Woodrow Wilson Building Committee
Minutes
April 17, 2019
6 p.m.

Present: Chair Mary Bartolotta, Christopher Drake, Steven Zarger, John Giuliano, Gene Nocera, Phil Pessina, Richard Pelletier, Sheila Daniels, Ted Raczka

Absent: John Phillips, Kristy Byrd

Also Present: TSKP Randall Luther, CES O & G Dan Hertzler and Ken Biega, Marco Gaylord, Dr. Conner and no members of the public.

Meeting called to order
Chair calls the meeting to order at 6:02 p.m.

Public Comment Opens and Closes
Chair opens public comment at 6:02 p.m. There are no members of the public present wishing to address the committee. The Chair closes Public Comment at 6:03 p.m.

Minutes
Chair Bartolotta asks for a motion to approve the minutes of March 12, 2019 at 6 p.m. Mr. Pessina moves them for approval and Mr. Zarger seconds the motion. The Chair asks if there is any discussion; hearing none, she calls for the vote. It is unanimous to approve with nine aye votes. The Chair declares the minutes approved.

Approval of Bills
Chair Bartolotta states the next order of business is payment of bills. TSKP has Invoices 10 and 11. Mr. Pessina asks if they have been reviewed. Staff states it is the last payment in the design phase and the first payment in construction documents. There are fee expenses as well.

Mr. Pessina moves to approve payment of TSKP Invoices 10 and 11 including the expenses as listed on Invoice 10; Mr. Nocera seconds the motion. The Chair calls for discussion; hearing none, she calls for the vote. The vote is unanimous to approve payment for Invoices 10 and 11 with nine aye votes. Chair Bartolotta declares the matters are approved.

Budget Review
Questions regarding Architect fees; staff responds the Architect’s line items are set up according to the contract and they are currently beginning payments from the line item entitled Construction Documents.

Staff explains the need to transfer of funds into the FICA line item for Salary, and updated the committee on State reimbursement payments going to the State as of April 8.
Financial Motions

Mr. Pessina reads the following: Approving the BVH Contract amendments, approving new line item in budget for $105,000 and and approving a PO to be put in place; approving a new line item entitled BVH expenses in the administrative line item in the amount of $500 and approving a PO be put in place in the amount of $500. Mr. Zarger seconds the motion. The Chair asks if there is any discussion; hearing none, the vote is called. It is unanimous to approve with nine aye votes. The Chair states the matter passes.

Mr. Pessina moves to approve a transfer of $300 to line item 4471 33000 51550 FICA; Mr. Zarger seconds the motion. There is no discussion. The vote is called and it is unanimous to approve with nine aye votes. The Chair states the matter is approved.

Updates

TSKP

Updates option for the generator. CES Engineer Mike explains the generator options. He states we talked about a full generator for the entire building and what it will cost and it is in Column 5. He goes through the five cases.

Case 1: Emergency only and it will be emergency lighting, ¼ of the lights, just enough to see to get out of the building and it will be controls of the system to keep building from freezing. It includes the kitchen cooler for food, life safety, security cameras and communications and fire alarms. It would be a 250 Kh generator and it is in the budget and costs $130,000. It does not include ventilation. This is if everyone is leaving the building.

Case 2: Keeping gym cafe and kitchen operating to run a cooling shelter or warming shelter. Full lighting in gym, caf, and kitchen. It includes ventilation; it will be heated, not cooled. People can use the plugs for phones. Those spaces will be fully operational. Cost is $150,000 and costs $20,000 above the current design.

Case 3: They added cooling to the gym. It is exactly as case 2 plus the cooling. To keep the generator small, they are separating the cooling system from the gym and runs on electricity. It adds a load to the generator, but they are not turning on the chilled water to the entire system. John Giuliano states that will be the only unit to cool the gym if school is in session. Mike responds yes; there are times you might want to cool only the gym and you don’t have to run the entire system. Case 3 is $175,000 and costs $45,000 more.

Case 4: Adding cooling for the entire gym, caf, and kitchen. You are turning on the entire system and you have to go up in size of the generator and it would be two generators and the overall cost is $505,000 and variant cost of $375,000 above budget.
Case 5: Half cooling, but entire building is operational. It is half in any location and requires 4 generators and overall cost is $775,000 or $645,000 more than the budget.

John Guiliano asks if they have an event in the auditorium, do you have to put on the entire system. Mike states you have to turn one on. They are also variable speed and it is not a huge waste of money. Marco asks if they can be isolated in zones. Marco is talking about the bottom floor and they use those the most during the school year and asks if it can be its own zone and be cost efficient. Mike says it would cast more to have multiple pumps. The controls are variable speeds. In the old days it would be off and on and it is now variable. Mike states there is no reason to put in zones.

Dr. Conner leaves the meeting at 6:23 p.m.

Richard Pelletier asks about the elevator; Mike it would not be a shelter. Richard states none run the elevators and can you get into caf and gym without an elevator. Randall Luther, TSKP responds yes. Mr. Pessina states they can get in. Chair states there is a handicapped entrance; Randall Luther says there are multiple entrances that are accessible. He states if you do a cooling center with meals in the caf, they would have to go out and around or someone bring their meals to you in the gym. He asks Mike, CES Engineer what demand an elevator puts and if it is not a huge difference, it can be included. Mike will review to see if it can be put in. Chair asks if it can be case 3. Randall Luther states he thought it would be 3. Mike Case 3 is the best bang for your buck. Mr. Pessina are we talking about the new school or the gym that is being turned over to the city. The response is the school. Chair states the gym that is the rec center falls to the City.

Mr. Drake asks let's assume we end up with a power purchase agreement and technology improves and they have us install tv with a battery system; is it possible to use that system in a power outage. Mike it is possible and if you had enough batteries you can do it but the number you would use for 2 hours, it would be truck loads of batteries. You can add it later and the problem with batteries is you can’t guarantee they work in the winter. You could add it as a layer later on. Mr. Nocera asks if the reimbursement rate is different for each case. Randall Luther says it is the same. Mr. Giuliano asks your system design is malleable with the future. Mike, CES responds yes. Mr. Zarger asks if the generator is diesel. Mike yes, gas costs a lot more. Chair states a resident reached out to me and they have breathing issues and they are concerned about diesel generators used during construction and they couldn't walk outside due to the air with the last construction administration trailer running on diesel. Ken Biega states they won’t have diesel; it will be hard wired. There would be equipment outside. Chair states when the generator is running, what does that mean. Is it cleaner than vehicles or similar. Mike states same companies who make them for trucks are putting them in the box to use in buildings. They will be enclosed with a muffler but in terms of emissions it will have soot when it starts up. Chair asks if it can be filtered. Mike responds no. Mr. Zarger asks if the location is picked out. Mike yes. Randall Luther shows the generators to the back left corner and the house on Jefferson is the closest. Tank for generator is on a concrete pad.

Chair Bartolotta states, Case 3 is her interest and looking into the use of an elevator. Mike, CES, states he believes it can be part of it. Ms Daniels states this should come to the next Security
Chair states there is a motion to go with Case 3 and caveat on the elevator. Mr. Zargar so moves to approve Case 3 with an operating elevator, if feasible; Mr. Pessina seconds the motion. There is no further discussion. The vote is called and it is unanimous with nine aye votes. The Chair states the matter is approved. Mike would like to lock this down; will the Security Committee change it? Chair states we will wait for Security Committee and we will wait for comment.

O & G
Dan Hertzler states he met with Donna Imme, Elise and Christine to see how city works and their rules and regs and the next on the agenda is to meet with Carl and go through our budget. Dan is looking to meet with Carl to tighten up the soft costs to see the funds available for the hard costs to manage the spreadsheets we hand to you. We want to compare apples to apples. They set up cash flow for the first 12 months. Chair states she has an appointment with Carl April 25 at 11 am. They can go in at that time if need be. Dan has also been speaking with Michael Conner for FF and I things that will be moved. The purchasing is for moving services; there are State contract lists and you can buy through the improved vendor. They have used Meyers Services in the past and they are on State contract lists and we will see what materials they will move and where they will go. We are on schedule and on budget. Estimates, if you did not get it he has hard copies. A few weeks ago we presented the estimate and it reports differently for the State and have costs of Phase 1A. The numbers changed by $50-$75,000 down from the estimate. They will meet with the State next week.

Chair Apr 25 is our next meeting; but if we don’t need it, we will cancel, but we may need to set up a special meeting to keep the project going. Phil states he is away in May. Mr. Pessina states you will move class room A, you are moving it over to the new space; where is the storage area for what is not in the classroom. Dan Hertzler states that is the process we are going through. They are determining what they need to move and they will identify what can be available in the district and if it is nothing that is wanted, they will talk to demolition crew. Dan states Meyers will do unit cost once it is determined. Mr. Nocera states moving from one spot to another, he thinks of the move from Newfield to the current building in one summer and what happens is there is a tremendous amount of junk and you need to be sensitive about that junk and not have it land in the landfill. It should be recycled. Mr. Drake states in his move from one State Building to another, we have been getting counseling from DAS on what to move. We have to tag things that are metal, tag electronics like calculators and you have to start that process pretty far out. Dan Hertzler states the goal is to not move anything that does not have value. John Giuliano this is only Phase 1. Mr. Drake states you would want to start thinking about the full move as well; they need long leeway to empty out file cabinets. With his State move, they come monthly to move the stuff out and the stuff gets smaller and smaller. Mr. Nocera states the move we made from Newfield Street to here we tried to do in 3 months; he states start it early and have a process. Dan Hertzler states the main building demolition will go faster than that. John Giuliano was involved with the school switch and the problem is 99% of the old high school was left behind and WW tried to bring as much as they could over and it was all in the gym. There are hoarders taking things like chalk boards and we ended up throwing it in dumpsters. Mr. Nocera states that was my problem.
It should be recycled. Dan Hertzler states at their last project they managed to ship things overseas. He states the Fire Marshall in reviewing Phase I and leaving the community center gym, the Fire Alarm system is not addressable and he would like effort put into the fire alarm system into the building. Chair states it needs to be addressed with the City and needs to go through the Fire Chief and the City. It is not part of the school.

Ken Biega, O & G, states the plan is finalized and incorporate it into the documents today. Mr. Giuliano asks about the states the panel; Dan responds it will be to the new electrical room near the gym. Ken Biega states they will have a report at the next meeting.

Mr. Drake asks Randall Luther, TSKP, if he wants to do a preface. Mr. Luther states you need to have the State review any documents before you go out to bid. The first is demo and abatement; second is construction, 3rd is FFE and last is Technology and each goes to the State. The State requires the building committee and BOE to approve what they are bringing to the State. So for this first phase, we need that approval. They meet with the State next Wednesday for Phase I document approvals. The BOE has already approved it at their last meeting and you will be the last step. They will go to the meeting and they will have a list from the State of the things they have to do and once that gets in, they issue a letter to the Superintendent and they are authorized to go out to bid and Dan will put it out on the Street within a day or two.

Approval of Phase I

Mr. Drake reads the motion as follows: The Building Committee approves the plans and specifications for the Phase 1 of the New Middletown Middle School, dated April 9, 2019, prepared by TSKP Studio, and the associated cost estimate dated April 9, 2019 prepared by O&G Industries, for submission to the Department of Administrative Services, Office of School Construction Grants for Review of Final Plans for Construction Authorization to approve Bid PH1. Mr. Pessina seconds this motion. Mr. Pessina asks what the market is for the builders; is this a good time to go out. Mr. Hertzler responds it is challenging and this is a package that isn't as attractive as others and we have people making those connections and sent packages out a month and a half ago and some who do bid the phase II work will be bidding it. Mr. Biega states the Groton Middle School bids came in 5% lower than they thought. We will get some good interest. Hearing no further discussion, the Chair calls for the vote. It is unanimous to approve with nine aye votes; there are no votes in opposition.

Ms. Daniels asks about one of the stories in the local paper and they named the new school Middletown Middle School. Chair states it is WW Middle school and nothing has changed. Ms. Daniels states what about the paper; Mr. Drake states the BOE approved the forming of a naming committee. Chair states for the paper, the BOE has every right to put a naming committee in place and there is an ordinance in place to name buildings including schools. The BOE can make any proposal. Going back to the article, there was no intent about the naming, it was that we are building a middle school. Not everyone understands the history and what the names are. It was easier to say it is the middle school. Ms. Daniels states it says Middletown Middle School and they created a stir in the community. Mr.
Nocera also had a call regarding the name change. Mr. Drake states if you received shrapnel for what the Board of Education did, he apologizes.

**Motion to adjourn**
Mr. Pessina moves to adjourn and is seconded by Mr. Zarger. The vote is unanimous and the Chair adjourns the meeting at 7:09 p.m.

Submitted by:

Marie O. Norwood
Staff, Building Committee