

**Permanent School Facilities Building Committee  
Special Meeting  
September 21, 2017**

The Permanent School Facilities Building Committee held a special meeting on Thursday, September 21, 2017, at West Shore Middle School (cafeteria). Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods  
R. Vitali (BOA)  
S. Krushinsky (BOE)  
J. Federico (BOE)  
M. Ahrens  
M. Hardiman (BOA)  
B. Nunno (7:27 p.m.)

Also Present

C. Nardone, Silver Petrucelli & Associates  
P. Lisi, Antinozzi Associates  
P. Bradbury (MPS)  
P. Cavanna (MPS)  
A. Franco, QSR Steel  
F. Tynes, Project Manager, LaRosa Building  
P. Willis, QSR Steel  
D. McCloskey, PE, VP, Michael Horton Assoc.

Chairman Woods announced the Committee would stand in recess to tour the facility. The Committee recessed at 7:02 p.m.

Chairman Woods reconvened the meeting in public session at 7:27 p.m.

**Consideration of Minutes**

Ald. Hardiman and Mr. Ahrens made and seconded a motion to accept the minutes of the August 17, 2017, special meeting as presented. Motion carried unanimously.

**Status Report RE: West Shore Middle School – Addition, Renovations and Code Compliance.**

Chairman Woods stated at the last meeting there was discussion regarding the replacement of the deformed structural steel columns. He deferred to Mr. Nardone for a full report.

Mr. Nardone provided the Committee with the big picture regarding the replacement of the steel columns.

Mr. Tynes stated the contractual completion date for the project is next August. He stated the classrooms, media center, bathroom stalls, mill work, wood floor are scheduled for completion by October 1, 2017. He explained they would then move to the gym, band and chorus areas. He provided the Committee with an updated schedule. Mr. Tynes continued with an explanation of the balance of the construction schedule. He stated there were additional items to be added to the schedule.

Chairman Woods asked about the steel supports in the media center, the timetable and strategy.

Ald. Vitali asked the cause and need for the replacement of the steel columns.

Mr. Franco stated they don't know what caused it. Discussion ensued.

Mr. McCloskey stated his office is looking into the situation.

Chairman Woods asked if the media center would be released back to Milford Public Schools next week.

Mr. Tynes replied yes.

Mrs. Krushinsky asked about the classrooms and commented according to the information provided to this Committee; the classrooms would not be completed until possibly December or January. Discussion resumed.

Mr. Cavanna asked about the turnover of the classrooms.

Mr. Tynes explained when the classrooms are turned over; there will be a temporary egress, with ramp.

Mr. Nardone referred the Committee to the handout for the approval of the change orders. He stated the items in green were previously approved by the Committee. He explained the added amount to the change order for the steel. Mr. Nardone stated the first change order for consideration was for the steel connections to the bearing walls along the administration area in the amount of \$23,758.46

Mr. McCloskey asked for an explanation of the sequence of work for the steel.

Mr. Franco explained the change order was for the modifications along the grid line due to an existing condition. He explained the amount is in excess of the NTE approved in the amount of \$10,000 at the last meeting. Discussion continued.

Mr. McCloskey stated there was a question as to the labor hours and that was where the disagreement rests. Discussion ensued.

Chairman Woods pointed out that QSR did the work in the field to keep the project going.

Mr. McCloskey questioned two of the tickets.

Mr. Tynes stated the 10% mark-up was not included in the original figure.

Mr. McCloskey reiterated the disagreement with labor hours. A lengthy discussion resumed.

Ald. Vitali and Ald. Hardiman made and seconded a motion to amend change order approved at the July 13, 2017 meeting in an amount NTE \$10,000, to now read \$23,758.46.

Chairman Woods stated the issue is if someone else should bear part of the difference.

Mrs. Krushinsky stated the amount is actually \$23,000, not the \$5,000.

The motion carried 6 yes (Woods, Hardiman, Vitali, Federico, Krushinsky, Nunno) and 1 no (Ahrens).

Mr. Nardone stated the other QSR change order was for additional steel in area "A" per SK-8. He stated area "A" is the administrative area.

Mr. McCloskey stated it was a field condition and referred the Committee to SK-8. He explained the design drawings in the original building showed the beam ending, however, when they portion of the building was taken down, the last 4 inches was brick, grout and could not bear a roof.

Mr. Franco stated the original designed called for 4 x13. He stated they spoke with Steve at Silver Petrucelli and ended up with brackets 32 inches on center

Mr. McCloskey asked why they changed it and why the angle was not acceptable.

Mr. Franco explained the angle would have been inverted.

Mrs. Federico and Mrs. Krushinsky made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$11,362.12 for the additional steel in the area per SK-8. Motion carried unanimously.

Mr. Nardone stated the next change order was for the upgrade of the RTU-1 feeder changed. He stated the original invoice came in at \$20,225.50 which was reduced to \$16,651.71.

Mr. Tynes explained the discrepancy which resulted in the reduction.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve a change order credit to the LaRosa Building Group, LLC contract previously approved in the amount of \$20,225.50, to now read \$16,651.71 for the relocation of the upgrade to the RTU-1 feeder to 300 AMPS, change breaker. Motion carried unanimously.

Mr. Nardone stated the next change order was for the painting glazed block in the amount of \$4,423.36.

Mr. Tynes stated this is the learning center and classrooms. Any walls that they built, they were responsible to paint. This is all the glaze block and 3 classrooms.

Chairman Woods asked the cost to paint each classroom.

Mr. Tynes stated the hollow metal frames were painted as well at a cost of \$558.00.

Mrs. Krushinsky asked why the additional cost for painting when those rooms were all touched by construction.

Mr. Tynes explained there were some new doors and frames. He stated the existing frames were not called to be painted.

Mr. Nunno pointed out there are different sizes to some of the doors and that he would like to see them all the same.

Ald. Hardiman and Mrs. Krushinsky made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$4,423.36 for the glazed cover base and HM door frames in area C and three existing classrooms. Motion carried unanimously.

Mr. Ahrens and Ald. Hardiman made and seconded a motion to amend the previous NTE approval in the amount of \$10,000 to paint the second floor corridor, to now read \$7,531.43. Motion carried unanimously.

Mr. Nardone the next change order was for the new toilet partitions in the four restrooms (Boys 13, 167 and Girls 141, 168). He explained they wanted to reuse all existing portions that could be used. He stated the cost is a hard price \$12,175.

Mr. Tynes pointed out they are the two bathrooms by the media center and two bathrooms near the gym. Discussion ensued.

Mr. Bradbury explained the partitions were fairly new and that is why they were being reused.

Mrs. Federico and Mr. Nunno made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$12,175 for the new toilet partitions in boys 13, 167 and girls 141, 168.

Mrs. Krushinsky questioned why those partitions were going to be reused if they knew ahead of time they did not match. Discussion ensued.

Motion carried unanimously.

Chairman Woods asked if at the end of the project the partitions would all be the same.

Mr. Tynes replied yes.

Mr. Nardone stated the next change order in the amount of \$13,353.07 was at the request of Milford Public Schools to replace network switches with a 10GB speed which doubles capacity of those originally specified. He referred the Committee to p. 23 of the handout.

Mrs. Federico and Ald. Vitali made and seconded a motion to approve a change order to the LaRosa Building Group, LLC in the amount of \$13,353.07 for the upgrade of specified switches to meet recently new MPS standards.

Mrs. Krushinsky asked when MPS made this request.

Mr. Bradbury stated the request came from IT, but that he did not know the exact timing.

Motion carried unanimously.

Mr. Nardone stated the final change order tonight was for the additional moving charges in the amount of \$10,000 from August onward.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a change order to W.B. Meyer in the amount of \$10,000. Motion carried unanimously.

Mr. Nardone reported the first NTE change order for special testing was approved for \$20,000 but that more structural testing required by code prompts Special Testing to ask for an additional \$25,000 which brings the total to \$45,000. He stated this is not necessarily the last change order for this material testing service.

Mrs. Federico and Mr. Nunno made and seconded a motion to approve a change order to Special Testing Laboratories increase to \$45,000.

Mr. Ahrens asked if there is any notion as to a ceiling cap amount.

Mr. Nardone stated it could continue upward another \$10,000.

Motion carried unanimously.

Chairman Woods stated asked if the new ductwork is providing the same clearance of the existing ductwork in the gym.

Mr. Nardone explained the existing height in the gymnasium.

Mr. Tynes stated the existing was 19'6 which was raised. Discussion ensued regarding the functionality of the gym.

Mr. Cavanna had some expanded improvements proposals for consideration of the Committee. He stated he was asking for painting in classrooms that were not touched by renovations, ceiling, millwork and LED lighting not touched by the renovations.

Mr. Ahrens asked if a motion was necessary at this point to move forward with Mr. Cavanna's request.

When prompted, Mr. Nardone suggested a change order to the Silver Petrucelli contract in an amount NTE \$2,000 to prepare the necessary plans for LaRosa to give estimates.

Mr. Ahrens and Ald. Hardiman made and seconded a motion to approve a change order to the Silver Petrucelli contract in an amount NTE \$2,000 for the preparation of additional drawings.

Mrs. Federico asked about the work on the 1st page of Mr. Cavanna's handout and if it could be done by the BOE.

Mr. Bradbury stated some of the work could be done by MPS.

Motion carried unanimously.

**Consideration of Payment Requisitions** (Re: Item 2)

Chairman Woods asked Mr. Nardone if he had reviewed the payment requisitions and could represent for the record that they were in order.

Mr. Nardone replied yes on behalf of Silver Petrucelli.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve payment to LaRosa Construction Co (#7) in the amount of \$2,071,296.31 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve payment to Materials Test Lab: Special Testing (#31014) in the amount of \$10,324.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve payment to materials Test Lab: Special Testing (#31284) in the amount of \$29,784.42 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve payment to W.B. Meyer (#17/7) in the amount of \$16,575.25 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve payment to Silver Petrucelli Const. Admin (#17-1975) in the amount of \$32,590.75 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mr. Tynes explained to the Committee that he is in the processing putting together the estimates for putting the windows in the classrooms. He stated he would be forwarding them to the committee. He stated the pricing includes the windows, plywood, etc. He handed out some of the upcoming change orders.

Mr. Ahrens asked if that is work that has already been done.

Mr. Tynes replied yes, with some of the estimates.

## **Status Report RE: Jonathan Law High School – Hazardous Material Abatement**

Mr. Lisi introduced Eric Cooley, Fuss & O'Neil who was present. Mr. Lisi reported the work at Law is substantially complete. He stated he is waiting on punch-list work to be completed. Mr. Lisi also reported there would be a small credit for white boards/tack boards. He stated he still has some credits and is waiting on change orders for five (5) PCO's. Mr. Lisi also addressed the teacher's lounge flooring abatement and presented a change order to the Committee in the amount of \$54,901

Chairman Woods stated the Committee approved a change order to the Olympus Construction contract last month in an amount NTE \$46,000.

Mr. Cooley stated it was fixed cost, plus time and materials. He stated the work was done and it was hoped the cost would come in at the \$46,000; however it was higher than anticipated.

Mr. Nunno and Mrs. Federico made and seconded a motion to approve a change order to the Olympus Construction Company in the amount of \$46,000 to cover the abatement of the teacher's lounge. Motion carried unanimously.

Mr. Lisi stated the next change order in the amount of \$15,748 for unforeseen tar at the door alcoves. This was approved last year for a lesser amount. He stated it was approximately 37 doors.

Mr. Cooley stated it was not known what was behind the asbestos panel above the doors.

Chairman Woods asked if they submitted time tickets.

Mrs. Krushinsky asked if the pricing is the same as last year for the same work.

Mr. Ahrens asked if there were more alcoves.

Mr. Lisi stated there were more alcoves than on the first floor.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve a change order to the Olympus Construction contract in the amount of \$15,748 for unforeseen tar and adhesive.

Mr. Cooley explained he reviewed the time sheets. He stated it is the work they were awarded for a time and materials basis and they met their obligation.

Chairman Woods asked if the 37 alcoves was reasonable amount.

Mr. Ahrens asked about incremental costs

Chairman Woods and Mr. Lisi stated it was done in two phases.

The motion carried 4 yes (Woods, Nunno, Federico, Hardiman) and 3 no (Vitali, Krushinsky, Ahrens).

Mr. Lisi stated there was some gray area on the drawing with regard to the second floor. He pointed out this Committee agreed to pay it last year.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve a change order to the Olympus Construction contract in the amount of \$13,362 for the additional work on the second floor.

Mr. Ahrens asked what was included in the \$13,362.

Mr. Lisi stated the work was not in the bid.

The motion carried 6 yes (Woods, Hardiman, Vitali, Federico, Nunno, Krushinsky) and 1 no (Ahrens).

Mr. Lisi stated the next change order was for the prep work and installation of the panels in the amount of \$4,753 for the additional prep work for the installation of the panels.

Mrs. Federico and Mr. Nunno made and seconded a motion to approve a change order to the Olympus Construction contract in the amount of \$4,753 for the additional prep work at Jonathan Law High School. Motion carried unanimously.

Mr. Lisi stated the next change order in the amount of \$4,630 was for a new condition found on the 2nd floor where there was a double ceiling.

Mrs. Krushinsky and Ald. Hardiman made and seconded a motion to approve a change order to the Olympus Construction contract in the amount of \$4,630 for the additional prep work on the second floor at Jonathan Law High School

Mr. Bradbury questioned if Olympus Construction had looked at the entire job. He stated he was vehemently opposed to the amount. Discussion ensued.

Motion carried unanimously.

### **Status Report RE: Harborside Middle School Roof and Window Replacement Project**

Chairman Woods commented the project looked good.

Mr. Lisi reported the work is 100% done with the exception of the punch list. He stated there may be some change order credits forthcoming.



## **Status Report RE: Elementary Schools – Roof Projects**

Mr. Lisi reported the manufacturer would be coming out on September 26 and 27, 2017 to complete their inspection.

Mr. Ahrens asked if there are punch lists for each of the schools.

Mr. Lisi replied yes. He stated there were some change orders. He stated the first change order at John F. Kennedy Elementary School in the amount of \$3,207 was for two exhaust fans that were not show on the drawings. He pointed out the fans were existing but not documents on the drawings.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve a change order to the Silktown contract in the amount of \$3,207 for two exhaust fans at John F. Kennedy Elementary School.

Mr. Ahrens asked if the exhaust fans had been in the drawing, if the cost would have been the same.

Mr. Lisi replied yes, except possibly slightly higher since it is a change order.

Motion carried unanimously.

Mr. Lisi stated there was a change order at Meadowside Elementary School in the amount of \$502.00 for a damaged vent pipe.

Mrs. Krushinsky and Mrs. Federico made and seconded a motion to approve a change order to the Silktown contract in the amount of \$502.00 for a damaged vent pipe at Meadowside Elementary School. Motion carried unanimously.

Mr. Lisi stated he would present credits to the Committee at next month's meeting. He pointed out a change order that would be presented next month for the canopy at Orange Avenue Elementary School and deck at John F. Kennedy Elementary School.

## **Consideration of Payment Requisitions** (Re: Items 4, 5, & 6)

Chairman Woods asked Mr. Lisi if he had reviewed the payment requisitions if he had reviewed the payment requisitions and could represent for the record that they were in order.

Mr. Lisi replied yes.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Olympus Construction in the amount of \$82,650 for the Jonathan Law High School hazardous material abatement project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Orlando Annuli Company in the amount of \$112,419 for the Harborside Middle School window project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silktown Construction in the amount of \$15,833.25 for the John F. Kennedy Elementary School roofing project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silktown Construction in the amount of \$342,269.76 for the Live Oaks Elementary School roofing project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silktown Construction in the amount of \$321,835.80 for the Orange Avenue Elementary School roofing project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silktown Construction in the amount of \$16,630.26 for the Meadowside Elementary School roofing project. Motion carried unanimously.

Note: Ald. Vitali left at 9:58 p.m.

Mrs. Krushinsky suggested in light of the number of change orders being presented that going forward the Committee consider a construction manager for large projects. Discussion ensued.

Being no further business to discuss, Ald. Hardiman and Mr. Ahrens made and seconded a motion to adjourn. Motion carried unanimously.

The meeting adjourned at 10:05 p.m.

Respectfully submitted,

Kathleen A. Kennedy  
Recording Secretary