

**CITY OF NORWALK
NORWALK FACILITIES CONSTRUCTION COMMISSION
MAY 7, 2009**

ATTENDANCE: Mayor Richard A. Moccia; James Feigenbaum, Richard Bonenfant; Dr. Dan Cook; Richard Tavella; Joseph Beggan, Steve Kershner, Glenn Iannaccone

STAFF: Alan Lo, Building and Facility Manager; George Giannitti; Norwalk Public Schools Purchasing Agent

OTHER: Amar Shamas, Gilbane;

Call to Order

Mayor Moccia called the meeting to order at 5:40 p.m.

Approval of Minutes

- ** MR. BONENFANT MOVED TO APPROVE THE MINUTES OF THE MARCH 4, 2009 MEETING AS SUBMITTED.**
- ** MOTION PASSED UNANIMOUSLY.**

Norwalk School Projects

Norwalk High School

Mr. Shamas provided a project update and indicated that most everything was completed pending receipt of close-out documents to reconcile final commissioning report with the construction manager in order to complete execute the final change orders to the State Department of Education, which is part of the whole process. He hopes to complete all the financial reports by the summer.

Mayor Moccia asked about the reimbursement percentage, and Mr. Shamas replied that it still had not been squared away whether it would be 34.3% to 36.4% and that there was still a 2% difference. Mayor Moccia stated that Larry Cafero has been quite busy dealing with state budgeting issues, but that he hopes to have him lobby the various state departments to get resolution on the reimbursement issue soon. Mr. Shamas added that there are issues regarding fiscal year applications and state guidelines that need to be resolved, but it is well worth the effort to pursue the percentage difference, as it is a substantial amount of money.

Mr. Shamas reviewed the following items and summarized that most of the dollar amounts are credits which will come back to the City of Norwalk once reconciled.

PCO#00263	(\$ 2,091.64)	Decrease GMP	Credit associated with deleting redundant emergency gas shut off switch at the Science wing per A/E RFI.
PCO#00372	\$ 9,873.58	Increase GMP	Provide additional condensate pumps at FCU units due to existing condensate drain location.
PCO#00421	(\$ 3,932.01)	Decrease GMP	Credit for deleting duct work at the 3 rd floor Nurse's area as directed by A/E.
PCO#00427	\$ 3,400.00	CM Contingency	Additional work by the building and controls contractor for wiring of Fire Alarm duct devices.
PCO#00434	(\$ 2,181.26)	Decrease GMP	Credit for deleting unused portion of painting contractor's allowance.
PCO#00435	\$ 14,935.00	CM Contingency	Provide power to Smoke Dampers at various locations within the addition and existing building.
PCO#00436	(\$ 5,566.83)	Decrease GMP	Credit for unused electrical trade allowances.
PCO#00437	\$ 2,997.12	Increase GMP	Provide CO detector at the boiler room as directed by A/E.
PCO#00438	(\$ 2,171.26)	Decrease GMP	Credit for deleting break metal at court yard aluminum windows due to field conditions.
PCO#00439	(\$ 6,900.65)	Decrease GMP	Credit for various plumbing scope as directed by A/E as certain scope was duplicated.
PCO#00440	\$ 1,605.89	Increase GMP	Additional bond cost for plumbing contractor associated with change order work.
PCO#00441	(\$ 11,000.00)	Decrease GMP	Credit associated with a redundant 2 nd water riser to the cooling towers.
PCO#00442	(\$ 9,333.60)	Decrease GMP	Credit associated with deleting demo work for AC6 and 7. The units were repaired on site without the need fro demo work.

Mr. Kerschner asked about the Co-gen unit was working the way it was supposed to work, and Mr. Shamas responded that they are into year two of the two-year contract that is being monitored by Co-Energy America. Mr. Bonenfant asked if there was something similar to what was done at Ben Franklin to provide an analysis of the efficiency, and Mayor Moccia asked if they would provide a report of the cost savings. Mr. Shamas reviewed the many factors that they have been evaluating over the past several months, which prohibits an accurate efficiency analysis, such as system shut downs, building modifications, increase in utility and energy costs, along with the absence of a base line for comparison due to an efficient model used throughout the process of system upgrades. Mr. Shams added that the unit is operating and is being monitored, and that the heat is being captured, with very little heat being dumped or lost. He added that last year the pool was drained, and this was another factor that inhibits an accurate base-line comparison.

Mr. Lo stated that they are trying to collect information from the Board of Education from the past year and make assumptions to create a financial model to establish base-line. He added that this is a difficult process that could require an engineering consultant, and that would be an expense that the City does not want to add to the analysis; but they will continue to work on coming up with something.

Mr. Shamas then presented a report of additional out of scope items and reviewed the procurement procedure and status for each item. The total estimated total costs are now at \$83,000 compared to the original projection of \$117,000 which represents a 30% reduction.

(Refer to chart attached)

Review Bids for Culinary Arts Center

Mr. George Giannitti, Purchasing Agent for the Norwalk Public Schools provided an equipment schedule and bids for the Culinary Arts Center at Norwalk High School. He stated that out of the ten vendors that were contacted two responded, and he highlighted the savings with changing specifications from all stainless steel fabrication to molded plastic where applicable, and the alternative brand prices, which in total produced a savings of nearly \$15,000, to a total cost of \$98,000 compared to original estimates of \$112,800. Mr. Beggan asked if this is just equipment without construction-related costs and warranties, and Mr. Giannitti responded that installation would be done by Mr. Gorian's team, and that all equipment purchases include the applicable warranty.

Mayor Moccia stated that much time and work has been devoted to this project, and he wanted to respond to public comments relative to the criticism of high spending and comparison with the traditional Home Economics Course. He stated that this is not Home Economics but a Culinary Arts program that meets the demand of many young people who plan to enter the Culinary Arts field in their future. Mr. Iannaccone added that this also is an equity issue that brings Norwalk High School up to par with Brien McMahon's program.

**** MR. BONENFANT MOTIONED TO APPROVE AND FORWARD TO THE LAND USE COMMITTEE AND COMMON COUNCIL FOR APPROVAL, THE AUTHORIZATION FOR THE NORWALK PUBLIC SCHOOLS PURCHASING AGENT TO ISSUE PURCHASE ORDER(S) TO THE WAREHOUSE STORE FIXTURE COMPANY FOR THE SUPPLY OF KITCHEN EQUIPMENT FOR THE NORWALK HIGH SCHOOL CULINARY ARTS CENTER, FOR A TOTAL NOT TO EXCEED \$98,000. ACCT. # 09065010-5798-B0310.**

**** MOTION PASSED UNANIMOUSLY.**

Ponus Ridge Middle School

Mr. Shamas presented a project update and the following changes as approved by staff:

CA# 0025	\$ 3,371.10	CM Contingency	Provide additional bond costs for change order work associated with the glazing package.
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Mr. Bonenfant remarked he was able to see the finished work at a recent function held at Ponus Ridge Middle School, and the auditorium looks great with all the new seats and carpeting. Also, he stated that the principal announced the completion of the project and shared her feelings of satisfaction and appreciation of all the hard work done by the City.

Nathan Hale Middle School

Mr. Shamas presented a project update and the following changes as approved by staff:

CA#0041	\$ 2,615.65	CM Contingency	Provide replacement to the Main Office door and hardware due to field conditions.
CA#0042	\$ 2,600.96	CM Contingency	Provide additional bond costs for change order work associated with the glazing package

Miscellaneous Items

There were no items discussed.

Adjournment

** MR. TAVELLA MOTIONED TO ADJOURN.
** THE MOTION PASSED UNANIMOUSLY.

The meeting adjourned at 6:20 p.m.

Respectfully submitted,

Marilyn Knox
Telesco Secretarial Services

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