

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
SPECIAL MEETING
MAY 25, 2023**

The Permanent School Facilities Building Committee held a special meeting on Thursday, May 25, 2023, in the Multi-Purpose Room (Gym/Cafeteria), Pumpkin Delight Elementary School, 24 Art 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
J. Santa Barbara

Also Present

P. Jorgensen (Silver Petrucelli)
E. Widofsky (Tecton Architects)
S. McNeil (BOE)
P. Bradbury (BOE)
W. Healey (BOE)
S. Brennan (BOE)

Excused:

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

1. Consideration of Minutes of Special Meeting held April 26, 2023

Mr. Fowler and Mr. Nunno made and seconded a motion to approve the minutes of the special meeting held April 26, 2023, 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 both school entrances are open. Work is continuing with regard to electronics. He stated punch lists are being developed and will be available at the next meeting. Mr. Jorgensen shared pictures of the completed work. Chairman Woods asked Mr. Healey if he has seen the completed work. Mr. Healey stated he has seen the completed work and thanked the Committee for allowing him to participate. He discussed how the vestibules function and the ease of use.

3. Consideration of Payment Requisitions (#2)

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. He stated the OmniData invoices for relocation of equipment for the entrances during construction, temporary greeter locations, are not reimbursable by the State. Mr. Jorgensen stated the invoices are a direct bill to the project.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve payment to OmniData #2223 in the amount of \$213.75 and #2225 in the amount of \$366.25 for relocation of equipment during construction of entrance at Calf Pen Meadow Elementary School. Motion carried unanimously.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve payment to OmniData #2224 in the amount of \$380.00 and #2121 in the amount of \$1,068.75 for relocation of equipment during construction of entrance at Live Oaks Elementary School. Motion carried unanimously.

Mr. Fowler and Mr. Santa Barbara made and seconded a motion to approve payment requisition to Olympus Construction (#11) in the amount of \$1,567.50 for Phase 4 – Calf Pen – Entry Hardening. Motion carried unanimously.

Mr. Fowler and Mr. Santa Barbara made and seconded a motion to approve payment requisition to Olympus Construction (#11) in the amount of \$20,446.49 for Phase 4 - Live Oaks – Entry Hardening. Motion carried unanimously.

4. Joseph A. Foran High School – Roof Project

Mr. Jorgensen stated the project is in the bid phase and a pre-bid meeting recently took place. The bids are due by June 7th. Chairman Woods inquired as to how many companies attended the pre-bid meeting. Mr. Jorgensen stated 4 companies were present and 1 company is coming next week. The pre-bid meeting was not mandatory. He stated there is a lot of interest in the project. Chairman Woods asked when a recommendation for approval of bid could be expected. Mr. Jorgensen stated as soon as the next day. Discussion ensued concerning dates to meet for bid approval.

5. Consideration of Payment Requisition (#4)

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. Nunno and Ald. Mulrenan made and seconded a motion to approve payment to Silver Petrucelli SD-CA (#23-500) in the amount of \$1,340.00 for the Joseph A. Foran High School – Roof Project. Motion carried unanimously.

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

Chairman Woods recessed the meeting at 7:20 p.m. to tour the school.
Chairman Woods reconvened the meeting at 7:40 p.m.

Edward Widofsky, Tecton Architects, reviewed field reports for the past month. He stated the concrete blocks are substantially complete and roof work is commencing. Mr. Widofsky discussed demolition of the boiler and installation of duct work, piping, sprinkler, and electrical systems. He stated the contractor will take possession of the building after June 16th. He stated when the students return in the Fall work on the existing building, other than repurposing the multi-purpose room and media center, will be complete. Mr. Widofsky discussed additional funding approved by the Mayor. He reviewed various costs and project financial summary. Mr. Widofsky discussed new lighting. He stated lighting prices have increased since the bid, however the contractor has agreed to hold the pricing. Mr. Widofsky discussed new lighting in other areas, and his expectation of the costs in the \$5,000 to \$10,000 range.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve add alternate #3 for lighting in remaining areas of the building in the amount of \$115,000.

Discussion ensued concerning where the add alternate lighting would be located. Chairman Woods asked if it all lighting would be LED. Mr. Widofsky confirmed it will all be LED.

Motion carried unanimously.

Mr. Widofsky reviewed change orders 1 through 9. He stated the PCO #1 is a credit due changes in type of sinks for the science rooms and kitchen toilet room.

Mr. Nunno and Mr. Santa Barbara made and seconded a motion to approve PCO #1 providing a credit in the amount of \$1201.16 for changes in type of sinks for the science room and kitchen toilet room. Motion carried unanimously.

Mr. Widofsky stated that PCO #2 is an addition \$9,956.64 for changes to the 3 boys' bathrooms. He explained the plumbing engineers thought the floor mounted urinals, including floor drains, were being kept rather than wall mounted.

Mr. Fowler and Ald. Mulrenan made and seconded a motion to approve PCO #2 for an additional amount of \$9,956.64 for change in type of urinals for 3 boys' bathrooms. Motion carried unanimously.

Mr. Widofsky stated PCO #3 is a construction change for removal for rock within footprint of building that was previously approved not to exceed \$40,000. He stated that although it did cost more than \$40,000 the contractor agreed to hold pricing at \$40,000. Chairman Woods stated that since this was previously approved it will be added to invoices next month for payment approval.

Mr. Widofsky stated that PCO #4 is a credit in the amount of \$3,793.35 for deletion of 2 supply ducts and grills serving each classroom and increasing the size of the second duct and grill.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve PCO #4 providing a credit in the amount of \$3,793.36 for deletion of 2 supply ducts and grills in each classroom and increasing the size of the second duct and grill. Motion carried unanimously.

Mr. Widofsky stated PCO #5 for an increased amount of \$78,197.92 is due to unforeseen conditions such as additional layers of ceilings and a roof hatch. He discussed the need for a fixed extension ladder. Mr. Widofsky stated the cost of the ladder is \$20,000. Mr. Nunno asked if there is a 10% markup. Mr. Widofsky reviewed page 39 of his handout showing cost and markup. Mr. Widofsky discussed removal of partial ceiling costing approximately \$15,000 and heating and sprinkler work costing \$10,000 plus markup.

Mr. Fowler and Mr. Nunno made and seconded a motion to approve PCO #5 for an additional \$78,197.92 for unforeseen conditions due the additional ceiling layers. Motion carried unanimously.

Mr. Widofsky stated PCO #6 for an increased amount of \$29,574.32 is due to millwork and cabinetry that needed to be removed and patching of wall. He stated this amount would be substantially larger, except that the contractor proposed using a different electrical feed keeping the cost down. He stated there was \$27,000 of additional hazard materials that required abatement.

Mr. Santa Barbara and Mr. Nunno made and seconded a motion to approve PCO #6 for an additional \$29,574.32 for millwork, cabinetry and hazardous material abatement. Motion carried unanimously.

Mr. Widofsky stated PCO #7 for an increased amount of \$67,032.31 applies to the underground stormwater infiltration system. He stated the location originally planned for the system had rock and rather than excavate the system was shifted horizontally and vertically for an additional cost of \$67k. Mr. Widofsky stated the cost to move the system rather than excavate the rock is considerably less.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve PCO #7 for an additional \$67, 032.31 to move the location of the underground stormwater infiltration system due to rock ledge. Motion carried unanimously.

Mr. Widofsky stated PCO #8 for an increased amount of \$4,130.58 is due to changing all doors that are noted as wood to hollow metal. He stated the doors cost less, but there are labor charges to paint metal doors. Mr. Bradbury discussed the benefits of metal doors over wood doors.

Ald. Mulrenan and Mr. Fowler made and seconded a motion to approve PCO #8 for an additional \$4,130.58 changing all wood doors to metal doors. Motion carried unanimously.

Mr. Widofsky stated PCO #9 for an increased amount of \$1,156.84 is to upgrade the AIC rating for panel MD-F in accordance with the results of the coordination study.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve PCO #9 for an additional \$1,156.84 for the purpose of upgrading the AIC rating for panel MD-F in accordance with the results of the coordination study. Motion carried unanimously.

Mr. Widofsky presented a Notice of Additional Services proposal in the amount of \$23,175.00. He stated that as the project moves into construction, additional construction administration and monitoring will be required for the Phase II abatement work. Mr. Widofsky stated the services of Fuss & O'Neill will be utilized to perform this work.

Mr. Fowler and Ald. Mulrenan made and seconded a motion to approve a change order to the Tecton contract in the amount of \$23,175.00 for additional construction administration and monitoring by Fuss & O'Neill for Phase II abatement work. Motion carried unanimously.

Mr. Widofsky reviewed the project budget of \$17,576,750. He discussed the base bid and add alternates. Mr. Widofsky and Mr. Bradbury discussed the generator and whether or not it will be added depending on load. Mr. Widofsky stated FF&E is tracking well and believes it will ultimately be lower than budgeted. Discussion ensued concerning State procurement. Mr. Widofsky stated the playground should also come in less. Mr. Widofsky stated design fees include everything, including change orders approved this evening. Mr. Widofsky stated the project is currently at \$16,723,415. Discussion ensued concerning contingency and work to be completed.

7. 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. Santa Barbara and Mr. Fowler made and seconded a motion to approve payment to The Nutmeg Companies, Inc. (#008) in the amount of \$892,762.50 for the Construction - Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve payment to The Nutmeg Companies, Inc. (#001) in the amount of \$163,281.25 for the HVAC Project - Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve payment to Tri State Materials Lab (#'s 11698 & 11909) in the total amount of \$1,954.36 for the Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve payment to William B. Meyer, Inc. (#'s 120-043314, 120-044305, 120-045191, 120-045193, 120-045194 & 120-044812) in the total amount of \$1,248.00 for the Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

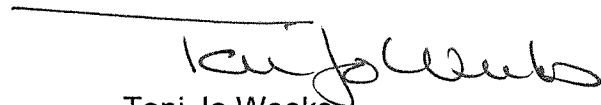
Mr. Santa Barbara and Mr. Fowler made and seconded a motion to approve payment to Tecton Architects, PC (#46254) in the amount of \$20,844.00 for the Pumpkin Delight Elementary School Renovations, Alterations and Upgrades. Motion carried unanimously.

Adjournment

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

Chairman Woods adjourned the meeting at 8:20 p.m.

Respectfully submitted,

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

Toni Jo Weeks
Recording Secretary