

**PERMANENT SCHOOL FACILITIES  
BUILDING COMMITTEE  
REGULAR MEETING  
October 4, 2007**

The Permanent School Facilities Building Committee held a meeting on Thursday, October 4, 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  
S. Marlow (Board of Education)  
Ald. B. Genovese  
T. Creedon

Also Present

W. Silver, Silver Petrucelli Assoc., A/E  
P. Russell (BOE)  
Al Ridinger – Paragon Construction

Absent: M. Hardiman (Board of Aldermen) and D. Hourgian (Board of Education)

**Consideration of the Minutes of September 27, 2007.**

Mr. Creedon and Mr. Marlow made and seconded a motion to approve the minutes of the September 27, 2007 meeting with the following corrections:

Page 3, first paragraph typo should read “*committee*”

Page 3, paragraph 10, the motion should read “specifications and *estimates*”

Page 3, last paragraph on that page, and delete “*so Inland/Wetlands is required*”. Also, the language in that paragraph regarding Planning and Zoning requirements should be under Status Report – Phase III – Jonathan Law High School.

Page 4, second paragraph, the motion should read “specifications and *estimates*”

Motion carried unanimously with corrections noted above.

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

Mr. Silver reported that Mr. Jachimowski met with Mr. Jorgensen met this morning and passed out Operational Manuals and Warranties. He reported three (3) of the small door closers had been put on and they appear done. He stated they should be able to close this out within the next week. Mr. Silver stated they were recommending the Committee close his contract portion unless it is the Committee’s wish to leave the acoustics portion open. He stated that Mr. Jorgensen concurs with the recommendation.

Mr. Silver responded yes.

Chairman Woods asked if they are 100% complete as of today.

Mr. Vitali and Mr. Creedon made and seconded a motion to accept this portion of the project as 100% complete as of October 4, 2007.

Chairman Woods asked about the acoustic panels.

Mr. Bradbury stated he would be able to get to it next week.

Mr. Marlow asked who would make the final decision that yes the acoustics are good or no they are not.

Mr. Bradbury responded he would walk through with Ms. Garagliano once the pads are put in.

Chairman Woods inquired whether the significance of this is that the warranties now begin.

Mr. Silver responded yes. He also stated that Mr. Russell could close out the project with the Bureau of School Facilities and that Jachimowski Construction would get final payment.

Motion carried unanimously.

Mr. Silver explained the budget performance spreadsheet on pages 5 and 6 (handout). He recommended that the contractor's final change order be approved (for the additional Labor & Performance Bond premiums for the accumulated change orders that had developed over the course of the project).

Mr. Creedon and Mr. Marlow made and seconded a motion to approve the change order for the final bond premium for the contract dollar increase in the amount of \$8,460.10. Motion carried unanimously.

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

Mr. Silver reported that Bismark had not had a chance to get back to the site to seal the stair edges.

Ald. Genovese commented they have been working on the stair treads for a year.

Mr. Silver reminded the Committee that they had cut \$1,000,000 from the project.

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

Mr. Silver reported the bids for the science labs are on hold. He referred to page 8 of the handout regarding the boilers. He explained there were two bidders, one being Paragon Construction, introducing Mr. Al Ridinger. He stated the mechanical contractors had put in bids to Paragon rather than submitting as prime contractors.

Chairman Woods asked why there were only two bids.

Mr. Silver explained Paragon and THP were the only two contractors to bid and explained how they broke apart the bid with just the dehumidifiers being an add alternative. He also noted even though the boiler price was better, the other alternate bid of the four (4) boilers proved to be more expensive to the contractors, primarily because of labor costs..

Mr. Marlow asked how much savings they would see efficiency wise.

Chairman Woods also asked the advantages.

Mr. Silver responded three boilers were cheaper on the front-end side.

Mr. Marlow asked if that was really asking about the life cycle costs.

Mr. Bradbury spoke as to the four boiler concept as well as stages, i.e. low fire/high fire and explained the details, guessing that the four boiler options had better operational life costs.

Mr. Silver referred to page 9 and explained the details of the bid. He stated the work would take about eight (8) months. He deferred to Mr. Ridinger as to how they would stage it.

Mr. Ridinger explained how they would keep one boiler on line while they change over. He also explained the work would have to be closely scheduled with the school.

Mr. Marlow asked if it would make sense to just wait until spring. A brief discussion ensued.

Mr. Silver asked if Mr. Ridinger could affirm that there were no errors in the bid; Mr. Ridinger confirmed that there were no errors.

Chairman Woods asked about the dehumidification alternate. He also asked if the add alt bid was good for 120 days.

Mr. Ridinger responded yes.

Chairman Woods stated he would recommend deferring the dehumidification project until after awarding the contract for the science labs. Discussion continued.

Chairman Woods asked for clarification as to its cost of \$282,000.

Mr. Ridinger explained it was for the air handlers, roofing, electrical work, ductwork, etc.

Mr. Marlow commented as to the old gym floor buckling and stated it was always an issue.

Chairman Woods asked what voluntary alternate 2 is.

Mr. Silver responded that it is contractor's creative suggestion for a costs savings or adding a beneficial option to the project.

Chairman Woods asked if this was a responsible bidder.

Mr. Silver responded yes.

Chairman Woods reiterated they should go with the base bid and wait on the dehumidification until the science labs.

Ald. Genovese and Mr. Creedon made and seconded a motion to accept the base bid of Paragon Construction in the amount of \$997,000 for the base bid. Motion carried unanimously.

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

Mr. Silver stated there was nothing to report at this time.

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

Mr. Silver reported the landscaping is in. He stated there were no change orders at this time and that Olympus was trying to complete this project as quickly as possible. He reported the flagpole still was not in.

Mr. Bradbury added that operationally everything is good. He stated there was a slight timing issue with the buses but Mr. Scarpetti is addressing that.

Chairman Woods asked if the floor tile was 100% complete.

Mr. Silver stated there are two change orders and referred to page 2 of the handout. He stated the 90 bags of patch were reasonable. He explained the contractor was obligated to two layers and he is honoring two. He referred to page 3 of the handout where the hours to install the levelastic was demonstrated. He stated they would recommend this at this time.

Mr. Vitali spoke as to the amount of the change orders and asked if they were really saving from the original bids.

Mr. Silver responded you have to anticipate some change orders, but that the awarded bid was still lower than the next, even with this change. He explained the unique requirements for the three coats at this school.

Mr. Marlow and Mr. Creedon made and seconded a motion to approve the change order for the additional floor flash patching in the amount of \$4,229.50. Motion carried unanimously.

Mr. Silver reported a credit in the amount of \$2,440 for the deleted painting and wash/wax floor. He stated they would recommend the Committee accept this.

Mr. Vitali and Mr. Creedon made and seconded a motion to approve the credit in the amount of \$2,440 for the deleted painting and wash/wax floor. Motion carried unanimously.

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

Mr. Silver advised they had the state BSF review (PCT) on Tuesday. He referred to pages 22-23 and explained the process of the review and the checklist for each item. He stated they would be going back on October 9, 2007 when they will have to show that they have addressed each of the BSF's items. He also reported they

were told they are on a 30-45 day turnaround. He stated he wanted to share this process with the Committee as it is an interesting process.

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

Mr. Silver reported they are finalizing the construction drawings and will be going to the state BSF with them on October 9, 2007.

Chairman Woods stated it appears Foran will be a week behind Law.

Mr. Silver stated Foran could be longer since it is a more complicated project

Chairman Woods asked if bidding would then be after Christmas.

Mr. Silver responded it could be.

### **Consideration of Payment Requisitions**

Chairman Woods asked if Mr. Silver had the opportunity to review the payment requisitions and if they were reasonable and if they would recommend payment. Mr. Silver responded they would recommend payment at this time.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Olympus Construction-Site (#4) in the amount of \$24,840.60 for the Pumpkin Delight VAT replacement. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Enco Flooring (#2) in the amount of \$65,580.90 for the Pumpkin Delight VAT replacement. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Silver Petrucelli (#7) in the amount of \$685.00 for the Pumpkin Delight VAT replacement. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Jachimowski Construction Co. (#19 FINAL) in the amount of \$34,092.00 for Jonathan Law Phase I additions/renovations. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Silver Petrucelli (#17) in the amount of \$4,950.00 for Foran Phae II additions/renovations. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Bismark Construction Co. (#2) in the amount of \$17,252.00 for Foran Phase II additions/renovations. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Silver Petrucelli (#6) in the amount of \$93,642.73 for Jonathan Law Phase III additions/renovations. Motion carried unanimously.

Mr. Vitali and Mr. Marlow made and seconded a motion to approve payment of Silver Petrucelli (#6) in the amount of \$100,263.26 for Foran Phase III additions/renovations. Motion carried unanimously.

The next meeting will be held on November 13, 2007.

Being no further business to discuss, Mr. Creedon and Mr. Marlow made and seconded a motion to adjourn at 8:15 p.m. Motion carried unanimously.

Respectfully submitted,  
Kathleen K. Huber  
Board Secretary