Minutes
Woodrow Wilson Middle School Building Committee
Special Meeting
Thursday, November 21, 2019
**5:30 P.M.**
BOE Building, 311 Hunting Hill Avenue, Conference Room A

BUILDING IS WHEELCHAIR ACCESSIBLE

Special Note: If you require a special accommodation for our meeting, please contact Laura Riunte, ADA Coordinator at (*60)638-4540, (*60) 638-4541 Voice and (*60)638-4812 (TDD/TTY).

Members Present: Councilman Philip J. Pessina
Councilman Gene Nocera
Kristy Byrd
Sheila Daniels
Christopher Drake
John Giuliano
John Phillips
Stephen Zarger

Members Absent: Councilwoman Jeanette White
Richard Pelletier
Theodore Raczka

Staff Present: Elise McDermott; Finance and Budget
Peter Staye; Director Facilities
Erin Thazhampallath; Secretary

Others Present: Dan Hetzler; Preconstruction Manager, O&G Building Group
Mark Jeffko, Project Exec, O&G Building Group
Hristo Miljovski, Project Engineer, O&G Building Group
Randall Luther; TSKP
1. Actig Chairman Calls Meeting to Order

Councilman Philip J. Pessina, Acting Co-Chair called the meeting to order at 5:37pm.

2. Public Comments

Billy Torello representing Pro-Teck Waste Solutions responsible for the disposal of PCP contaminated material. Addressed a nonpayment for disposal of hazardous waste material removed in August 2019. His company was subcontracted to Stamford Wrecking who is contracted with O&G. Discussion ensued regarding proper contact points and course of payment. Torello departed and project managers would review the matter.

James Trzaski; Deputy Chief, South Fire District. Read and submitted letter for file for committee review regarding the suggestion of the South Fire District to add additional smoke detectors throughout the entire building. Letter indicated that the “minimum legally required fire detection protection systems are planned to be in place at the new constructed middle school” but Trzaski stated that it is the SFD’s recommendation to explore further detection equipment. Councilman Nocera recommended that the letter and its recommendation to be included in next meeting agenda for consideration. Nocera asked Randall Luther, TSKP, if recommendations could be considered. Luther indicated that a unit price was obtained if the committee choses that course but also indicated that the change could be as high as a 6-figure dollar amount.

3. Approval of the Minutes

3.1 Motion by John Phillips and seconded by Kristy Byrd to approve the minutes of the Regular Meeting of November 6, 2019. The motion was approved unanimously.

4. Staff Updates

4.1. Meeting Schedule changed to Last Monday of the Month, BOE Building. Unanimous consent by members present. Secretary to confirm BOE room availability.

4.2 Member Nocera stated that a new chair would be considered by the Mayor and committee in time for the next meeting.
4.2 **Motion** by Councilman Philip J. Pessina and seconded by Councilman Gene Nocera to appoint Erin Thazhampallath as the Secretary to the Woodrow Wilson School Building Committee. Motion was approved unanimously.

5. **Financial Report**

5.1 Elise McDermott informs committee that it is important to consider proposed expenditures when reviewing the budget. Taking into account the approved proposed work (Structural Steel, Concrete and Sitework). Reports show that we have approximately $78 million dollars but with proposed expenditures we have approximately $62 million dollars.

Dan Hetzler and Elise McDermott discussed bonding costs and if he should carry $182,000 specifically as a firm/fixed number into his cost. McDermott indicated he should build that number in because the city keeps that as a separate line so that we never run out of funds at the end of the project to pay the bond council. Dan notes it is a specific number and wonders if he should use that specific number or round up. Elise will get Dan a break down of what those projected costs will be to carry in. Elise will double check and make sure she gives him the right figure.

5.2A **Motion** by John Phillips and seconded by Stephen Zarger to approve O&G Industries, Invoice #4, $139,692.93. The motion was approved unanimously.

5.2B TRC Invoice #383426, $22,398.00 Spreadsheet has been revised and will be sent to Committee for Review/Approval on Dec12 meeting.

5.3A **Motion** by John Phillips and seconded by Stephen Zarger to approve change order for O&G Industries; #14, $417,852.00 for additional abatements. Including all the work, disposal of material and credit of the work that was not completed because the material was removed. Including Saturday and Sunday work time for the summer project necessary for the 2019 opening of WWMS. The motion was approved unanimously.

5.3B **Motion** by John Phillips and seconded by Councilman Gene Nocera for the O&G Industries; change order #15 (13,875.00) credit for unused site allowance. The motion was approved unanimously.

5.3C **Motion** by John Phillips and seconded by Councilman Gene Nocera for the O&G Industries; change order #16 ($954.00) credit for unused allowance by the general contractor. The motion was approved unanimously.
5.3D Motion by John Phillips and seconded by Stephen Zarger for O&G Industries; change order #17 ($15,255.00) credit for unused allowance by demolition site contractor for removal. The motion was approved unanimously.

5.3E Motion by John Phillips and seconded by Councilman Gene Nocera for O&G Industries; change order #18 $490.00 for additional moving costs. The motion was approved unanimously. John Phillips asked if the $20,000 line item accommodated the $490.00 overage and Elise McDermott states that she will need to increase the phase one construction Change and Purchase Order.

5.3F TRC; Underground Storage Tank Removal Oversight Services. Item moved to Dec 12 meeting agenda.

5.3G Motion by Councilman Philip J. Pessina and seconded by Councilman Gene Nocera to give TSKL authority to award the scope of work for Special Inspector and Testing Agent to IMTL with a bid of $108,207.00 and Special Inspector Coordinator to Michael Horton Associates (Structural Engineer of Record) with a bid of $7,800. O&G conducted the bidding process (RFP) with four competing bids and this is their recommendation. In addition, the GEO Technical Engineer of record (GEOInsite) would be responsible for GEO technical observations as required by the contract documents.

Sheila Daniels asks the likelihood of going over bid. Dan Hetzler; O&G states plus or minus 10% depending on the size of concrete pours and number of tests.

5.3H Motion by John Phillips and seconded by Councilman Gene Nocera to enter into agreement for Phase II Plumbing with Eastern Energy Services for $2,112,000. This is the lowest bid and recommended company. The motion was approved unanimously.

6. Construction Updates

6.1-6.3 Dan Hetzler; O&G Preconstruction Manager states that we have received bids on all packages and we are currently $488,576 below estimated costs.

Dan Hetzler; O&G will bring vetted cost figures to the Dec12 meeting this will not be the actual price until we factor in the alternates decided on. Hetzler indicated potential alternates that the committee will need to make decisions on. When we select the remaining trades, we need to let them know if we are taking some alternates. In addition to the alternates we need to consider extra smoke detectors and the movement of overhead powerlines.

6.4 Discussion of Door Hardware. Randall Luther, TSKP, states that there has been a lot of back and forth on hardware based on a local vendor who reached out to the State complaining about the key system specified (which is a proprietary system). Peter Staye and
the district are trying to standardize and there is a process to get a proprietary system which was approved by the state. The vendor complained and as a result OSCG rescinded the sole source approval and TSKP issued an addendum to delete the cylinders from the bid documents the day before bids were due. The decision TSKP made was to pull the cylinders out of the project. The thought was that the city could buy the cylinders through a purchase order so we could standardize the system across the district (this would not be reimbursed). Peter Staye states that currently two schools in the system are on the preferred system. It would be a huge addition to add WWMS to that system. In addition, he heard the low bidder may have included Best leverset hardware, his recommendation would not be to use BEST Hardware (they are not preferred and their product is not designed for schools). John Giuliano states the importance of using a system where we will incur minimal key/cylinder issues for the safety, security, and maintenance of the building. Councilman Philip Pessina asks if the doors within the classrooms will lock from the inside. Peter Staye explains we will be using a High Security System that would allow any teachers key to lock the lock from inside any classroom. Pessina asks what a teacher would do if they do not have their key. Staye says they have a magnet system within the doorframe.

7. Adjournment

Motion by Councilman Gene Nocera and seconded by Kristy Byrd to adjourn at 6:44 pm. The motion was approved unanimously.

Respectfully Submitted,

Erin Thazhampallath
Recording Secretary