

**CITY OF NORWALK
LAND USE AND BUILDING MANAGEMENT COMMITTEE
JUNE 24th, 2019**

ATTENDANCE: Barbara Smyth, Chair; Chris Yerinides, Beth Siegelbaum, Greg Burnett

STAFF: Alan Lo, Building and Facilities Manager

OTHERS: Reginald Roberts, Principal of Norwalk High School; Jim Giuliano, Construction Solutions Group

CALL TO ORDER

Ms. Smyth called the meeting to order at 6:04 p.m. A quorum was present.

I. ROLL CALL.

Four of the committee members were present, Ms. Symth, Mr. Yerinides, Ms. Siegelbaum, and Mr. Burnett.

II. PUBLIC PARTICIPATION.

There was no public participation.

III. MINUTES OF THE PREVIOUS MEETING.

There were no previous minutes.

IV. NEW BUSINESS.

A. School Construction.

1. Review proposed action for the Norwalk High School Culinary Program Expansion and Toilet Rooms Renovation Project and refer the following to the Common Council for action:

“a. Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the agreement with Newfield Construction, Inc., as the Construction Manager (CM) for the Norwalk High School Culinary Program Expansion and Toilet Rooms Renovation Project, to accept the Guaranteed Maximum Price (GMP) for a total not to exceed \$4,968,695.000. Funds are available in Acct. #0918/195010 5777 C0610.

b. Authorize the NFCC to issue Change Orders on contract for a total not to exceed \$248,435.000.”

Mr. Giuliano informed the committee that this project is part of the 11.5 million dollars appropriated for improvements at Norwalk High School. The toilet rooms would be made ADA (Americans with Disabilities Act) compliant as well as adding a new culinary arts kitchen and classrooms to accommodate the wait list of over 200 students for the culinary arts program. Mr. Giuliano continued that the bid for the project was extended since the last meeting. He also said that the project would take place over two summers, with work to start ASAP as per committee approval of this item. The culinary arts project would have the classroom space ready first for the start of the 2019-20 school year, with the kitchen portion starting October 2019. Mr. Lo said the timely estimated length of the project was due to the fact that the kitchen space was being custom designed.

Mr. Yerinides asked Mr. Giuliano if the classroom would be able to be used even if the project was not yet finished. Mr. Giuliano replied affirmatively and that a temporary partition would be put in place to separate the kitchen from the classroom space in order for work to continue during class time. Mr. Burnett asked if the grease separator was being replaced, and Mr. Lo informed him that it was fixed in 2007, and that it wasn't temporary, but a smaller scale separator. Mr. Giuliano continued that it was recently cleaned out and inspected to make sure it could handle the grease capacity for the new kitchen. Mr. Burnett also asked how far into the 11.5 million allotted for this project the construction was into so far, and Mr. Giuliano replied about 8 million for all state reimbursable projects, including the projects being submitted this year (the new main entrance, the learning common, the media pathway and a new black box theatre). He replied that at the beginning of the following week he would submit the exact cost so far to the committee and that a discussion with the school governance council would take place in order to determine if more funds were needed for these projects as it was expected to be a little over budget.

Ms. Smyth asked if the kitchen would be ready within about a month of the start of the school year and how much a problem it might cause for the school curriculum. Mr. Reynolds answered that the culinary arts program was part of the hospitality management pathway at Norwalk High School and that hundreds of student were turned away due to limited teachers and space. He continued that if the space wasn't ready that it may negatively impact classwork. Mr. Giuliano said he could only inform Mr. Reynolds and the committee of what the contractors told him the previous week and that he would follow up with them and ask them to follow up right away regarding the timeline of the project.

***MS. SIEGELBAUM MOVED TO APPROVE THIS ITEM.**

**** MOTION PASSED WITH ONE ABSTENSION (BURNETT).**

2. Review bid results for the Norwalk High School Scoreboard Replacement Project and refer the following to the Common Council for action:

“a. Authorize the Mayor, Harry W. Rilling, to execute a contract with Hampden Engineer, Corp. for the Norwalk High School Scoreboard Replacement Project for a total not to exceed \$106,250,000. Funds are available in Acct. #09/18195010 5777 C0610.

b. Authorize the NFCC to issue Change Orders on contract for a total exceed \$10,625,000.”

Mr. Burnett commented on the equity issue between Brien McMahon and Norwalk High, seeing as NHS was getting a new scoreboard and McMahon was not. He asked if it was possible to lower the cost of the scoreboard bid for NHS if McMahon could also have a new board built at a later date, as a '2 for 1' deal. Mr. Giuliano replied that the funding appropriated was for the NHS scoreboard only and that he did not have the authorization to make a deal for a McMahon scoreboard as well. He explained that in order to do this the entire project would have to go back out to bid with the McMahon scoreboard included. Mr. Lo seconded his response and added that they could not speculate the costs of potential projects until they were authorized. Ms. Smyth commented that the NHS scoreboard was in dire need of repair.

***MR. YERINIDES MOVED TO APPROVE THIS ITEM.**

****MOTION PASSED UNANIMOUSLY.**

3. Review request to increase contingency for Norwalk High School freight elevator improvement project and refer the following to the Common Council for action:

“Authorize to increase the contract contingency with J.A. Rosa Construction, LLC for the Norwalk High School freight elevator improvement project for an additional \$24,800. 09185010 5777 C00610.”

Mr. Giuliano informed the committee that in order to replace the freight elevator the pistons needed to be replaced first. However, there were some issues getting the pistons out of that particular elevator, so a specialty contractor was brought in to remove them for about \$25,000 dollars, so the replacement value of the contingency that was used to get the piston removed. Mr. Burnett asked Mr. Giuliano if this was also included in the 11.5 million allocated for NHS repairs, and Mr. Giuliano replied affirmatively.

*** MS. SIEGELBAUM MOVED TO APPROVE THIS ITEM.**

****MOTION PASSED UNANIMOUSLY.**

4. Review request to place the following Norwalk High School action on the July 9th, 2019 Common Council agenda subject to the receipt of pricing for the work:

“a. Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the agreement with Newfield Construction, Inc., as the Construction Manager (CM) for the Norwalk High School Wood Door/Paneling Replacement Project, to accept the Guaranteed Maximum Price (GMP) for a total not to exceed (amount to be determined). Funds are available in Acct. #0918/195010 5777 C0610.

b. Authorize the NFCC to issue Change Orders on contract for a total not to exceed (amount to be determined).”

Mr. Giuliano informed the committee that there were issues with the state regarding the grant application for this item, as it was first rejected, and was resubmitted and finally approved at the beginning of June 2019. He continued that the project would be going out to bid after the state

reviews the final plans, and that the removal of the doors and paneling would be done by a state approved contractor, while the replacement doors and paneling would be competitively bid. Once the state approved and finalized plans, a dollar amount could be given to the council for their agenda. Ms. Smyth asked for an approximate timeline, and Mr. Giuliano said that it should be completed before school starts, but could also be done while school was in session if needed because there was no asbestos being removed, only low level PCBs, which are not airborne. Mr. Burnett asked for an approximate price range, and Mr. Giuliano said it would be under budget at a cost of about 2.3 million dollars. He also informed the committee that 100 percent of the project was state reimbursable up to 600,000 dollars, and that 33 percent of the cost would be reimbursable above that amount.

***MR. YERINIDES MOVED TO APPROVE THIS ITEM.
MOTION PASSED UNANIMOUSLY.

V. MISCELLANEOUS/DISCUSSION ITEMS.

There was no action on this item.

VI. ADJOURNMENT.

*** MS. SIEGELBAUM MOVED TO ADJOURN.
* MR. BURNETT SECONDED THE MOTION
** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:38 P.M.

Respectfully submitted,

Danielle Kral
Telesco Secretarial Services