

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
SPECIAL MEETING
MARCH 30, 2023**

The Permanent School Facilities Building Committee held a special meeting on Thursday, March 30, 2023, in City Hall Chamber, 110 River Street, Milford, CT. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present:

M. Woods, Chairman
A. Fowler, (BOE)
H. Mulrenan (BOA)
R. Nunno @ 7:19 p.m.
J. Santa Barbara

Also Present

P. Jorgensen (Silver Petrucelli)
E. Widofsky, Tecton Architects
M. Zorzi (Tecton Architects)
S. McNeil (BOE)
M. Pastir (BOE)

Excused:

C. Wolfe-Boynton (BOE)
R. Vitali (BOA)

1. Consideration of Minutes of Special Meeting held February 22, 2022

Mr. Fowler and Mr. Santa Barbara made and seconded a motion to approve the minutes of the special meeting held February 22, 2022, as presented. Motion carried unanimously.

2. Status Report Re: Security Infrastructure Upgrades

Phase 4:

- L. Calf Pen Meadow Elementary School
- M. Live Oaks Elementary School

Paul Jorgensen, Silver Petrucelli, reported contractor has provided notification that materials are beginning to be received. He discussed temporary walls to separate students from construction areas and that the proposals came in higher than previously discussed and approved. Mr. Jorgensen discussed an additional proposal for an unforeseen condition above the glass wall at Live Oaks. He discussed the complexity of construction of the wall to properly seal. Chairman Woods asked if the current proposals are actual cost. Mr. Jorgensen stated they are the actual proposals and discussed the timeline for construction beginning early April and being completed in May. Discussion ensued concerning types of glass being utilized for entrances. Mr. Santa Barbara asked if work will be conducted while school is in session. Mr. Jorgensen stated it will be done during the day. He discussed a request by the Milford Public Schools to wait until June to begin work. Ald. Mulrenan asked if there is an urgency to complete the work now rather than June. Mr. Jorgensen stated there

is no urgency. Chairman Woods stated the entrances are for safety purposes and he would rather construction begin as soon as possible.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve a change order to Olympus Construction to construct and break down temporary fire rated partition for installation of glazing systems while school is in session and fire safing at deck above for Calf Pen Elementary School for a total cost of \$15,142.70.

Mr. Jorgensen reiterated that because the work would be completed just a few weeks before the end of school the Milford Public Schools would prefer to wait until school is dismissed for the summer. Mr. Santa Barbara asked why not wait until June when the students are not in the building. Chairman Woods reiterated the entrances are for safety purposes and for that reason he would vote in favor of completing the work as soon as possible. Mr. Fowler asked if this would complete the entire project. Mr. Jorgensen stated yes, the change order will allow the contractor to move forward and work while school is in session. Mr. Santa Barbara asked Chairman Woods if he felt the children would be jeopardized by waiting. Chairman Woods stated he would prefer the project to be completed as soon as possible. Ald. Mulrenan discussed budget and money and her hesitancy to vote for the change order when the end of the school year would only delay the project a few weeks.

Motion carried 3 in favor (Woods, Santa Barbara, Fowler), 1 against (Mulrenan)

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve a change order to Olympus Construction to construct and break down temporary fire rated partition for installation of glazing systems while school is in session and fire safing at deck above for Live Oaks Elementary School for a total cost of \$12,369.03.

Ald. Mulrenan asked if the Milford Public Schools had the same concerns about the start date. Mr. Jorgensen confirmed the Milford Public Schools would prefer to wait until the end of the school year.

Motion carried 3 in favor (Woods, Santa Barbara, Fowler), 1 against (Mulrenan)

Mr. Santa Barbara and Fowler made and seconded a motion to approve a change order to Olympus Construction to extend unforeseen angled glass to deck above with 3 5/8" steel studs and 5/8" type x drywall each side, firesafe top at deck for Live Oaks Elementary School for a total cost of \$6,062.75.

Mr. Jorgensen stated the proposal to above glass work to fill a void that was unforeseen. Ald. Mulrenan asked for clarification. Mr. Jorgensen stated this is an unforeseen condition that was added and broken out separately. He stated that the work is unrelated to accelerated construction and is necessary.

Mr. Nunno arrived at 7:19 p.m. Chairman Woods explained to Mr. Nunno the motion on the floor.

Motion carried unanimously.

Chairman Woods asked when it is anticipated the work will be completed. Mr. Jorgenson stated the work will be staggered at the schools by one week with the first school, Calf Pen Meadow, beginning early next week.

Consideration of Payment Requisitions

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

Mr. Jorgensen replied yes.

Mr. Fowler and Mr. Nunno made and seconded a motion to approve payment requisition to Olympus Construction (#9) in the amount of \$19,676.99 for Phase 4 - Live Oaks – Entry Hardening. Motion carried unanimously.

Mr. Fowler and Mr. Nunno made and seconded a motion to approve payment requisition to IMTL Materials Test Lab (5528-B) in the amount of \$250.00 for Phase 4 - Live Oaks – Entry Hardening. Motion carried unanimously.

Mr. Fowler and Mr. Nunno made and seconded a motion to approve payment requisition to Olympus Construction (#9) in the amount of \$16,567.30 for Phase 4 – Calf Pen – Entry Hardening. Motion carried unanimously.

Mr. Fowler and Mr. Nunno made and seconded a motion to approve payment requisition to IMTL Materials Test Lab (5548-B) in the amount of \$250.00 for Phase 4 – Calf Pen – Entry Hardening. Motion carried unanimously.

Joseph A. Foran High School – Roof Project

Mr. Jorgensen stated the head of the State grants office has stepped down and reviews are taking longer than anticipated. It looks doubtful that the Foran roof will move forward this summer. The grant process needs to be completed before going out to bid and that is still weeks away. Chairman Woods asked if the roof can be worked on during the summer. Mr. Jorgensen said it could but is very disruptive with noise and vibration. Chairman Woods commented that pricing will increase if the project is delayed a year. Mr. Jorgensen discussed bidding in the summer to lock in pricing. Chairman Woods asked if the Milford Public Schools has an opinion about working during the school year. Mr. Jorgensen stated that working during the school year is always a possibility. He stated he would discuss with Mr. Bradbury working on non-learning spaces. Chairman Woods asked if construction work while school is in session poses a safety hazard or rather interferes with learning. Mr. Jorgensen stated it is disruptive to learning. Discussion ensued on work and noise levels. Chairman Woods asked if night and weekend work is possible. Mr. Jorgensen stated night and weekend work is possible and he will continue to push to have a bid published this summer. He discussed working on classroom areas during the summer and other areas while in school is in session. Chairman Woods discussed building schedules into bid documents. Mr. Jorgensen stated that will be considered and built into the bid documents so bidders are aware of the schedule in

advance. Chairman Woods asked once State approval is received how quickly can the bid be published. Mr. Jorgensen stated the bid will be published within 3 to 4 weeks of State approval with responses due 3 weeks after publication. Chairman Woods asked if there are delays in obtaining roofing supplies. Mr. Jorgensen stated roofing supplies are available. He discussed the difficulties in finding a contractor with staff available to begin construction. Chairman Woods asked about pushing the roofing project to next Summer. Mr. Jorgensen discussed continuing to move forward with obtaining State approval and bidding and then reviewing options of when to schedule work.

Consideration of Payment Requisition

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

Mr. Jorgensen replied yes.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve payment to Silver Petrucelli SD-CA Phases (#22-0313) in the amount of \$3,377.00 for the Joseph A. Foran High School – Roof Project. Motion carried unanimously.

Pumpkin Delight Elementary School – Additions, Renovations, Upgrades, Consideration of Tri-State Materials Testing Lab Proposal.

E. Widofsky, Tecton Architects, provided a handout. He stated the concrete block is moving along and expects an update on schedule from the contractor within the next week. He discussed abatement and other work to be completed over April vacation which includes installation of piping work for mechanical units, duct work, sprinkler lines and conduit work. Mr. Widofsky discussed inspections to be completed to ensure all work everything is clean, safe and suitable for students. He stated the work on the addition is scheduled to be completed by the end of the year. Mr. Widofsky discussed proposals for new conditions and additional sampling for Fusco & O'Neil

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve a change order to Tecton Architects in the amount of \$2,580 for supplemental hazardous material testing to be completed by Fuss & O'Neill. Motion carried unanimously.

Chairman Woods stated William B Meyer, Inc. will be contracted directly by the City rather than through Tecton Architects. Mr. Widofsky stated the AIA document in his handout for William B. Myer, Inc. can be disregarded if they are being hired directly. Chairman Woods discussed request by Milford Public Schools to approve proposal by William B. Meyer, Inc. for moving.

Mr. Fowler and Ald. Mulrenan made and seconded a motion to approve William B. Meyer, Inc. in an amount not to exceed \$50,000 based on State approved unit pricing for the purpose of moving services at Pumpkin Delight Elementary School.

Chairman Wood stated first invoice is included in packet. Mr. Nunno discussed asked why moving services were not bid. Chairman Woods discussed State bidding procedures and utilization of State approved vendors.

Motion carried unanimously.

Mr. Widofsky discussed furniture package being ready to present to school personnel. He discussed submitting in early May and working to procure in June. Chairman Woods discussed revised budget and funding allocation. He stated there is a shortfall for items not included in the bid and left over funds for \$1,341,000. Chairman Woods stated Mr. Richetelli spoke with the Finance Director and confirmed funds are available but must be authorized by the Mayor to reallocate. Mr. Widofsky discussed the selection and ordering process for FFE. He discussed additional demolition work that will need to take place due to extra layers of ceilings of various types. Chairman Woods asked if this would result in a change order for Nutmeg. Mr. Widofsky stated a change order will be necessary and will need another meeting to approve to conduct work during April vacation. Chairman Woods asked if a not to exceed amount was available for approval at this meeting. Mr. Widofsky stated he believes \$25,000 is a conservative estimate. Chairman Woods asked for a change order to be approved not to exceed \$25,000. Mr. Santa Barbara asked what happens if the work exceeds \$25,000. Chairman Woods stated Mr. Widofsky has provided a conservative figure and should the contractor exceed that price the work will continue, and the extra expense approved at the next meeting although he believes the \$25,000 will be sufficient to complete the work.

Mr. Santa Barbara and Mr. Nunno made and seconded a motion to approve a change order to the Nutmeg Companies, Inc. in an amount not to exceed \$25,000 to cover unforeseen classroom and corridor ceiling work, exact amount to be monitored by Tecton Architects. Motion carried unanimously.

Consideration of Payment Requisitions

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

Mr. Widofsky replied yes.

Mr. Fowler and Ald. Mulrenan made and seconded a motion to approve payment to The Nutmeg Companies, Inc. (#05) in the amount of \$899,507.50 for the Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

Mr. Fowler and Ald. Mulrenan and seconded a motion to approve payment to The Nutmeg Companies, Inc. (#06) in the amount of \$914,517.50 for the Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

Mr. Fowler and Ald. Mulrenan made and seconded a motion to approve payment to Tri State Materials Lab (#11254, 11329, 11353, 11411, 11448, 11546, 11589, and 11628) totaling \$8,465.04 for the Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

Mr. Fowler and Ald. Mulrenan made and seconded a motion to approve payment to William B. Meyer, Inc. (#120-072758) in the amount of \$7,584.00 for the Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

Mr. Fowler and Ald. Mulrenan made and seconded a motion to approve payment to Tecton Architects, PC (#46068) in the amount of \$10,424.00 for the Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

Adjournment

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

Chairman Woods adjourned the meeting at 8:04 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Toni Jo Weeks", written over a horizontal line.

Toni Jo Weeks
Recording Secretary