

Committee Members

Councilman Gene Nocera Co-Chair
Councilwoman Jeanette Blackwell Co-Chair
Councilman Phillip J. Pessina Vice-Chair
John Giuliano
Kristy Byrd
Sheila Daniels
Stephen Zarger
Richard Pelletier
John Phillips
Theodore Raczka
Anita Dempsey-White

Committee Staff

Dr. Michael Conner; Superintendent
Dr. Vazquez Matos; Acting Superintendent
Marco Gaylord; Director Operations
Elise McDermott; Finance and Budget
Kevin Dion; Director Facilities
Peter Staye; Director Facilities
Erin Thazhampallath; Secretary

Meeting Minutes

*****Online WEBEX*****

Woodrow Wilson Building Committee

Monday, February 28, 2022

6:00 P.M

Members Present: Councilman Gene Nocera
Councilwoman Jeanette Blackwell
Councilman Philip J. Pessina
John Giuliano
Sheila Daniels
Richard Pelletier
John Phillips
Theodore Raczka
Anita Dempsey-White

Members Absent: Kristy Byrd
Stephen Zarger

Staff Present: Kevin Dion; Director Facilities
Erin Thazhampallath; Secretary

Others Present: Joe Vetro; Project Manager, O&G Industries
Michael C. Scott; Senior Architect, TSKP
Hristo Miljovski, Project Engineer, O&G Industries

1. Councilman Gene Nocera, Co-Chair calls the meeting to order at 6:01pm.

Motion by Councilman Philip J. Pessina and seconded by Councilwoman Jeanette Blackwell to amend the agenda to include a discussion item under TSKP 4.1 to assign TSKP with the design implementation and cost proposal of electronic door entrances for

persons with disabilities to the East and North side entrances of Beman. Motion passed unanimously by committee members present.

Motion by Councilwoman Jeanette Blackwell and seconded by Sheila Daniels to approve the amended agenda. Motion passed unanimously by committee members present.

2. Approval of the Minutes:

2.1: Councilman Gene Nocera calls for a Motion to Approve the Meeting Minutes of January 31, 2022. **Motion** by Councilman Philip J. Pessina and seconded by Councilwoman Jeanette Blackwell. Motion passed unanimously by committee members present.

3. Public Comments: No Public Comment

Committee Members Anita Dempsey-White and John Phillips enter the meeting.

4. Construction Updates and Action Items:

4.1 Workflow Status: In Progress

A. O&G Status Update: Joe Vetro; Project Manager presents the monthly summary sheet. Middle School Construction is 100% complete at this time. Sitework Construction is at 91%; finishing up the turf and top coat around the community center. Commissioning work is at 90% and they have a couple more days to wrap things up. Contingency funds have stayed about the same and Available Funds are at \$61,448.

Councilman Gene Nocera states to the committee that all the Items for Approval have been brought before the subcommittee and properly vetted.

- Items for approval against the CM Contingency:

PCO #278	ASI# 106 - SBHC Phones, Clock	For a total of \$2,916.00
PCO #281	Fitness Room Mirror Replacement - Acorn Glass	For a total of \$2,650.00
PCO #282	Conference Window Film - Acorn Glass	For a total of \$1,640.00
PCO #283	Roofing Backcharges - Greenwood Industries	For a total of \$11,671.00

- Items for approval against the Owners Contingency:

PCO #279	Unused Drywall Allowance	For a total of -\$23,100.00
PCO #280	Unused Fire Protection Allowance	For a total of -\$3,879.00
PCO #284	Unused Spray Fireproofing Allowance	For a total of -\$10,000.00

PCO #285	Unused Fire Alarm & Tele Data Allowance	For a total of -\$20,000.00
PCO #286	Unused Aluminum Entrances Allowance	For a total of -\$2,542.00
PCO #287	Unused Roofing Allowance	For a total of -\$18,326.00
PCO #288	Unused Flooring Allowance	For a total of -\$50,350.00
PCO #289	Unused HVAC Allowance	For a total of -\$24,000.00

Motion by Councilwoman Jeanette Blackwell and seconded by Councilman Gene Nocera to approve O&G PCO #278, 281,282,283 against the CM contingency. Motion passed unanimously by committee members present.

Motion by Councilwoman Jeanette Blackwell and seconded by Councilman Gene Nocera to approve O&G PCO #279,280,284,285,286,287,288,289 against the Owners Contingency for a total of **-\$152,197.00**. Motion passed unanimously by committee members present.

Joe Vetro states that O&G is looking into putting in two automatic doors on the front entrance over on the East side of the building This would go from outside into the vestibule and from the vestibule into the body of the school. That would cost \$10,000 per door so that would be \$20,000 for the East entrance. They have also discussed adding this device on the North side of the building as well with one set of doors for \$10,000. That would mean a budgeted total cost of \$30,000 for the North and East side entrances. The discussion and motion would only be to authorize TSKP to plan and present it to the committee at the next meeting in March.

Motion by Councilwoman Jeanette Blackwell and seconded by Councilman Philip J. Pessina to approve TSKP with the design implementation and cost proposal of electronic door entrances for persons with disabilities to the East and North side entrances of Beman. Motion passed unanimously by committee members present.

B. TSKP Status Update: Michael Scott; TSKP. Other than the electronic doors TSKP is also reviewing the auditorium stairs. TSKP has reviewed it with the SubCommittee and thinks the way to move forward is to mock up a few solutions on site with the school administrators. Councilwoman Jeanette Blackwell adds that the Chairs of the Committee will also plan to be onsite for that meeting and review of the auditorium stairs.

Motion by Councilman Philip J. Pessina and seconded by Councilwoman Jeanette Blackwell to approve TSKP IMTL Change Order and Budget Transfer Invoices for on-call testing for a total of **\$1,452.18**. Motion passed unanimously by committee members present.

5. Financial Report:

5.1: Financial Update:**5.2: Action Items:** Motions read for approval by Councilwoman Jeanette Blackwell

- A. Motion** by Councilwoman Jeanette Blackwell and seconded by Councilman Philip J. Pessina to approve a change order and budget transfer for TRC Invoice #511167 (monitoring the removal of the underground oil storage tank) for a total of **\$651.00**. Motion passed unanimously by committee members present.

5.3: Invoice Approval: Motions read for approval by Councilwoman Jeanette Blackwell

- A. Motion** by Councilman JB and seconded by Councilman GN to approve O&G Invoice #31 in the amount of **\$967,326.73**. Motion passed unanimously by committee members present.
- B. Motion** by Councilman Gene Nocera and seconded by Councilman Gene Nocera to approve TSKP Invoice #45 in the amount of **\$4,989.75**. Motion passed unanimously by committee members present.
- C. Motion** by Councilman Gene Nocera and seconded by Richard Pelletier to approve Committee Secretary Timecard Jan/Feb 2022 in the amount of **\$175**. Motion passed unanimously by committee members present.
- D. Motion** by Councilman Gene Nocera and seconded by Richard Pelletier to approve Committee Finance/Budget Timecard Jan/Feb 2022 in the amount of **9 Hours**. Motion passed unanimously by committee members present.

Councilman Philip J. Pessina leaves the meeting to attend another meeting.

6. Discussion: Presented to the Committee by Councilwoman Jeanette Blackwell

6.1: Additional BOE Parking and Paving: Councilman Gene Nocera states that this item is still in the works through Public Works with a comprehensive road works plan for the summer.

6.2: Recreation Center Update: Councilman Gene Nocera states that things are moving fast with this project. The goal is to have the rec staff to be in their office space in April or May. The pool is projected to be ready for the community to use this summer. We are not certain how

much the rest of the building will be available for use but we are working quickly. With Covid we are still being impacted with the supply chain for mechanical systems.

6.3: FF&E Casters on Chairs and Lockers: Michael Scott states that he received the letter to send along to the vendor for the chair casters requesting the casters be replaced. TSKP reached out to the vendors and they will target spring break to replace all the casters on the chairs at the vendors cost.

Joe Vetro states that the Lockers were due to arrive in April and unfortunately that has been moved to May. As soon as he has a date he will bring that forward to the committee.

Gene Nocera states that the Chairs will be meeting with the Principal at Beman to plan the dedication ceremony for Beman and will send that date and information along when it is decided on.

7. Motion by Councilman Gene Nocera and seconded by Sheila Daniels to adjourn the meeting at 6:30pm. Motion passed unanimously by committee members present.

Respectfully Submitted,

Erin Thazhampallath
Recording Secretary