved as a NTE) to re-work the foundation due to existing underground utilities. Motion carried unanimously.

Mr. Nardone explained the cafeteria foundation credit in the amount of \$5,582.00. He stated the credit was for the foundation work, slabs, tunnels and kitchen work.

Ald. Vitali commented he thought the credit was up to \$11,000.

Mr. Nardone stated it is a separate area.

Mr. Silver explained they re-engineered the area.

Ald. Vitali and Mr. Hardiman made and seconded a motion to approve a credit change order to the Bismark Construction Company contract in the amount of \$5,582 to the re-engineered foundations to have steel bearing on the existing walls.

Mr. Quish asked why the amount was not more.

Mr. G. Raucci explained it was one column and that they were able to use existing tunnel walls and panels.

Motion carried unanimously.

Chairman Woods asked about the “J” hooks and the number expected.

Mr. Silver stated they did not have a dollar value or tickets as yet.

Mr. DeGrego asked where they are still working on the “J” hooks.

Mr. G. Raucci stated they are still working in the hallway along the gymnasium. He explained the ceilings are up there, but they will have to come down to complete the work. He stated his guesstimate for the work is \$80,000.

Mr. Silver addressed the cost of the temporary kitchen in order to serve the kids lunch while the cafeteria was not occupiable, which cost \$16,091. He referred the Committee to p. 46 with the backup on p 47-52). He explained this started as a \$30,000 change order, but it has been scaled back and they were able to settle at \$16,091.

Chairman Woods asked if that included costs of restoring the weight room.

Mr. Silver replied no. He stated that room is the temporary kitchen. He stated they have expended the temporary protection allowances.

Chairman Woods asked if there was a guesstimate of cost to remove the temporary kitchen.

Mr. G. Raucci stated the cost would likely to around \$3,000 to remove.

Mr. DeGrego and Ald. Vitali made and seconded a motion to approve a change order to the Bismark Construction Company contract in the amount of \$16,091 for the temporary kitchen.

Mr. Quish expressed his disappointment in spending extra money to feed the kids. He stated it just seems like poor planning.

Ald. Nunno also commented it was his recollection the cafeteria work was to be done in Phase II after the Music/Art wing work and that the Committee should not even be having this discussion. He expressed his displeasure with the whole situation adding that kids just should not be eating in their classrooms. Discussion ensued.

Mr. Quish stated that going forward he would be a strong advocate of a schedule, a schedule that is bid that way. He stated this speaks to why there was a delay and a temporary kitchen costing \$15,000 more.

Ald. Nunno asked what items was Phase I and which were Phase II. He stated this comes as a surprise to this Committee.

Mr. Silver read from Section 01100 of the bid specifications, which contained three pages of construction phasing narrative which was part of the signed contract. He stated the only thing that was not stipulated was how much was needed to serve the kids temporarily in the spring and fall. Discussion resumed.

Ald. Vitali stated he would like to know the costs for all the temporary structures that needed to be erected and removed. He stated he wanted to know how much was spent. He also commented this was a critical path issue where the kids are currently eating.

Motion carried 5 yes (Quish, Vitali, DeGrego, Hardiman, Woods) and 1 no (Nunno).

Mr. Silver referred the Committee to p. 2 of the handout for the change order for the William Meyer, Inc. moving charges. He stated the Committee already contracted to move furniture in and out. He stated the backup was on p. 59-62 of the handout. He also pointed out the labor was based on State contract.

Mr. Quish asked if it was the same value moving in and out.

Mr. Bradbury responded yes.

Chairman Woods asked if it included the gymnasium.

Mr. Silver stated there would be a credit for the roof leakage remediation, but that he did not have that amount as yet.

Mr. Bradbury stated it would likely be one day due to the rain delay.

Mr. Silver added there was also the removal of the asbestos floors due to the damage to the floors from the heavy rains.

Ald. Nunno and Mr. Quish made and seconded a motion to approve a change order to the William B. Meyer, Inc. contract in the amount of \$32,915 for the move in and August trailer rental.

Mr. Quish asked where this was found in the budget.

Mr. Silver stated it was part of the soft costs in each of the Phase 1 and Phase II budgets.

Motion carried unanimously.

Mr. Silver stated they are working on credits with Bismark Construction. He spoke of the roof area that let go in one of the original VAT removal in the amount of \$2,700. Discussion ensued.

Chairman Woods stated looking at the big picture there are some big costs coming up, i.e. the “J” hooks, also temporary egress work. He also spoke of the email from Mr. Funaro that addressed some change orders.

Mr. Silver stated some of those were included tonight.

Mr. Quish commented the Committee needs to be conservative from here out.

Chairman Woods pointed out there is no money for furniture at this point and asked the Committee how they wished to proceed.

Mr. Richetelli suggested the Committee re-bid the Phase III work and request the Mayor include it in the next bonding authorization.

Mr. Quish asked about network equipment, security, etc. A brief discussion ensued.

Mr. Richetelli stated time was of the essence in order to get fixed bid values, and not estimates, to the Board of Aldermen by their February meeting.

Mr. Quish stated he felt the Committee had time to make its decision.

Mr. Richetelli stated the Mayor would need the numbers by December, then it would go to the Board of Finance for the end of January and then to the Board of Aldermen for February.

Ald. Vitali and Mr. Quish made and seconded a motion to authorize Silver Petrucelli AE to go out to bid for Phase III, FF&E.

Mr. Quish asked the scope of the FF&E.

Mr. Silver stated it would be for the 8 classrooms, media center tables, chairs and lockers, other furniture and network system.

Mr. Richetelli stated there would be a fixed cost for the FF&E, but it would not hurt to bid.

Mr. Silver stated the aldermen charged the project with new FF&E, not to replace what is already there.

Mr. Quish asked if they could add additional.

Mr. Silver stated yes, the BSF would not reimburse for any ‘replacements or repairs’. He also reminded the Committee what is going out to bid has already been reviewed and approved by the BSF.

Motion carried unanimously.

Chairman Woods asked when it could be anticipated the bids would open.

Mr. Silver stated it would be about the third week of October.

Mr. G. Raucci asked about the credit for the tunnel.

Mr. Nardone explained the tunnel area work and where they are expanding and connecting the tunnel. He stated they just don't have all the details right now.

Mr. Silver stated they would like the Committee's conceptual approval to allow Silver Petrucelli to develop the architecture and engineering sketches for this work.

Consideration of Payment Requisitions

Chairman Woods asked Mr. Silver if he could represent to the Committee that all the requisitions had been reviewed and were found to be in order and if payment was recommended at this time.

Mr. Silver replied yes.

Mr. Hardiman and Mr. Quish made and seconded a motion to approve payment to Bismark Construction Ph 1 (Gen Const) (#10) in the amount of \$1,463,717.25 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Mr. Hardiman and Mr. Quish made and seconded a motion to approve payment to Fairfield Testing Ala (#13-07-15) in the amount of \$4,578.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Mr. Hardiman and Mr. Quish made and seconded a motion to approve payment to Van Zelm Engineers Commissioning (14) in the amount of \$1,482.50 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Mr. Hardiman and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli (toilets) (#13-1584) in the amount of \$480.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Mr. Hardiman and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli PH1 CA+ENV CA (#13-1584) in the amount of \$5,760.00 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Mr. Hardiman and Mr. Quish made and seconded a motion to approve payment to Bismark Construction PH 2 (Gen. Const) (#6) in the amount of \$1,484,836.70 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Mr. Hardiman and Mr. Quish made and seconded a motion to approve payment to William B. Meyer Moving (#COM-851-3/3+4+1204) in the amount of \$32,915.50 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

Mr. Hardiman and Mr. Quish made and seconded a motion to approve payment to Silver Petrucelli PH2 CA+ENV CA (#13-1560) in the amount of \$21,136.94 for East Shore Middle School Expansion and Alterations and Abatement Projects. Motion carried unanimously.

There being no further business to discuss, Mr. Hardiman and Mr. Quish made and seconded a motion to adjourn at 9:23 p.m. Motion carried unanimously.

Respectfully submitted,

Kathleen K. Huber
Recording Secretary