

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
SPECIAL MEETING
DECEMBER 20, 2018**

The Permanent School Facilities Building Committee held a special meeting on Thursday, December 20, 2018 at West Shore MS cafeteria. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
B. Nunno
R. Vitali (BOA)
M. Ahrens
M. Hardiman (BOA)
J. Federico (BOE) (7:40 p.m.)

Also Present

P. Jorgensen, Silver Petrucelli
B. Silver, Silver Petrucelli
P. Bradbury (MPS)
F. Tynes, Larosa Building Group
W. Healey
P. Cavanna (MPS)

Excused: S. Firmender (BOE)

Consideration of Minutes of Special Meeting held November 15, 2018

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve the minutes of the November 15, 2018 meeting. Motion carried unanimously.

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

Chairman Woods reconvened the meeting in public session at 7:47 p.m.

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

Chairman Woods stated at the July 12th building committee meeting the contractor reported, in three weeks “they would be down to just finishing touches”. At the October 11th building committee meeting the contractor was asked when they would be completely out of the building and Mr. Tynes stated December 14th.

Mr. Tynes stated there were some hiccups, but at this point they would be out by February 15, 2019, with just the landscaping, trim and punch list. Mr. Tynes stated the planting would be done in the spring.

Mr. Jorgensen provided a quick summary. He stated there are approximately 12 open change orders, with 6 being brought tonight. He pointed out the first change order was received back in May.

Mr. Silver referred the Committee to p. 4.

Mr. Jorgensen stated they are recommending the new total of \$7,836.82 to the committee, which is the originally submitted proposal cut in half. He stated because of the duration of the scaffolding, they were adding 42 days of cost for the staging.

Mr. Ahrens asked if this was unforeseen,

Mr. Silver replied yes.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$7,836.82 for the scaffolding rental time extension due to the hazardous abatement. Motion carried unanimously.

Chairman Woods asked about the room signs.

Mr. Tynes stated they were going through the revised sign changes and that they are re-working the size of the numbers.

Chairman Woods asked if that work was a part of the work to be completed by February 15th.

Mr. Tynes stated he would try.

Mr. Bradbury explained the signs were approved back in May and when they came in they were totally different. He stated they were resubmitted, but the sign company is adding an additional charge.

Mr. Jorgensen stated they would also compare the shop drawings. He stated the next change order for the Committee's consideration could be found on p. 5.

Mr. Silver also referred the committee to p 7 for additional backup.

Mr. Ahrens asked if these are items that have already been done.

Mr. Jorgensen stated all work related to the change orders being considered has been completed.

Mr. Ahrens commented this Committee continues to look at change orders for work that has already been done. He stated it seems they are always playing catch up paying change orders for work that was done some time ago and that he finds it irritating.

Chairman Woods stated it boils down to good faith. He explained they leave it to the contractor and architect that the work will be done and presented to the Committee. Discussion ensued.

Mr. Jorgensen stated the next change order is for the paving over the grass islands in the rear courtyards that was done at the request of Pat Bradbury, so the boiler room could have better access.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$2,591.88 for paving in the rear courtyard. Motion carried unanimously.

Mr. Jorgensen stated the next change order is one the committee can discuss. Starts on p. 11 – raising the acoustical panels in the gym. When the panels were first installed they were not installed per the drawings, which Silver Petrucelli knew would be a problem. He explained they cannot be installed lower than the sprinkler heads, which they were. He stated there was no formal question, or RFI, from the contractor. In the field the sub-contractor asked Silver Petrucelli representative Steve June where to hang the panels. He did not have the drawing, but was the one to give the verbal go ahead without having a drawing in front of him. Since that time Silver Petrucelli has argued with the sub-contractor who did not request an RFI when he did not know where to put these panels. This change order goes back to September.

Mr. Tynes stated when this happened the super (Walter) and Steve June (SP) had a conversation in the gym regarding the installation and whether or not the panels had to be cut. When he became aware of this, he ordered that the panels be lowered to the specifications of the drawing. The fire marshal came in and saw the panel and stated they were in violation. We moved ahead with the work to raise them.

Mr. Silver referred the Committee to p.14 where the original cost was shown.

Mr. Tynes stated they agreed to “eat” a portion of the cost.

Ald. Vitali asked if the way they were installed prevented the sprinkler system from working properly. He stated MPS should have nothing to do with this.

Mr. Ahrens stated he agreed with the comments of Ald. Vitali.

Mr. Silver stated the Committee should pass over this change order or vote to reject. A brief discussion ensued.

Chairman Woods asked if MPS as the owner received any added value as a result of the \$21,000.

Mr. Jorgensen stated there was no added value. No motion was made.

Mr. Jorgensen referred the Committee to p. 21 of the handout for the next change order for additional corian sills. The drawings did not show these added sills and the contractor did not contact Silver Petrucelli by RFI to let Silver Petrucelli know. He stated they just took the initiative and put the sills in.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve a change order to the LaRosa Building Group, LLC contract in the amount of \$6,181.89 for the additional corian sills installed in the Tech Ed., Science and Science Prep Rooms.

Mr. Jorgensen reiterated the sills were never included in the drawings.

Mr. Silver reminded the Committee of the severe funding cut.

Mr. Jorgensen stated the contractor simply needed to just ask the question of the architect. He reiterated there is added value and the question should have been asked,

Chairman Woods asked if the price is fair.

Mr. Jorgensen replied yes.

Mr. Ahrens asked how much classroom vs. prep room.

Mr. Jorgensen stated 75% classroom and 25% prep room.

Mr. Tynes stated there is 82 lineal feet of sills.

Ald. Vitali asked the dollar amount for sills not used.

Mr. Ahrens stated approximately \$1,500.

Motion carried 5 yes (Woods, Hardiman, Vitali, Nunno, Federico) and 1 no (Ahrens).

Mr. Jorgensen stated the next change order came to them after the gym floor was put down. He stated the change order came in November and pointed out the floor was put down in August. He stated they were unaware this was an extra until after the fact. Mr. Jorgensen stated the price is not unreasonable, but it was not authorized. He did state there is added value to MPS.

Mr. Tynes stated they were being proactive at the time this work was done. He stated they continued to check the existing concrete/slab and they could not get the moisture down below 90%, so he made the snap discussion to put this adhesive down.

Mr. Ahrens asked both Mr. Jorgensen and Mr. Silverif they had seen the moisture numbers, and if they would have recommended this.

Mr. Jorgensen stated it is a fair amount; however, it was not brought to Silver Petrucelli until over 2 months after the fact.

Mr. Bradbury asked if the process seals the concrete or if it is an adhesive.

Mr. Tynes stated it is a sealant.

Mr. Bradbury asked if this replaced the adhesive.

Mr. Jorgensen replied yes.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve a change order to the LaRosa Building Group, LLC in the amount of \$5,252.50 for the gym floor spray adhesive addition due to high moisture.

Chairman Woods asked if it the price was fair.

Mr. Jorgensen replied yes.

Motion carried unanimously.

Mr. Jorgensen stated the final change order tonight was for the Art Room millwork excess time storage rental.

Mr. Tynes stated it was hindering the fabrication of other projects at the time and he rented a trailer and they paid three (3) months of costs. He stated he would pay half of the cost.

Mr. Jorgensen stated the art rooms are late at this point. He explained part of that was unforeseen on the rebuilding of the wall that was unsuitable. He stated this part of the charge order only covers the unanticipated time frame for storing the furniture longer. This charge only represents 6 weeks which was assigned as the unforeseen time.

Mr. Silver referred the Committee to p. 30 which shows the details. He stated it is a reasonable price.

Ald. Hardiman and Mrs. Federico made and seconded a motion to approve a change order to the LaRosa Building Group, LLC in the amount of \$2,484.06 for the additional month of trailer storage, plus labor, to move off stage in August due to the Art Room millwork excess time. Motion carried unanimously.

Chairman Woods asked about the remaining change orders that are being negotiated.

Mr. Jorgensen stated there are four (4) they are still negotiating.

Chairman Woods asked if W.B. Meyer is still on the job and how many trailers.

Mr. Bradbury stated they got rid of two trailers, but two remain for the art room. A brief discussion ensued.

Chairman Woods stated the Committee discussed last month damage to building personnel vehicles, specifically flat tires. He stated two claims were submitted.

Mr. Cavanna submitted for consideration the possibility of replacing 13 doors in the main corridor. He stated his other request is for ceiling tile and LED lighting. He stated the last page depicts what they are requesting. Discussion ensued.

Mr. Silver explained if the Committee approves the doors in concept, Silver Petrucelli could request pricing.

Mr. Nunno asked the amount left in contingency.

Mr. Silver stated it is approximately \$600,000.

Mr. Nunno and Ald. Hardiman made and seconded a motion to approve a change order in an amount NTE \$3,000 per door, for a total of 13 classroom doors.

Chairman Woods stated the Committee needed to discuss the request for the LED lighting before making a motion.

Ald. Hardiman removed his second and Mr. Nunno rescinded his motion.

Mrs. Federico asked if all the hallways would now be uniform.

Mr. Jorgensen replied yes.

Mrs. Federico stated she received a call regarding the lighting in the back of the building and its brightness.

Mr. Bradbury stated it does not exceed the requirements. He stated they have turned two lights off, but safety is paramount. Mr. Bradbury stated they are addressing the lights, but reminded the Committee this is an active building. He stated they will continue to look at other remedies, but reiterated this is an active school.

Mr. Jorgensen followed up from the last meeting regarding the band room ramp. He referred the Committee to p. 2 of the handout for the sketch. He stated he discussed this with Joe Griffith and the State Building Official. He stated the State Building Official will not make a decision, although in their opinion removing the ramp would not be an option since they would not be compliant. Mr. Jorgensen stated the Justice Department in Washington, DC is the technical advisor. He stated he spoke with Dave Yanchulis, Director, who stated you absolutely cannot remove the ramp. Mr. Jorgensen referred the Committee to p. 3 of the handout. Removing the ramp would not be compliant with the ADA.

Mr. Nunno asked if photographs were shown to the officials in Washington, DC of the bar denying access to the room. He stated the whole picture of the room was not shown.

Mr. Silver stated the building official stated the bar was required. Discussion ensued.

Mr. Nunno stated he would like to have a conversation with the gentlemen in Washington, DC regarding the band room ramp and would like the Committee's blessing to do so. He stated he did not feel an adequate picture was presented. He stated option B, should have been asked, without a rail. Discussion ensued.

Mr. Jorgensen stated the more stringent will generally apply. He stated the State's interpretation was that the rail could not be removed.

Mr. Bradbury added removing the rail would leave a trip hazard.

Mr. Silver pointed out the drawings was approved by the State with access by the tiers to the top.

Mr. Silver distributed the three (3) options for the stage risers. He explained each of the three (3) options and the potential costs.

Chairman Woods asked whether they would lose gym floor with any of the options.

Mr. Silver stated yes, with Option 1.

Mr. Ahrens asked the original number to accommodate the band.

Mr. Nunno stated 102.

Mr. Silver stated the options ranged in cost from \$10,500 - \$17,000. He asked the Committee to consider which concept they would embrace.

Chairman Woods asked if each of the options uses the current risers.

Mr. Silver said yes.

Status Report RE: Security Infrastructure Upgrades

- A. Jonathan Law High School
- B. Harborside Middle School
- C. Meadowside Elementary School

- D. East Shore Middle School
- E. Calf Pen Meadow Elementary School
- F. John F. Kennedy Elementary School
- G. Live Oaks Elementary School
- H. Mathewson Elementary School
- I. Orange Avenue Elementary School
- J. Orchard Hill Elementary School
- K. Pumpkin Delight Elementary School
- L. The Academy
- M. Joseph A. Foran High School

Mr. Silver stated they are idle at this point since the plans are not recognized by the State. He continued with an explanation of the handout. He pointed out contractors have yet to be determined, although the projects will be at Harborside Middle School and Meadowside Elementary School. He stated the work at Jonathan Law High School has been suspended.

Chairman Woods asked what they can do to have this move forward and if there is any indication.

Mr. Bradbury stated there is nothing at this point.

Consideration of Payment Requisitions

Chairman Woods asked Mr. Jorgensen and Mr. Silver if they 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 replied yes. He pointed out there has been no payment requisitions for the last four (4) months to Silver Petrucelli, although the original contract was produced sixteen (16) months ago. He stated he wanted to inform the Committee Silver Petrucelli continues to provide services for the West Shore Middle School even though they are not being paid.

Chairman Woods pointed out there is \$800,000 still in retainage that will not be released.

Mr. Nunno asked about the teacher's room lounge

Mr. Bradbury stated he continues to ask, but it is looking like spring.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve payment to LaRosa Building Group, LLC (#22) in the amount of \$72,416.06 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve payment to Commissioning: IES Engineering (#13101) in the amount of \$2,175.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Mrs. Federico and Ald. Hardiman made and seconded a motion to approve payment to Commissioning: IES Engineering (#13194) in the amount of \$4,785.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#18-1694) in the amount of \$637.50 for the School Security/Hardening Projects at Meadowside Elementary School. Motion carried unanimously.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#18-1960) in the amount of \$2,087.50 for the School Security/Hardening Projects at Meadowside Elementary School. Motion carried unanimously.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#18-2174) in the amount of \$6,917.50 for the School Security/Hardening Projects at Meadowside Elementary School. Motion carried unanimously.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#18-1819) in the amount of \$500.00 for the School Security/Hardening Projects at Harborside Middle School. Motion carried unanimously.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#18-2081) in the amount of \$1,800.00 for the School Security/Hardening Projects at Harborside Middle School. Motion carried unanimously.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#18-2285) in the amount of \$11,150.00 for the School Security/Hardening Projects at Harborside Middle School. Motion carried unanimously.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#18-1695) in the amount of \$500.00 for the School Security/Hardening Projects at Jonathan Law High School. Motion carried unanimously.

Ald. Hardiman and Mr. Ahrens made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#18-11961) in the amount of \$1,800.00 for the School Security/Hardening Projects at Jonathan Law High School. Motion carried unanimously.

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

The meeting adjourned at 9:15 p.m.

Respectfully submitted,

Kathleen A. Kennedy
Recording Secretary