

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
SPECIAL MEETING
DECEMBER 13, 2017**

The Permanent School Facilities Building Committee held a special meeting on Wednesday, December 13, 2017 at West Shore Middle School (cafeteria). Acting Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Acting Chairman
M. Hardiman (BOA)
R. Vitali (BOA)
B. Nunno
S. Firmender (7:10 p.m.)

Also Present

B. Silver, Silver Petrucelli Assoc., A/E
P. Jorgensen, Silver Petrucelli Assoc., A/E
P. Bradbury (MPS)
P. Cavanna (MPS)
M. Anderson, Project Exec., LaRosa Building
F. Tynes, Project Manager, LaRosa
M. Ballantoni, Supt. LaRosa Building
P. Lisi, Antinozzi Associates

Excused: J. Federico (BOE), M. Ahrens

Election of Chairman

Acting Chairman Woods stated the first order of business for tonight's meeting was to elect a chairman. He stated he would be willing to serve as chairman.

Mr. Nunno and Ald. Hardiman made and seconded a motion to elect Matthew Woods as Chairman. Motion carried 3 yes (Nunno, Vitali, Hardiman) and 1 abstention (Woods).

Consideration of the Minutes of November 16, 2017 special meeting

Ald. Hardiman and Ald. Vitali made and seconded a motion to approve the minutes of the November 16, 2017 special meeting with the following correction:

On p. 4, Temporary Controls for HV-4 should read Temporary Controls for **HV-3**.

Motion carried unanimously as corrected.

Chairman Woods stated the Committee would stand in recess to tour the facility. The Committee recessed at 7:05 p.m.

Chairman Woods reconvened the Committee in public session at 7:35 p.m.

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

Mr. Ballantoni stated restocking of the books in the media center would begin over the next few days.

Mr. Cavanna interjected stating the books and furniture would be in by Monday, while the IT work would begin in the next few days. He stated he expected the media center would be fully operational after the holiday break.

Mr. Ballantoni updated the Committee regarding the greeter booth. He also reported Omni would be doing the security updates in the office area. Mr. Ballantoni stated a final meeting is schedule next Friday, followed by floor waxing and the furniture moved in on Monday or Tuesday in the office area and that area turned over.

Mr. Cavanna stated the goal is to keep moving people into spaces.

Chairman Woods asked about the glass for the greeter station and when that was expected to be installed.

Mr. Ballantoni explained the greeter station, plus the secretarial area is fire-rated glass. He stated the work is still months away from being completed.

Mr. Tynes stated there are only two companies in the country that make this particular glass.

Mr. Cavanna stressed the importance of getting the two secretaries and assistant principal into their spaces, followed by getting him into his office. He stated the goal is to have everyone in their respective spaces after the holiday break.

Chairman Woods asked if that wing would then be completed.

Mr. Ballantoni stated rooms 105 and 205 would be turned over after the holiday break. He stated work would then continue on rooms 103 and 203.

Chairman Woods asked when the two story classroom wing window replacement would be completed..

Mr. Tynes stated there is still the steel issue they have been dealing with. He explained the necessary investigative survey work and the domino effect caused by the steel work.

Chairman Woods asked Mr. Tynes his best guesstimate for turning over the gymnasium.

Mr. Tynes stated it would be at least April break. He stated they just submitted the revised ductwork plan which is being reviewed by Silver Petrucell Associates. Discussion ensued.

Mr. Silver explained the handout for the benefit of the new member of the Committee, providing a snapshot of work to date on the project.

Mr. Jorgensen stated there were 7 or 8 small change orders for the Committee to consider tonight. He referred the Committee to p. 3 of the handout concerning the temporary controls for HV-4, which was tabled at the last meeting. He stated after review and vetting the numbers they were not recommending the other half of the originally requested amount, or \$2,142.68.

Mr. Silver referred the Committee to p. 7 for the backup which provided the engineer's recommendations.

Mr. Tynes stated he went back to the sub-contractors who were able to get the controls functioning. He stated he spoke with Mr. Cavanna today regarding the functionality of the rooms. A brief discussion ensued.

Mr. Silver stated Silver Petrucelli's engineer stated it was a functioning unit.

Mr. Bradbury added the existing controls were in fact functioning and there was no need for the additional work.

Mr. Silver referenced the engineer's report on p. 7.

Mr. Bradbury asked if the change order controls would be used permanently at the end of the job.

Mr. Jorgensen stated he did not believe so.

Chairman Woods asked what benefit was received from the additional work.

Mr. Jorgensen and Mr. Bradbury stated there was no benefit to the City.

Mr. Bradbury added he was not made aware of the change by LaRosa. He reiterated the existing controls were working.

Chairman Woods asked if it was being recommended.

Mr. Silver stated no, but this item was brought tonight at the request of LaRosa on behalf of the sub-contractor. A brief discussion ensued.

Ald. Vitali suggested the requested change order for the Temporary Controls for HV-4 be tabled.

Mr. Bradbury stated he would speak to Johnson Controls.

Mr. Jorgensen referred the Committee to p. 9 for the next change order regarding the two steel supports for the greeter window in the amount of \$3,064.82 and that they were recommending it at this time, after much going back and forth.

Mr. Nunno and Mr. Firmender made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$3,064.82 for the two steel supports for the greeter window. Motion carried unanimously.

Mr. Jorgensen referred the Committee to p. 12 for the next change order. He explained the change order is essentially the heating tunnels to cap the open ends. He stated there are no utilities at the end of the tunnel.

Ald. Hardiman and Mr. Firmender made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$3,315.61 for the CMU masonry to cap/fill ends of existing tunnels.

Chair Woods asked if the amount was reasonable

Mr. Jorgensen replied yes.

Motion carried unanimously.

Mr. Jorgensen stated the next change order was for the IT data drop which came up two meetings ago. He explained essentially the connections to the spaces had been disconnected.

Mr. Tynes pointed out an additional camera was added in the vestibule.

Mr. Firmender and Ald. Hardiman made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$14,780.28 per the request of the building principal's request for classroom/media area being occupied in October.

Mr. Nunno stated the cost seemed high for just two classes.

Mr. Jorgensen stated it is actually 4 spaces, as well as an additional camera.

Motion carried unanimously.

Mr. Jorgensen stated the next change order in the amount of \$2,179.33 was for the gypsum board overlay. He continued with an explanation of the work that was done.

Mr. Silver added sketches could be found on p. 28 of the handout.

Mr. Nunno and Mr. Firmender made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$2,179.33 for gypsum board overlay for uniform finishes and appearance in the main corridors. Motion carried unanimously.

Mr. Jorgensen stated two exit lights were requested by the Fire Marshal at the time of his inspection. He explained when the Fire Marshal was on site for the inspection he stated additional exit lights would be required. Mr. Jorgensen stated since the Fire Marshal is the authority having jurisdiction, they were required to comply. A brief discussion ensued.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$1,974.89 for two (2) exit lights per the Fire Marshal's request (Inspection 11/14/17 – Note #5). Motion carried unanimously.

Mr. Jorgensen stated the next change order in the amount \$2,419.09 was for electrical hardware, in the hardware specification (the power and connections were in the contract). He explained the greeter would have the capability to control visitors at the vestibule of the main entrance. Mr.

Jorgensen stated Silver Petrucelli was recommending the electrical hardware value. He stated this would complete the system for the greeter booth.

Mr. Nunno and Mr. Firmender made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$2,419.09 for the electrical hardware for the vestibule door (#191A). Motion carried unanimously.

Mr. Jorgensen referred the Committee to p. 34 and 37 of the handout explaining the disputed PCOs 63 and 64. He stated this was being brought to the Committee at the request of LaRosa, who claimed the jobsite delays were beyond their control.

Mr. Tynes explained there were some issues environmental issues in early July which pushed them out into late July and into August. He provided the Committee with the history going back to July-August.

Mr. Jorgensen stated with any project the phasing of the systems is the contractor's responsibility.

Mr. Tynes stated they needed to get the school open.

Mr. Silver pointed out they are 3 months behind in setting this up. He reiterated the contract documents had a phasing schedule and responsibility included.

Mr. Jorgensen added the documents were only received in their office yesterday.

Mr. Silver referred the Committee to p. 39 and 41 of the handout and pointed out there was no explanation provided.

Chairman Woods stated a NTE could be done with the caveat that the necessary signed field tickets were provided.

Mr. Nunno and Mr. Firmender made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in an amount not to exceed \$3,239.79 to relocate the main panel.

Chairman Woods reiterated LaRosa Building Group, LLC must provide the back up.

Motion carried unanimously.

Mr. Nunno and Mr. Firmender made and seconded a motion to approve a change order to the LaRosa Building Group in an amount not to exceed \$7,867.13 for the temporary reusing of the existing fire alarm control . Motion carried unanimously.

Mr. Cavanna commented he felt the work done in his office was not done in a professional manner. He cited caulking, taping and cracks in the walls. He stated he would like to request a change order to have the other two, non-contract walls done as well, in a professional manner and that he was requesting the work be done over the holiday break. He stated this Committee, his staff and he have

been more than fair with this contractor however; the work is just not acceptable and was not done in a professional manner.

Mr. Jorgensen added there are two existing walls that were not in the contract documents as it would not be reimbursable, per the aldermanic charge. He stated it was not in the contract.

Mr. Cavanna reiterated it is unprofessional and needs to be done over the holiday break. He also stated this is something he has brought up previously to the Committee.

Ald. Vitali questioned why something of this magnitude is coming up now.

Mr. Jorgensen stated the entire building was not being renovated in order to stay within budget,

Ald. Vitali asked who had the authority to approve.

Mr. Silver stated these types of items are not reimbursable. He also added this project was cut \$1M during the design phase. He also stated there will be other areas that are likely to be found as the project nears completion that would be nice to modernize, but were not in the project scope or budget.

Ald. Vitali questioned the \$8,000 cost to fix two walls. Discussion ensued.

Mr. Silver stated they have not had a chance to vet the price, but would recommend a NTE to the Committee.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a change order to the LaRosa Building Group contract in an amount NTE \$8,626.81 for the work in the administrative office. Motion carried unanimously.

Mr. Nunno expressed his concerns with the music corridor ductwork. He stated this is an issue he raised from the beginning of the project after having discussions with staff at East Shore Middle School. He stated from the beginning of this project he asked that the rooms need to be separate with separate units. He stated it is an environmental issue at ESMS and not conducive to the chorus teacher there.

Mr. Jorgensen explained there is a shared unit well down the corridor from both spaces. He stated the comments from the Committee and administrations were heard and documented. He stated there is a separation based on the design that was put forth and that the ductwork was isolated. He stated it was a prudent design and decision.

Mr. Nunno reiterated he was clear he wanted two separate units.

Mr. Silver stated the work was never in the bid documents. He stated the A/E's would be glad to design a smaller separate unit for the chorus room. He stated the acoustic solution was done.

Chairman Woods asked about pricing for a separate air handling unit for the chorus room.

Mr. Jorgensen stated they would bring that pricing to the Committee next month.

Consideration of Payment Requisitions

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

Mr. Silver stated yes.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to LaRosa Construction Co. (#10) in the amount of \$497,077.01 for the West Shore Middle School Expansion and Alterations project. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Commissioning: IES Engineering (#11893) in the amount of \$745.40 for the West Shore Middle School Expansion and Alterations project. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to W.B. Meyer (#17/8), in the amount of \$5,670.00 for moving/trailer services for the month of August. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to W.B. Meyer (#17/15) October in the amount of \$3,308.00 for moving/trailer services for the month of October. Motion carried unanimously.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve payment to Silver Petrucelli Const. Admin (#17-2908) in the amount of \$17,760.00 for the West Shore Middle School Expansion and Alterations project. Motion carried unanimously.

Status Report Re: Jonathan Law High School – Hazardous Material Abatement

Mr. Lisi provided a brief recap of the work for the new committee member.

Chairman Woods asked if the punch list had been completed.

Mr. Lisi stated the punch list is complete, but that he is waiting on the credits, as well as close out documents and warranties.

Chairman Woods asked if the project would be closed out at the next meeting.

Mr. Lisi stated he believed so.

Status Report Re: Harborside Middle School Roof and Window Replacement Project.

Mr. Lisi stated they are still waiting on the gymnasium windows. He stated they are in the shop and he is pushing to get the windows installed over the holiday break.

Ald. Vitali stated the contractor needed to be pushed to get the work completed, citing numerous delays to this point.

Chairman Woods asked if the rest of the project was complete, other than the gym windows.

Mr. Lisi replied yes.

Mr. Bradbury added they continue to wait on the sub-contractor to get the work completed.

Mr. Lisi stated he had final payment requisitions for Antinozzi for the elementary school roofing projects.

Chairman Woods stated at last month's meeting the elementary school roof projects were closed out.

There being no further business to discuss, Mr. Nunno and Mr. Firmender made and seconded a motion to adjourn. Motion carried unanimously.

The Committee adjourned at 9:05 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary