

***Common Council Actions***

**COMMON COUNCIL**

**ACTION**

**SPECIAL MEETING NOTICE**

**TUESDAY, APRIL 30, 2002**

A Special Meeting of the Common Council of the City of Norwalk was held on Tuesday, April 30, 2002 in the Common Council Chambers, City Hall, 125 East Avenue, Norwalk, Connecticut. Mayor Alex Knopp called the meeting to order at 8:15 p.m.

**I. ROLL CALL**

Betsy Bain Jeanette Olmstead-Sawyer  
Kenneth Baker (absent) Christopher Perone  
Fred Bondi Kevin Poruban  
Barbara Hudgins Judith Rivas  
Bruce Kimmel Douglas Sutton  
William Krummel Peter Wien (absent)  
Joseph Mann William Wrenn  
Matthew Miklave

Thirteen (13) members were present at Roll Call.

**II. ACCEPTANCE OF THE CALL OF THE MEETING**

**\*\* MR. KRUMMEL MOVED TO ACCEPT THE CALL OF THE MEETING.**

**\*\* MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

Mayor Knopp said this special meeting had been called to facilitate construction of the comprehensive school roofing program and the Brookside project. There is very little time to spare because of the need to do the work between the end of the school year and the start of the next school year. He thanked the Land Use & Building Management Committee and the Roofing Committee for the special meetings they have held to move this project forward.

**III. 1a. Authorize the Mayor, Alex A. Knopp, to execute an agreement with Fusco Corporation as the Construction Manager Constructor (CMc) for the construction phase of the Brookside School Replacement Project for an amount not to exceed (amount to be determined). Acct. #09005010 5777 C0171.**

**\*\* MR. KRUMMEL MOVED THE ABOVE.**

**\*\* MR. KRUMMEL MOVED TO AMEND AS FOLLOWS:**

Authorize the Mayor, Alex A. Knopp, to execute an agreement with Fusco Corporation for Construction Management Services as Constructor (CMc) for Brookside School Replacement Project based on the following fee structure:

· Construction Management (CMc) Fees-Two and eight-tenths percent (2.8%) of the construction costs

- General Condition Fees - Four hundred eighty eight thousand dollars (\$488,000)
- Contingency Fees - Four percent (4%) of the construction costs
- Performance and Labor and Materials Bond - Actual premium of bonds will be based on a percentage (to be determined) of the construction costs (estimated value - \$70,000 to \$75,000)

· Construction Costs - Total sum of accepted publicly bid trade contractor prices  
 Upon acceptance of the trade contractors' bid prices, the forgoing cost items will be calculated and will be added together to establish the Guarantee Maximum Price (GMP) which will be subject to approval by the Common Council. Acct. #09005010 5777 C0171.

Mr. Krummel said that the Roofing Committee had reviewed the 9 proposals for construction management, selected 4 that were qualified to interview and following the interviews, voted unanimously to select Fusco.

Mr. Kimmel commended the Roofing Committee for reviewing 9 proposals. He said he was very impressed with Fusco. They have a good record of finishing jobs on time.

Mayor Knopp said one of the changes in the amendment is that the Council will have the opportunity to vote on the guaranteed maximum price.

**\*\* AMENDMENT PASSED UNANIMOUSLY BY VOICE VOTE.**

**\*\* MOTION, AS AMENDED, PASSED UNANIMOUSLY BY VOICE VOTE.**

1b. Authorize the Land Use and Building Management Committee/School Building Committee to approve the utilization of construction contingency for a total not to exceed (amount to be determined) Note that construction contingency does not include costs relating to change in project scope. Acct. #09005010 5777 C0171.

**\*\* MR. KRUMMEL MOVED THE ABOVE MOTION.**

**\*\* MR. KRUMMEL MOVED TO AMEND AS FOLLOWS:**

Authorize the Land Use and Building Management Committee/School Building Committee to approve the utilization of construction contingency funds for a total not to exceed four percent (4%) of the construction costs. Note that construction contingency does not include costs relating to changes in project scope. Acct. #09005010 5777 C0171

**\*\* AMENDMENT PASSED UNANIMOUSLY BY VOICE VOTE.**

**\*\* MOTION, AS AMENDED, PASSED UNANIMOUSLY BY VOICE VOTE.**

IV. 1. Roof replacements: Specific action to be provided at the meeting.

**\*\* MR. KRUMMEL MOVED TO:**

Authorize the Mayor, Alex A. Knopp, to execute a contract with Horizon Group for the roof replacement project at Norwalk High School (103-217) for a total not to exceed \$1,286,000.00 Acct. #09025010 5777 C0246

Mr. Krummel said this was the lowest bid among six bidders and the Roofing Committee voted unanimously to approve this firm.

**\*\* MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**\*\* MR. KRUMMEL MOVED TO:**

Authorize the Mayor, Alex A. Knopp, to execute a contract with Monpat Construction for roof replacement at Cranbury Elementary School (103-215) for a total not to exceed \$594,000.00 and at Fox Run Elementary School (103-216) for a total not to exceed \$594,000.00 Acct.#09025010 5777 C0244-Cranbury and Acct. #09025010 5777 C0245-Fox Run

Mr. Kimmel said it would be wonderful to have the work done at Cranbury School. They have been receiving phone calls on this school for years.

**\*\* MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**\*\* MR. KRUMMEL MOVED TO:**

Authorize the Mayor, Alex A. Knopp, to execute a contract with Silktown Roofing for roof replacement at 1)Marvin Elementary School (103-214) for a total not to exceed \$690,200.00; 2)Columbus Magnet School (103-211) for a total not to exceed \$366,295.00; 3)Rowayton Elementary School (103-219) for a total not to exceed \$358,520.00; and 4) Tracey Elementary School (103-218) for a total not to exceed \$298,349.00 Funds from Accts.#09025010 5777 C0243- Marvin, #09025010 5777 C0214-Columbus, #09025010 5777 C0248- Rowayton, #09025010 5777 C0247- Tracey and 2002-2003 Capital Budget roofing allocation-account number to be designated by Finance Department.

**\*\* MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**\*\* MR. KRUMMEL MOVED TO:**

Authorize the School Building Committee to issue change orders for roofing projects (#103-211 and #103-214 to #103-219) for a total not to exceed \$100,000. Funds from 2002-2003 Capital Budget roofing allocation- account number to be designated by Finance Department.

Mr. Kimmel said in previous Councils, it was pointed out repeatedly that they could not do this expansive a job in such a short time. He commended the committee for working hard and moving this forward. It is a fast track project. Mr. Kimmel praised staff for looking into the questions that have been raised and said he looked forward to seeing this project move forward.

Mrs. Bain spoke of the hard work that the staff had done and said they deserved commendation.

Mayor Knopp thanked staff, particularly Mr. Opdahl, Mr. Foley, Mr. Lo and Mr. Schmidt, who have worked tirelessly over the past few weeks. He said they have been working on the 30-year guarantee of these new roofs. In the past, the City lost money ,was involved in litigation and the health of the City's schoolchildren has suffered by using inferior roofing materials. He cited the problems with the various elementary schools, all of which have had repairs and now need roof replacement. The City can save money in the long term by insisting these jobs be done right with the best materials and insisting on long guarantees. Mayor Knopp cautioned that as a City, they have acted responsibly, diligently and quickly to get these project done over the summer. They are responding to one of the biggest unmet infrastructure needs that the City has had. However, they cannot guarantee that every roof will be constructed by the start of school next year. Rain delays, the ability of a contractor to meet the terms of a contract, etc., are not under their control. They have done everything possible to make these projects happen. They will be on site daily to make sure that delays are prevented. He has instructed the Law Department to have contracts drafted and a work schedule negotiated by May 10th. Work will begin on June 20th and end no later than August 28th. This is a massive project. Mayor Knopp said he was convinced that the City has worked responsibly and they will fight any effort to delay this project for unjustified reasons. Mr. Krummel recognized the architect, Tom Hibbard, and said he has provided exemplary service to the City. Mayor Knopp thanked Mr. Hibbard for attending the

meeting and expressed his condolences on the loss of his father.

Mrs. Bain acknowledged D.J. Carey, President of the PTO Council, and a tireless worker on the Roofing Committee.

\*\* MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

III. 1. Technical correction to 103-19 B. For each grand list year, deferral hereunder shall be limited to the lesser of either an amount up to two thousand five hundred dollars (\$2,500), or an amount up to fifty percent (50%) of the tax principal due, less any tax credits, abatements, exemptions and other benefits provided under state statutes for elderly and permanently and totally disabled taxpayers. For each grand list year, the minimum amount allowed for deferral hereunder shall be equal to the amount of the tax credit allowed under Section 103-12.

\*\* MR. WRENN MOVED TO APPROVE THE ABOVE MOTION.

\*\* MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

\*\* MR. MANN MOVED TO ADJOURN.

\*\* MOTION PASSED UNANIMOUSLY BY VOICE VOTE.

The meeting was adjourned at 8:40 p.m.

