

Minutes of the special meeting of the Public Building and Site Commission held on Thursday June 2, 2011. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

Present: Robert Mitchell, Anthony D'Angelo, Robert Edwards, Roger Letso, Jim Juliano, Thomas Catalina. **Absent:** Joseph Girgasky, Joseph Whelan. Peter Samoskevich

Also Present: Clerk of the Works William Knight, Board of Ed Superintendent of Grounds and Maintenance Gino Faiella, Douglas Brennan (public), one member of the press.

MIDDLE SCHOOL ROOF

Mr. Mitchell reviewed the current status of the project. Bids were received on May 31, 2011 by the Town and have been evaluated by the architect and the Ad Hoc Committee. The lowest qualified bid appears to be the one submitted by Silktown Roofing.

Base Bid	\$2,983,000
Alternates and Line Item Costs	
1. Synthetic Slate on Pitched Roofs	\$42,000
2. Cafeteria Skylight Replacement and HVAC system extension	\$366,000
3. Auditorium HVAC Replacement and related duct/ceiling work	\$395,000
4. Principal/Guidance Office HVAC Replacement and related duct/ceiling work	\$127,300
5. Nurse/Administration HVAC Replacement and related duct/ceiling work	\$155,000
6. Library HVAC Replacement and related duct/ceiling work	\$180,000
7. Computer Rooms replacement of HVAC in two rooms and extend to third	\$85,000
8. Red Copper gutter replacement at pitched roofs	\$10,000
9. Replace existing corridor lighting, ceilings and devices in work areas	\$94,000
<u>TOTAL BID SUMMARY</u>	<u>\$4,434,300</u>
Allocated Soft Costs	\$790,000
<u>TOTAL PROJECT COST</u>	<u>\$5,224,300</u>

The Commission discussed concerns that the total project is approximately one million dollars above the approved bonding amount.

1. The project can be redesigned and rebid. This will mean that the construction will be delayed until the summer of 2012 with no assurance that the costs will be significantly reduced.
2. The Base Bid and Alternates 2, 5, 7 and 9 can be selected to bring the total project cost within the approved bonding limit.
3. The total project can be developed as bid requiring an increase in the bonding to match the total project cost.

The Town receives approximately 33% reimbursement of approved renovations from the State. This is anticipated to be approximately \$960,000 depending on the final selection of the alternates. This is very close to the amount the project is over the original bonding. If the total amount of the bond is increased, the total expended by the Town will be within the original project budget, when the reimbursement is calculated into the costs. This will be discussed during the joint Commission/Board meeting on June 7, 2011.

A major concern of the Commission relates to the removal and reinstallation of the existing rooftop HVAC units. The Facility Assessment report prepared by Kaestle Boos noted that the roof top equipment has reached the anticipated life expectancy. Most were installed when the existing roof was placed. Removing and replacing them now is the most cost effective approach. This will mitigate any potential problems should the existing units be removed and determined that they are not able to be reinstalled. Additionally, since they may fail in the near future, this will require that the roof be modified again to allow for their replacement.

Mr. Edwards was asked to contact the architect to determine the potential increase in costs should units need to be replaced at a future date rather than as part of this project.

The following motions were made.

A. The PB&S Commission recommends to the Town that Silktown Roofing be awarded the Middle School Roofing project, as bid, in the amount of \$4,434,300.00 with all nine alternates accepted. It is further recommended that the wording and amount of the bond authorization be revised to reflect the total increase in the project cost and scope as defined on the construction documents to \$5,224,300.00.

The Motion was made by Mr. Edwards, seconded by Mr. D'Angelo, and unanimously accepted.

B. If the Town does not accept recommendation A. above, the PB&S Commission recommends to the Town that Silktown Roofing be awarded the Middle School Roofing project as bid in the amount of \$3,683,000.00 with alternates 2, 5, 7 and 9 accepted. It is further recommended that the wording of the bond authorization be revised to reflect the project cost and scope as defined on the construction documents. The approved bonding is to remain per the previously authorized bond amount of \$4,257,690.00.

The Motion was made by Mr. Catalina, seconded by Mr. D'Angelo, and unanimously accepted.

Adjournment

The meeting adjourned at 8:30 p.m.

Robert Mitchell, Chair