

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

Meeting Minutes

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

Woodrow Wilson Building Committee

Monday, May 23, 2022

6:00 P.M

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

Members Absent: Stephen Zarger
Kristy Byrd
John Phillips
Anita Dempsey-White

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

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

1. Councilman Gene Nocera, Co-Chair calls the meeting to order at 6:02pm.

Motion by Councilwoman Jeanette Blackwell and seconded by Councilman Philip J. Pessina to amend the agenda to add an Invoice total to Item 5.2 A. in the amount of

\$295,929.31 and to remove item 5.2 B. from the agenda. Motion passed unanimously by committee members present.

Motion by Councilwoman Jeanette Blackwell and seconded by Councilman Gene Nocera 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 April 25, 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

4. Construction Updates and Action Items:

4.1 Workflow Status: In Progress

A. O&G Status Updates and Approvals: Joe Vetro; Project Manager presents the monthly summary sheet. Contingency funds available have stayed at \$18,994.00. Middle School Construction is 100% complete with Sitework/Landscaping at 99% complete and Commissioning at 98% complete.

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 Owners Contingency:

PCO #302	Masonry Allowance	For a total of -\$7,357.00
PCO #303	NET Services Bond Cost	For a total of \$3,010.00

Motion by Councilman Philip J. Pessina and seconded by Richard Pelletier to approve O&G PCO #302 and #303 against the Owners Contingency for a total of **-\$4,347.00**. Motion passed unanimously by committee members present.

B. TSKP Status Updates and Approvals: Michael Scott; TSKP states that this week sitework and landscaping will continue to be tracked and progress reviewed. Ongoing items are being reviewed together with O&G as we near the end of the school year.

Councilman Gene Nocera states that the fencing around the multipurpose field as well as irrigation and a small scoreboard for that field was approved through the public works parks bond.

Sheila Daniels asks TSKP if the punch list can be shared with the committee. Michael Scott reviews the punch list items as outlined by the faculty, administration and staff. The areas of specific concern that are being addressed include: Beman signage on building, noise concerns in the cafeteria, soundproofing of room with partitions, PA system. This list is being reviewed to determine Next Steps or No further action required. Additionally, there is still an ongoing work ticket for tracking any building or maintenance related concerns. Sheila Daniels asks for clarification on the quality of the lockers. Michael Scott states that they are the third choice vendor of lockers because of availability but this does not mean this was a substandard manufacturer. With this in mind they should still meet the expectation of quality and have a decent warranty. If they are not performing in a way that meets expectations then there is a manufacturing issue that would be covered in the warranty.

Kevin Dion states that recent requests show that there are 16 areas of blind spots in the building that require cameras for full coverage. A quote was obtained for the 16 additional cameras to provide full coverage for the safety of the school.

Motion by Councilman Philip J. Pessina and seconded by Theodore Raczka to approve a Purchase Order and Budget Transfer for Utility Communications in the amount of **\$30,994.90**. Motion passed unanimously by committee members present.

5. Financial Report:

5.1: Financial Update: Councilwoman Jeanette Blackwell states that based on the financial report provided by Elise McDermott the outstanding contingency balance is **\$476,958.75**.

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

A. Motion by Councilwoman Jeanette Blackwell and seconded by Councilman Philip J. Pessina to approve O&G Invoice #34 in the amount of **\$295,929.31**. Motion passed unanimously by committee members present.

B.

- C. Motion** by Councilwoman Jeanette Blackwell and seconded by Councilman Philip J. Pessina to approve BVH Invoice #00.2119113.00-13 (Commissioning Services) in the amount of **\$5,250.00**. Motion passed unanimously by committee members present.
- D. Motion** by Councilwoman Jeanette Blackwell and seconded by Councilman Philip J. Pessina to approve SHI Invoice #14959078 in the amount of **\$43,281.00**. Motion passed unanimously by committee members present.
- E. Motion** by Councilwoman Jeanette Blackwell and seconded by Councilman Philip J. Pessina to approve RH Lord Invoice #34291 in the amount of **\$110,628.00**. Motion passed unanimously by committee members present.
- F. Motion** by Councilwoman Jeanette Blackwell and seconded by Councilman Philip J. Pessina to approve Committee Secretary Timecard April/May 2022 in the amount of **\$200**. Motion passed unanimously by committee members present.
- G. Motion** by Councilwoman Jeanette Blackwell and seconded by Councilman Philip J. Pessina to approve Committee Finance/Budget Timecard April/May 2022 in the amount of **8 Hours**. Motion passed unanimously by committee members present.

6. Discussion: Presented to the Committee by Councilman Philip J. Pessina

6.1: Additional BOE Parking and Paving: Councilman Gene Nocera states that he expects the work will commence in the late summer. Richard Pelletier states that he understands that there is a parking area that is blocked by the gates and it was his understanding that the gates would be lifted when school was not in session. Councilman Philip J. Pessina states that this was discussed at the subcommittee meeting and will be addressed. When school lets out the north gate will be opened so that persons with disabilities can utilize the parking stalls. This will be looked at to see if the mechanism has the ability for us to raise it with the ongoing help and support of parks and rec. A solution is being discussed and collaborated on to make sure this is accessible.

6.2: Recreation Center Update: Councilman Gene Nocera states that the project is 3-4 months behind due to supply chain issues. However, the office staff is in the office and fully set up and the entrance cleared and they are hoping for a temporary certificate of occupancy in November. The solar piece is going to be slower as those parts are hard to secure but this will not interfere with the building being occupied.

6.3: FF&E Casters on Chairs and Lockers: Deborah Cain; BOE Chair asks about locker warranty with a concern that with summer coming we may not see the wear and tear on the lockers and would like to know how long those lockers are covered. Hristo Miljovski, Project Engineer, O&G

Industries states that these lockers are under a 10 year warranty. Sheila Daniels asks why we still have 20% not functioning properly. Michael Scott states that the parts are not available yet for that fix but when they are available then they will be fixed.

6.4: Memorial Park Update (Arbor Day Tree Planting' & Rotary Club Bench Donation):

Councilman Philip J. Pessina states that he has worked with the Rotary Club and they have ordered the benches and the plaque to be set up at the gazebo. They are working together to get this completed with TSKP.

6.5: Save the date Reminder: Beman Middle School Dedication Ceremony May 27, 2022 at 9:30am. In case of inclement weather the ceremony will take place in the Beman auditorium.

7. Motion by Councilman Gene Nocera and seconded by Sheila Daniels to adjourn the meeting at 6:48pm. Motion passed unanimously by committee members present.

Respectfully Submitted,

Erin Thazhampallath
Recording Secretary