

**PERMANENT SCHOOL FACILITIES BUILDING COMMITTEE
SPECIAL MEETING
May 30, 2019**

The Permanent School Facilities Building Committee held a special meeting on Thursday, May 30, 2019 at City Hall in the west conference room. Chairman Woods called the meeting to order at 7:00 p.m.

Committee Members Present

M. Woods, Chairman
B. Nunno
M. Hardiman (BOA)
J. Federico (BOE)
M. Ahrens

Also Present

B. Silver, SilverPetrucelli
P. Jorgensen, SilverPetrucell
P. Bradbury (MPS)
F. Tynes, LaRosa Building Group
W. Healy (MPS)

Excused: S. Firmender (BOE), R. Vitali (BOA)

Consideration of Minutes of Special Meeting held April 25, 2019

Ald. Hardiman and Mr. Nunno made and seconded a motion to approve the minutes of the April 25, 2019 meeting as presented. Motion carried unanimously.

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

Mr. Tynes provided an update on the punch list items. He stated the fire sprinkler, roof, mechanical, plumbing, landscape and general millwork is still to be completed and that a walk-through is scheduled for next week. Mr. Tynes stated there are extra construction materials in the conex box that need to be removed. He stated that if the school does not want the items they will be disposed of. Mr. Tynes stated that the metal wall panel work has been completed and the painter has finished. He further stated the that plumber and HVAC technicians will be coming on Monday after 3 to complete their work.

Mr. Nunno asked with solar panels planned for the roof how that will impact the warranty. Mr. Bradbury explained that the panels are a ballast system with no holes in the roof. He also stated that the solar company obtains a waiver from the warranty company. Ms. Federico asked which schools have solar panels. Mr. Bradbury stated they are planned for all schools. Chairman Woods stated currently only those schools with new roofs have solar panels. Mr. Ahrens asked how much the solar panels save. Mr. Bradbury stated they are in the beginning stages but he believes it is a 5% to 10% savings.

Mr. Tynes stated the electrician is 95% complete and that he is just waiting for a ballast. He further stated that he would email the punch list to the committee. Mr. Tynes stated that the mechanical, painting, and plumbing is all that is left. Chairman Woods asked when the outdoor work would be completed. Mr. Tynes stated they would be working this Saturday and provided an update on the work that had been completed to date.

Chairman Woods asked for a estimated timeframe when the punchlist work would be completed. Mr. Tynes stated he believed it would all be completed by June 30th.

Mr. Nunno asked if the leak in the art room has been fixed. Mr. Tynes stated they have been up on the roof and flashed up the side of the wall. Chairman Woods asked who is the roofing subcontractor. Mr. Tynes stated Imperial Roofing. Chairman Woods asked about Imperial's workmanship at East Shore. Mr. Bradbury stated the workmanship is very poor and has not improved. He further stated that he will document everything that is seen as an issue. Mr. Bradbury explained the warranties and the workmanship. Chairman Woods asked if the warranty covers interior damage. Mr. Bradbury stated that currently there is no damage, just leaks.

Mr. Nunno stated the punch list did not mention the second floor glass being changed. Mr. Tynes stated that the glass has been delivered and he will withhold payment from the subcontractor until it is installed. Mr. Nunno stated that some band room ceiling tiles are stained and need to be changed. Mr. Bradbury stated the tiles will be changed. Mr. Nunno stated the recessed light at the PE door is not installed. Mr. Bradbury stated the junction box needs to be cleaned out first and the fixture installed.

Mr. Silver reviewed the change order log. He stated the items shown in blue were approved last month and the items shown in red are for review at this meeting. Mr. Jorgensen stated the sign size is being revised. Mr. Tynes stated the top of wall caulking is an allowance in the base bid and deals with requirements of the fire marshal.

Mr. Silver reviewed the packet he passed out to the committee. He stated that pages 4, 6 and 8 are backup from subcontractors and totals over \$30,000. Mr. Silver stated this is not the proper way to make a change and that LaRosa is not interested in charging for the overage difference which would be a net increase. Mr. Silver stated he is recommending approving the allowance change order for \$0 as a close out as required by SCG accounting.

Ms. Federico and Mr. Ahrens made and seconded a motion to approve Allowance No. 3 Firesafing Top of Existing Masonry Walls and Allowance No. 5 Firesafe Caulking of Existing Penetrations both shown on page 3 at \$0.00.

Ms. Fedrico asked if any allowance not used comes back as a credit. Mr. Silver stated they do and are shown as negatives on the bottom of the page.

Motion carried unanimously.

Mr. Silver stated Innovative Engineering Services is an independent consultant hired by the committee to look over the work. He stated they bulk of IES' work comes at the end of the project to review mechanical systems. Mr. Silver stated the work was to be completed by August 2018 and referred the committee to an email at page 10 of the packet. Mr. Ahrens asked if the ongoing issues with the HVAC system involves IES. Mr. Silver stated that is one of many issues. Mr. Tynes stated they have weekly conference calls and it has been very frustrating. He stated a room will be 72 when it should be 70 which may be due to a window or door being open. Mr. Tynes stated they are working to resolve the issues. Mr. Bradbury stated the commissioning agent is necessary to get everything

tied together. Mr. Ahrens stated IES's contract was originally \$54,800 and now there is an additional \$11,800. Mr. Silver stated that is correct and it is charged hourly and this is their current best estimate. Mr. Ahrens asked how much of the \$11,800 is because the project has been delayed. Mr. Silver stated it is all due to the extension. Mr. Tynes stated they received a TCO on August 23, 2018, for everything except the two art rooms and the punch lists have been provided. Chairman Woods stated the commissioning agent is required until the punch list is completed. Mr. Bradbury stated they need to do a full testing of the systems when the building is fully occupied. He further stated that all systems must be in place and working together. Chairman Woods stated the committee needs to approve a change order to IES in the amount not to exceed \$11,800 based on the hourly billing estimate.

Ms. Fredrico and Ald. Hardiman made and seconded a motion to approve a change order to Innovative Engineering Services in an amount not to exceed \$11,800 based on the hourly billing estimate and as set forth in their May 30, 2019 proposal.

Chairman Woods stated the duration of IES' work could be until next spring. Ms. Federico asked if this change would cover until then. Mr. Bradbury stated this spring's cold weather has vexed the testing the cooling and there needs to be an occupant load for proper testing. He stated the same is required for the air conditioning, the building needs to be occupied so it is tested under a load. Mr. Silver stated that IES will be on pause during the summer. Mr. Ahrens asked if the project had been on time would all of IES' services been covered by the original pricing without the need for the additional \$11,800. Mr. Silver stated that was correct.

Motion carried 4 in favor (Woods, Nunno, Hardiman, Federico, 1 against (Ahrens).

Chairman Woods asked Mr. Ahrens why he was opposed. Mr. Ahrens stated it was his feeling the delay was caused by the contractor and that the Larosa should be responsible for the additional costs to IES.

Mr. Silver discussed the payment requisition summary on page 14 of the packet. He stated the \$156,934.59 for LaRosa Construction is a requested retainage reduction of 1% bringing the retainage to 4%. Mr. Silver stated the \$18,836.50 for Silver Petrucelli is for finishing the extended CA closeout and the Millwork, Ceilings, Doors and Finishes work. Mr. Tynes stated he would like to closeout small vendors and subcontractors. Chairman Woods asked if the retainage was currently over \$800,000. Mr. Silver stated if approved the retainage would be \$699,035.54. Chairman Woods stated the cost of completing the punchlist needs to be considered and last month the committee approved no reduction in the punch list until the project is 100% complete. Mr. Nunno stated the promised final completion date is June 30th and there should be no reduction until complete.

Mr. Silver provided a handout with the bid tabulation for Millwork, Ceilings, Doors and Finishes – Expansion & Alteration to West Shore Middle School. Mr. Ahrens asked for an explanation of the dust collection system. Mr. Silver explained it is for the tech ed classroom where they cut wood and sawdust is generated. He stated the system collects the dust at the power tools and also the floor area. Mr. Silver stated that on page 3 of the handout LaRosa's earlier change order offering is \$300,000 without the dust collection system. Mr. Jorgenson reviewed the base bid and what it included. Chairman Woods asked what was included in Add Alternate 2. Mr. Jorgenson stated this was for casework in the office and 5 classrooms. Chairman Woods asked what the casework would

look like. Mr. Jorgenson stated it is cabinets and the drawing was shown. Chairman Woods stated the dust collection system is necessary. Mr. Silver reviewed the remaining balance and stated he believes there is \$366,963 provided there are no major unknown change orders from LaRosa. Mr. Nunno asked if this project is eligible for reimbursement. Mr. Silver stated it is not eligible. Chairman Woods stated that if approved with both add alternates it would be cutting it very close and he does not think they should approve add alternate 2 at this time. Mr. Silver stated the additional work can be completed with a change order if funds are available. Ms. Federico commented that one bidder will take 4 months and one will take 2 ½ months. She stated if that could be considered, she would choose the one that can complete the work faster.

Ms. Federico and Ald. Hardiman made a motion to approve the bid submitted by RFJ Associates in the amount of \$257,516 which includes the base bid and Add Alternate 1: Dust Collection System.

Chairman Woods stated the pricing of the two low bidders is virtually the same with different completion times. He asked if there was any reason not to approve RFJ Associates. Mr. Ahrens stated he does not feel the bids should be approved until the numbers check out and the committee knows exactly the amount available. Mr. Silver stated that Finance is double checking the figures. Chairman Woods asked Ms. Federico and Ald. Hardiman if they wished to amend their motion to be conditioned on the numbers being confirmed by Finance.

Ms. Federico and Ald. Hardiman amended their original motion to include the approval being conditioned on the Finance Department confirming available funds.

Mr. Ahrens stated this would bring the fund down to \$110,000 and he is concerned about extra costs that could exceed that amount. Mr. Silver discussed sister-bonded projects that have available funds that could be transferred if necessary. Ms. Federico stated she did not want to see the construction go into another school year. She asked if the work could be completed over the summer. Mr. Jorgenson stated it could. Chairman Woods stated he is comfortable approving the bid providing the funds are available.

Motion carried 4 in favor (Woods, Nunno, Hardiman, Federico), 1 against (Ahrens).

Chairman Woods stated the next item to discuss was the plaque and that Principal Cavanna brought up his name not being included. Mr. Silver stated the plaque has been delivered and LaRosa has been instructed to install. Chairman Woods stated the plaque proof was emailed in April to everyone and they were asked to submit requested changes. He further stated that the plaques at nearly all schools were reviewed and the principal's name was not included. He asked the committee what they would like to do in this instance. Chairman Woods stated the plaque was donated by Silver Petrucelli and LaRosa and should the committee wish to purchase a new plaque it would be at its own expense at an approximate cost of \$2,000. Ms. Federico stated if the other schools do not include the principal then it should not be included for West Shore. Mr. Nunno stated he agrees, but has never seen a principal have as much involvement in a project as Mr. Cavanna. Chairman Woods stated if the plaque was not already purchased he might consider an exception. Mr. Silver stated that Mr. Cavanna advocated for Mr. Bradbury's name to be included and that Mr. Bradbury declined as his name is not on any other plaque. (No motion was offered).

Chairman Woods stated liquidated damages is the last item to discuss. Mr. Silver provided and discussed a handout. Discussion ensued.

Status Report RE: Security Infrastructure Upgrades

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

- D. The Academy
- E. Orchard Hills Elementary School

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

Mr. Silver provided a handout. Mr. Healy reviewed the financial summary. Mr. Jorgenson stated the budgetary numbers and grant applications for Phases 1 and 2 are being filed by the MPS staff with the State for reimbursement. Discussion ensued.

Jonathan Law High School – Roof Replacement – Selection of Architect

Chairman Woods reported three responses to the RFQ were received. He further stated he spoke with Jim Richetelli and suggested to do interviews in one meeting at ½ hour intervals and schedule them in order of geographical distance.

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 replied yes.

Mr. Ahrens and Ald. Hardiman made and seconded a motion to approve payment to Silver Petrucelli (#19-1106) in the amount of \$18,836.50 for the West Shore Middle School Expansion and Alterations. Motion carried unanimously.

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

The meeting adjourned at 9:10 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