

**CITY OF NORWALK
FACILITIES CONSTRUCTION COMMISSION
AUGUST 2, 2006**

ATTENDANCE: Mayor Richard A. Moccia; Paul Arcario; Stuart Opdahl;
Stuart Wells; John Tobin; David Murchie;
Gwen Briggs (for Doug Sutton); Nick Pacella (6:00 p.m.)

STAFF: John Hawley, Gilbane; Amar Shamas, Gilbane;

OTHER: Ben Burdsall, Gilbane

CALL TO ORDER

Mayor Moccia called the meeting to order at 5:35 p.m. He welcomed back Mr. Stuart Wells, who is replacing Mr. Avery.

MINUTES OF PREVIOUS MEETING (S)

July 5, 2006 and July 19, 2006

**** MR. TOBIN MOVED TO APPROVE THE MINUTES OF JULY 5
AND JULY 19, 2006.**

**** MOTION PASSED WITH TWO ABSTENTIONS (BRIGGS AND
WELLS).**

NORWALK SCHOOL PROJECTS

A. Brien McMahon High School/Center for Global Studies Improvement
Project

1. Project update by John Hawley (Program Manager)

Mr. Hawley said that the removal of the portables is about 80% complete. They will begin demolishing the foundations. They will then begin the last phase, which is the construction of the softball field. The punchlist work is underway. All but a few pieces of the FF&E have been delivered.

2. Review and approve the following change orders:

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CCA #312 \$ 40,789.00 Increase GMP Provide revisions to the loading dock

area per RFI 146

CCA #30033 \$ 1,553.00 Increase GMP Provide revs at existing 3B conditions match

to blend masonry and EIFS to

CCA #30039 \$ 5,018.00 Increase GMP Provide new gypsum shaft in print room condition

due to clearance at existing

CCA #30051 \$ 3,250.00 Increase GMP Recalibrate fire pump and re-test due to water co

existing flow deficiencies from

Mr. Hawley explained CCA #312, \$40,789.00 for the loading dock revisions. This had been carried in the cost report at a \$50,000 value for about two years. This is more of a claim status. When Fletcher Thompson finished the drawings, the loading dock area had not been fully developed and a claim was filed by Brennan.

**** MR. OPDAHL MOVED TO APPROVE THE ABOVE LISTED CHANGE ORDERS.**

**** MOTION PASSED UNANIMOUSLY.**

B. Kendall Elementary School

1. Project update – by Amar Shamas (Program Manager)

Mr. Shamas said they are in the last phase of the F wing, which is the cafeteria, kitchen, corridor, gym and boiler room. The majority of the work will be completed within the next two weeks. They are planning to

move back in the week of August 21. The FF&E package is about 95% complete.

2. Review and approve the following change orders:

COR #077 \$ 7,023.00 Increase GMP Provide new railing at the exterior stair located at the loading dock per A/E SKA21

COR #078 \$ 2,640.00 Increase GMP Provide new paving and asphalt overlay at the exterior sidewalks and basketball area.

**** MR. ARCARIO MOVED TO APPROVE THE ABOVE LISTED CHANGE ORDERS.**

**** MOTION PASSED UNANIMOUSLY.**

3. Review only, changes approved by staff:

COR #075 \$ 4,565.00 Increase GMP Provide 2 drawer filing cabinets at the front office reception area.

COR #076 \$10,536.00 Increase GMP Provide repairs and install new T-111 wall panels at the gym, interior walls.

AL-036 \$ 5,378.00 CM Extend ventilation duct work to gym, Contingency office and custodial area per A/E SKM 11.

4. Review and approve the following change order to Bojan Development, LLC for additional abatement services at Kendall:

CO#7	\$ 2,300.00	Setup, removal and disposal of an additional containment and staging above stage area.
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Mr. Shamas explained that this was abatement work for the stage area and air handling units.

**** MR. MURCHIE MOVED TO APPROVE THE ABOVE LISTED CHANGE ORDER.**

**** MOTION PASSED UNANIMOUSLY.**

C. Norwalk High School

1. Project update – by Amar Shamas (Program Manager)

Mr. Shamas explained that the work is underway and will take most of August and September to complete. They will shut the power to the building for approximately two weeks from August 7 to August 18. All activities have been coordinated with the proper authorities. The foundation work will begin in September; the steel work will begin in November. The orchestra foundation work will be in October. The boiler room work will be done during September and October. The permits have been filed for the co-gen system.

2. Review the following and refer to Common Council for approval:

“a. Authorize the Mayor, Richard A. Moccia, to execute a second amendment to O&G Industries, Inc. for the construction phase at Norwalk High School Project to increase the GMP by the sum of \$1,710,881.00. Acct #0904-5010-5777-B0310.

b. Increase the allowance for Owner’s Contingency by the amount of \$200,000.

c. Authorize the NFCC to issue change orders on contract for a total not to exceed the Owner’s Contingency Allowance.”

**** MR. OPDAHL MOVED TO AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE A SECOND AMENDMENT TO O&G INDUSTRIES, INC. FOR THE CONSTRUCTION PHASE AT NORWALK HIGH SCHOOL PROJECT TO INCREASE THE GMP BY THE SUM OF \$1,710,881.00. ACCT #0904-5010-5777-B0310.**

**** MR. OPDAHL MOVED TO INCREASE THE ALLOWANCE FOR OWNER'S CONTINGENCY BY THE AMOUNT OF \$200,000.**

**** MR. OPDAHL MOVED TO AUTHORIZE THE NFCC TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED THE OWNER'S CONTINGENCY ALLOWANCE.**

**** MOTION PASSED UNANIMOUSLY.**

Mayor Moccia thanked everyone involved for their efforts in moving this project forward.

D. Tracey Elementary School

1. Project update – by Ben Burdsall (Program Manager)

Mr. Burdsall explained that the utilities are being installed. The sprinkler system is being completed. New boilers have been installed. The entire project should be complete by about October 1, 2006. The job is going according to schedule, and they expect to have the temporary CO issued on August 23, 2006.

2. Review and approve the following change orders:

CER #11.1 \$14,750.00	Increase GMP	Add new path
and feeder between		MDP and Panel S.

CER #13.1 \$11,516.00	Increase GMP	Incorporate
changes to HHWS/R		pipng per SKM-01 through SKM-05.

CER #16.1 \$ 2,724.00 Increase GMP Remove non-used existing fire alarm devices in attic and gym.

CER #18.1 \$ 3,890.00 Increase GMP Add sprinkler heads under stage per SKP-01.

CER #23.1 \$ 2,500.00 Increase GMP Use existing louvers as transfer Grilles at stage per RFI #22.

CER #28.1 \$ 3,206.00 Increase GMP Add electric door strike per SKE-2 and SKE-3.

CER #29.1 \$ 6,151.00 Increase GMP Admin. Office relocations per principal's request.

**** MR. TOBIN MOVED TO APPROVE THE ABOVE LISTED CHANGE ORDERS.**

Mr. Burdsall explained that CER #18.1 for \$3,890.00 for sprinkler heads under the stage was requested by the Fire Marshal.

**** MOTION PASSED UNANIMOUSLY.**

E. Columbus Elementary School

1. Project update – by Ben Burdsall (Program Manager)

Mr. Burdsall explained that this is similar to the work being done at Tracey, and it is following along on the same schedule. They expect to have it completed by the start of the school year.

2. Review and approve the following change orders:

CER #9.1 \$ 9,194.00 Increase GMP Remove
existing fuel oil pump
pump and provide new fuel oil
set.

CER #10.1 \$ 7,646.00 Increase GMP SNEW charges
to replace Pole
underground #664 and install new
electrical service.

**** MR. ARCARIO MOVED TO APPROVE THE ABOVE LISTED
CHANGE ORDERS.**

**** MOTION PASSED UNANIMOUSLY.**

F. Roton Middle School

1. Project update – By Ben Burdsall (Program Manager)

Mr. Burdsall said that Roton was underdesigned and was reviewed by the State last December. It was considerably over-budget. It was decided to review the scope of the project and go out to re-bid this Fall. There is a summary of the items considered included in the packet.

NATHANIEL ELY CENTER

A. Project update – By John Hawley (Program Manager)

Mr. Hawley said the bidding was completed during July. The project came in at its target budget.

B. Refer the following to Common Council for approval:

“a. Authorize the Mayor, Richard A. Moccia, to execute an amendment to W&M Construction Corporation for the construction phase (including pre-construction phase services) of the Nathaniel Ely Child

Care Center for a total not-to-exceed \$3,729,663. Acct #09064074-5777-C0346.

- b. Establish an allowance for the Owner's Contingency in the amount of \$360,000.
- c. Authorize the NFCC to issue change orders on contract for a total not to exceed the Owner's Contingency."

**** MR. WELLS MOVED TO AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE AN AMENDMENT TO W&M CONSTRUCTION CORPORATION FOR THE CONSTRUCTION PHASE (INCLUDING PRE-CONSTRUCTION PHASE SERVICES) OF THE NATHANIEL ELY CHILD CARE CENTER FOR A TOTAL NOT-TO-EXCEED \$3,729,663. ACCT#09064074-5777-C0346.**

**** MR. WELLS MOVED TO ESTABLISH AN ALLOWANCE FOR THE OWNER'S CONTINGENCY IN THE AMOUNT OF \$360,000.**

**** MR. WELLS MOVED TO AUTHORIZE THE NFCC TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED THE OWNER'S CONTINGENCY.**

Mayor Moccia explained that they did get the additional commitment of \$750,000 from CHEFA, but they do not have the letter of confirmation. He said they will move forward with this, but without the letter of commitment, they might have to table it before the next Council meeting.

**** MOTION PASSED UNANIMOUSLY.**

C. Review the following and refer to Common Council for approval:

“a. Authorize the Mayor, Richard A. Moccia, to execute a contract with AAIS Corp. of West Haven, CT for asbestos abatement services at the Nathaniel Ely Child Care Center for a total not-to-exceed \$48,500. Acct #09064074-5777-C0346.

b. Establish an allowance for the Owner's Contingency in the amount of \$6000.

c. Authorize the NFCC to issue change orders on contract for a total not to exceed the Owner's Contingency."

**** MR. MURCHIE MOVED TO AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE A CONTRACT WITH AAIS CORPORATION OF WEST HAVEN, CT FOR ASBESTOS ABATEMENT SERVICES AT THE NATHANIEL ELY CHILD CARE CENTER FOR A TOTAL NOT-TO-EXCEED \$48,500. ACCT #09064074-5777-C0346.**

**** MR. MURCHIE MOVED TO ESTABLISH AN ALLOWANCE FOR THE OWNER'S CONTINGENCY IN THE AMOUNT OF \$6000.**

**** MR. MURCHIE MOVED TO AUTHORIZE THE NFCC TO ISSUE CHANGE ORDERS ON CONTRACT FOR A TOTAL NOT TO EXCEED THE OWNER'S CONTINGENCY.**

**** MOTION PASSED UNANIMOUSLY.**

MISCELLANEOUS ITEMS

None.

ADJOURNMENT

**** MR. WELLS MOVED TO ADJOURN.**

**** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 6:00 p.m.

Respectfully submitted,

Carolyn Marr
Telesco Secretarial Services