**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE**

**SPECIAL MEETING**

**May 28, 2020**

The Permanent School Facilities Building Committee held a special meeting on Thursday, May 28, 2020, via Zoom teleconference. Chairman Woods called the meeting to order at 7:03 p.m.

Committee Members Present Also Present

M. Woods, Chairman B. Silver, Silver Petrucelli

B. Nunno P. Jorgensen, Silver Petrucelli

R. Vitali (BOA) D. Petrucelli, Silver Petrucelli

M. Hardiman (BOA) P. Bradbury (MPS)

A. Fowler (BOE) J. Richetelli (MPS)

W. Pawlowski (BOE) F. Tynes, LaRosa Building

J. Santa Barbara R. Jagoe, THP

K. Kennedy (recording secretary)

**Consideration of Minutes of Special Meeting April 30, 2020**

Ald. Vitali and Mr. Santa Barbara made and seconded a motion to approve the minutes of the April 30, 2020 special meeting as presented. Motion carried unanimously.

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

Chairman Woods asked if the project was 100% complete.

Mr. Silver stated no, adding the controls are the issue, specifically the large air handling units. He explained they had not heard from the commissioning agent yet. He also reported Mr. Bradbury sent 11 items that need work before declaring the project 100%.

Mr. Tynes reported he did hear back from DiRienzo and stated they are working out the last few issues. Mr. Tynes stated he would be contacting Mr. Bradbury.

Chairman Woods asked how things had changed since the last meeting.

Mr. Silver explained 6 of the big controls issues had been resolved. He also explained there are the 6 known NTE change orders Mr. Tynes just sent over for this Committee to consider.

Chairman Woods asked if they still had to wait until the fall to close out this project.

Mr. Tynes stated DiRienzo is ready to close out the project and forward the paperwork to the Board of Education.

Mr. Silver added over the last few weeks the temperatures dropped into the 30’s which allowed them to test the heating controls for the HVAC units.

Mr. Tynes stated there are only some logistics that need to be ironed out, such as training on the equipment, etc. A brief discussion ensued.

Mr. Silver stated there are 7 NTE change orders for the Committee to accept. He explained the paperwork provided by LaRosa is not the classic time and materials ‘tickets’ that are commonly associated with NTE change orders.

Mr. Tynes stated they are the lump sum proposal numbers he received from the subs.

Mr. Silver stated the Committee needs to accept, reject, or negotiate for each of them.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve a change order to the LaRosa Building Group contract in the amount of $9,955 for the relocation of the fire alarm panel. Motion carried unanimously.

Mr. Silver stated the next NTE change order was for the bowed columns/window wall replacement on the north and south sides of the school. He explained Mr. Tynes produced the numbers only this week, along with the backup for the numbers, although it is not the traditional time tickets they normally see. He stated the numbers are the actual numbers proposed in 2018. A brief discussion ensued.

Ald. Vitali and Mr. Nunno made and seconded a motion to approve a change order to the LaRosa Building Group contract in the amount of $152,441.08 for the window wall replacement (north and south sides of the school).

Chairman Woods asked why it took so long for the Committee to receive the final numbers.

Mr. Tynes stated they were always there.

Chairman Woods asked Silver Petrucelli if they were recommending payment at this time.

Mr. Silver responded yes, with reluctance. He stated the work was done and that have been waiting since the completion of the work for the time and materials slips.

Motion carried unanimously.

Mr. Silver stated the next change order was for the adding and removing of insulation at the temporary window infills. He stated this change order was previously submitted without any backup.

Mr. Tynes stated this change order had come at the request of the previous principal, Paul Cavanna. He explained there were numerous complaints the temporary plywood exterior walls were either too hot or too cold while the children were in class.

Ald. Vitali made a motion the Committee pay the NTE amount of $2,000. There was no second. The motion failed.

Mr. Pawlowski and Ald. Hardiman made and seconded a motion to approve a change order to LaRosa Building Group contract in the amount of $2,921.07 for the temporary window infills. The motion carried 4 yes (Pawlowski, Hardiman, Santa Barbara, Nunno) and 3 no (Vitali, Fowler, Woods).

Ald. Vitali commented he could not understand why the Committee would choose to pay a higher amount, when a previous NTE was approved for $2,000.

Mr. Silver stated the next change order was for the relocation of the temporary PA which was a not to exceed of $3,239.73. He stated they did not receive the typical time slips, but this is the amount that was paid to the contractor.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve a change order to the LaRosa Building Group contract in the amount of $3,239.73 for relocation of the temporary PA. Motion carried unanimously.

Mr. Silver referred the Committee to p. 34 of the handout regarding reuse of the existing fire alarm panel. He explained this is related to the phasing of this project. He stated the paperwork starts on p. 34.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve a change order to the LaRosa Building Group contract in the amount of $7,867.13 for the temporary relocation of the fire alarm panel. Motion carried unanimously.

Mr. Silver reported Mr. Tynes has produced the paperwork for the irregular substrate on walls in the principal’s office in an amount NTE $8,626.81. He stated the paperwork Mr. Tynes recently delivered matched this value.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve a change order to the LaRosa Building Group contract in the amount of $8,626.81, for the irregular walls in the principal’s office, matching the NTE previously approved. Motion carried unanimously.

Mr. Silver reported he received the paperwork from Mr. Tynes for the infilling of a hole in the concrete slab above the existing tunnel in the vicinity of the gym in the amount of $18,568. He proceeded to the final change order in the amount of $2,997.50.

Mr. Santa Barbara and Ald. Hardiman made and seconded a motion to approve a change order to the LaRosa Building Group contract in the amount of $2,997.50 for the concrete slab. Motion carried unanimously.

Chairman Woods asked if that is the end of change orders on this project.

Mr. Silver stated he was not aware of any others.

Chairman Woods asked about liquidated damages.

Mr. Silver referred the Committee to p. A, B, C & D of the handout. He explained the amount is based on $500 per day within the substantial completion date which was August 30, 2018. Mr. Silver stated the art room was not completed until April 22, 2019 so that is how the numbers were calculated. For the City’s additional costs, he reviewed the extended A/E CA costs and also stated IES extended their commissioning work due to JCI and mechanical contractor delays and those numbers were sent over to LaRosa Building Group who disagreed with the numbers, specifically the number of days. Mr. Silver also explained the work for the temporary relocation of the fire alarm. He stated with all the change orders processed with this Committee, there are 39 in total. He pointed out this Committee did not authorize any time extensions for any of the change orders.

Mr. Santa Barbara asked about the $98,180 in extended CA charges from Silver Petrucelli.

Mr. Silver explained the base City contract with Silver Petrucelli aligned with the contractor in that an August 2018 substantial completion date is when SP+As services should have ended. He explained the extended and additional required observing the work on site, working regarding inspections, responding to contractor requests and more. He stated in 2018 this Committee approved those extended service changes to the Silver Petrucelli contract. Mr. Silver referred the Committee to p. 44 of the packet and explained the 454 additional days previously requested by Mr. Tynes and LaRosa Building Group.

Chairman Woods stated the bottom line is that this Committee approved the dollar amounts but not the time extensions.

Mr. Silver stated LaRosa Building Group accepted those dollar amounts by signing the change orders without comment about time extension.

Chairman Woods stated the question is whether this Committee wishes to approve the liquidated damages in the amount of $117,000.

Mr. Tynes interjected, stating he just received the letter today and did not have the opportunity to respond.

Chairman Woods stated if no one makes a motion, then the matter would go off for tonight. A brief discussion ensued.

Since no motion was made, Chairman Woods stated the Committee would defer action until next month allowing LaRosa Building Group the opportunity to respond to the letter.

**Status Report RE: Security Infrastructure Upgrades**

Phases 1 and 2

Jonathan Law High School

Harborside Middle School

Meadowside Elementary School

The Academy

Orchard Hills Elementary School

Chairman Woods asked Mr. Jagoe (THP) if he had received the signed contracts.

Mr. Jagoe responded yes.

Mr. Jorgensen reported work has begun at Harborside Middle School. He stated the doors are sealed off inside. Mr. Jorgensen reported there was an unexpected footing found when they were digging but stated he has spoken with the site contractor and the existing footings were partially removed and the new foundation pinned to the existing foundation.

Mr. Jagoe reported the footing is poured and the foundation should be done next Monday or Tuesday. He also reported they began work at The Academy, following that they will be going to Orchard Hills Elementary School.

Mr. Silver asked if they had received their permits.

Mr. Jagoe stated they have their permits for Harborside Middle School, The Academy and Orchard Hills Elementary School.

Chairman Woods asked if the work was started early.

Mr. Jagoe stated they did not start as early as they had hoped. He explained the school district asked them to hold off so that students could collect their personal items from the schools first.

Chairman Woods asked if there was anything that would prevent them from not completing the work prior to the start of school.

Mr. Jagoe stated he is waiting on the lead time for the bullet proof doors.

**Phase 3**

East Shore Middle School

Mr. Jorgensen reported Mr. Bradbury, Mr. Nielsen, Mr. Healey and himself went to each of the schools and met with the school principals about the various options brought to this Committee last month. He referred the Committee to the proposed floor plan at East Shore Middle School (Scheme B), the plan agreed upon by all.

Joseph A. Foran High School

Mr. Jorgensen explained the proposed Floor Plan and the retrofitting work that would be done.

John F. Kennedy Elementary School

Mr. Jorgensen stated this school has the tightest lobby of all the schools. He explained the options at this school and discussed the educator’s preference.

Matthewson Elementary School

Mr. Jorgensen explained the proposed schemes and the educator’s preference.

Orange Avenue Elementary School

Mr. Jorgensen explained the proposed floor plan. He stated at this school no buses pull up to the front doors, so they do not have the long lines at the door and the educator’s preference.

Chairman Woods stated after discussion, it was the consensus of the Committee to move forward with the 5 schemes presented tonight.

Mr. Healey thanked the Committee for allowing him to be a part of the process.

Chairman Woods thanked Mr. Healey for his input that was both thoughtful and practical.

Jonathan Law High School - Roof Replacement

Mr. Jorgensen stated the contractor for the project is Young Developers. He stated at the request of this Committee Silver Petrucelli asked Young Developers to provide an estimate for a 30-year roof system and warranty. He explained to modify to a full 30-year warranty a two-ply roof would require an additional base sheet and a reinforced cap sheet. Mr. Jorgensen stated the cost would be $93,545.42. He stated after receiving the numbers he went back through their files to some of the other roofs that had been done with 30-year roof warranties. He stated the change cost is significant. Mr. Jorgensen explained with a single ply membrane there is no additional labor as compared to a 30-year roof where you are increasing the mils therefore there is a lot more labor and details for the modified two-ply roof.

Chairman Woods noted a protest was received from one of the other bidders and reported it was investigated by the city’s purchasing agent and CHRO and dismissed.

Ald. Vitali asked for clarification on the $93,545 cost.

Mr. Jorgensen explained it is basically a 15% increase.

Mr. Santa Barbara asked why such a large increase.

Mr. Jorgensen explained it is the cost of going from 20 mils to 30 mils thickness with the added labor for the additional sheet.

Mr. Silver explained the modified bitumen membrane system and its consistency with the rest of the roofing systems that are on Law High School, modified bitumen.

Mr. Nunno added the Board of Education is exploring the use of solar panels in the gym roof at Law.

Ald. Vitali asked if the additional cost was warranted. He also expressed concern the roof could be compromised if the Board of Education were to install solar panels. He questioned the benefits of solar panels and if the Board of Education has seen significant cost savings at the other schools where they have been installed.

Mr. Richetelli stated the district is seeing a savings with PV. He stated it is not huge, but it is a savings. He explained the process of installing the solar panels. Mr. Richetelli also stated it is good for the environment. As to the roof being compromised in any way, he stated the warranties are not invalidated in any way from the solar panels. A brief discussion ensued.

Mr. Pawlowski asked the life span of the solar panels.

Mr. Richetelli and Mr. Bradbury both responded 20 years.

Mr. Silver referred the Committee to the handout for the backup for a potential funding transfer regarding the Law roof project and HVAC funding.

Mr. Richetelli explained when the Law roof project was originally financed and bonded by the city, it was bonded for $1,485,000. He stated Silver Petrucelli indicated the project could come in much less, and after earlier discussion this Committee said it would make sense to replace the 29 year old air handling units and put in air conditioning in the gymnasium. He continued with an explanation of the numbers transferring dollars from the Law Athletics - Phase II project.

Mr. Nunno renewed his feelings regarding the value of going to a 30-year roof. A lengthy discussion ensued.

Mr. Nunno and Mr. Pawlowski made and seconded a motion to transfer $642,000 from the Law roof project to the High School Athletic project to fund the HVAC project.

Mr. Silver explained the HVAC project would be managed by the Board of Education since it is not a SCG grant reimbursable project.

Motion carried unanimously.

**Pumpkin Delight Elementary School - Selection of Architect**

Chairman Woods stated he is waiting for the RFQ to be completed. He asked the Committee their feeling of reviewing architects remotely as opposed to distancing properly in person, with masks,

Mr. Pawlowski commented meeting electronically has worked and he would have no problem continuing.

Ald. Vitali stated he would be in favor of doing the reviews in-person if the timing works.

Mr. Santa Barbara stated he is in favor of technological presentations, adding safety must be taken into consideration.

Mr. Nunno stated he could go either way, but safety is first and foremost.

Chairman Woods asked Mr. Richetelli to go ahead in preparing the RFQ, then the Committee could decide how to conduct the interviews.

Mr. Nunno asked Mr. Richetelli the process for putting the RFQ out.

Mr. Richetelli explained according to statute the RFQ must be on the State DAS and City’s websites, as well as the long direct email vendor list the city’s purchasing agent has.

Mr. Nunno stated he was concerned because of the lack of response they have received in the past. He reiterated his concern in the process and stated he would like more specifics.

Mr. Richetelli explained to be eligible for State reimbursement the Committee must put the project out for RFQ, with no more than 4 qualified bidders shortlisted from the RFQ and then issue an RFP to those four for actual proposals. He stated the bidders have to be pre-qualified first.

**Consideration of Payment Requisitions**

Mr. Silver referred the Committee to p. 54, 56 and D and E. He stated the THP payment requisition came in late today.

Chairman Woods stated the payment requisitions are for Silver Petrucelli, THP (Phases 1 & 2) and Phase 3 all for Silver Petrucelli and p. 56 for Silver Petrucelli, Jonathan Law roof project. He 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 replied yes.

Ald. Hardiman and Mr. Pawlowski made and seconded a motion to approve payment to Commissioning: IES Engineering (#14848) in the amount of $770.00 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#20-1014) in the amount of $519.92 for the Meadowside Elementary School - Phase 1 School Security/Hardening project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to THP (#2) in the amount of $7,651.30 for the Harborside Middle School - Phase 1 School Security/Hardening project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#20-1072) in the amount of $509.92 for the Harborside Middle School - Phase 1 School Security/Hardening project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#20-1024) in the amount of $450.00 for the Orchard Hills Elementary School - Phase 2 School Security/Hardening project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#20-1020) in the amount of $611.76 for The Academy – Phase 2 School Security/Hardening project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petruccelli Design thru CA (#20-868) in the amount of $927.45 for the Jonathan Law High School Roof Replacement. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#20-1303) in the amount of $950.00 for the John F. Kennedy Elementary School – Phase 3 School Security/Hardening project. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#20-1304) in the amount of $950.00 for the Mathewson Elementary School – Phase 3 School Security/Hardening projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (20-1305) in the amount of $950.00 for the Orange Avenue Elementary School – Phase 3 School Security/Hardening Projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#20-1105) in the amount of $950.00 for the East Shore Middle School – Phase 3 School Security/Hardening projects. Motion carried unanimously.

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#20-1306) in the amount of $750.00 for the Joseph A. Foran High School – Phase 3 School Security/Hardening projects. Motion carried unanimously.

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

The meeting adjourned at 9:16 p.m.

Respectfully submitted,

Kathleen A. Kennedy Recording Secretary