



LAND USE AND BUILDING MANAGEMENT COMMITTEE

SPECIAL MEETING AGENDA MONDAY, JUNE 24, 2019 AT 6:00 PM IN NORWALK CITY HALL, COMMON COUNCIL CHAMBER

I. ROLL CALL

II. PUBLIC PARTICIPATION

III. MINUTES OF PREVIOUS MEETING(S) (NONE)

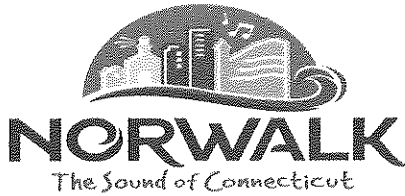
IV. NEW BUSINESS

A. School Construction

1. Review proposed action for the Norwalk High School Culinary Program Expansion and Toilet Rooms Renovation Project and refer the following to the Common Council for action:
 - “a. Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the agreement with Newfield Construction, Inc. as the Construction Manager (CM) for the Norwalk High School Culinary Program Expansion and Toilet Rooms Renovation Project, to accept the Guaranteed Maximum Price (GMP) for a total not to exceed \$4,968,695.00. Funds are available in Acct. #0918/195010 5777 C0610.**
 - b. Authorize the NFCC to issue Change Orders on contract for a total not to exceed \$248,435.00.”**
2. Review bid results for the Norwalk High School Scoreboard Replacement Project and refer the following to the Common Council for action:
 - “a. Authorize the Mayor, Harry W. Rilling, to execute a contract with Hampden Engineer, Corp. for the Norwalk High School Scoreboard Replacement Project for a total not to exceed \$106,250.00 Funds are available in Acct. #09/18195010 5777 C0610.**

- b. Authorize the NFCC to issue Change Orders on contract for a total not to exceed \$10,625.00.”**
3. Review request to increase contingency for the Norwalk High School freight elevator improvement project and refer the following to the Common Council for action:
“Authorize to increase the contract contingency with J.A. Rosa Construction, LLC for the Norwalk High School freight elevator improvement project for an additional \$24,800. 09185010 5777 C00610.”
4. Review request to place the following Norwalk High School action on the July 9, 2019 Common Council agenda subject to the receipt of pricing for the work:
“a. Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the agreement with Newfield Construction, Inc. as the Construction Manager (CM) for the Norwalk High School Wood Door/Paneling Replacement Project, to accept the Guaranteed Maximum Price (GMP) for a total not to exceed (amount to be determined). Funds are available in Acct. #0918/195010 5777 C0610.
b. Authorize the NFCC to issue Change Orders on contract for a total not to exceed (amount to be determined).”

V. MISCELLANEOUS/DISCUSSION ITEMS



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.org P: 203-854-7877
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE
NFCC

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER

RE: **NORWALK HIGH SCHOOL – CULINARY EXPANSION AND TOILET ROOM
RENOVATION**

DATE: MAY 29, 2019

The Norwalk Board of Education is committed to providing a comfortable, safe and healthy learning environment. To achieve this goal, the Board of Education authorized the development of a facilities and capital needs study for the Norwalk Public School system. One of the findings of the report was the realization that the existing toilet rooms in Norwalk High School do not meet current Americans with Disabilities Act (ADA) requirements. During the study it was discovered that very little renovations/upgrades occurred to the toilet rooms since the construction of Norwalk High School in 1971. As a result the toilet rooms in the building will be improved to the extent possible to current ADA requirements.

In addition to the facilities study the Norwalk Board of Education evaluated the curriculum at the two High Schools and recently developed "pathways" for certain curricula. One of these is the Hospitality Management/Culinary Arts program at Norwalk High School. Currently there is a waiting list of 245 students. The expansion of the culinary facilities will allow Norwalk High School to eliminate its current wait list.

In an effort to meet summer construction schedule, we expedited the design phases and the submission of the projects to the State in order to be eligible for reimbursement. These projects are currently out for bids and bid opening is scheduled for June 6, 2019. Thereafter, our Construction Manager will develop a Guaranteed Maximum Price (GMP) for City approval.

ACTION REQUESTED:

- a. **Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the agreement with Newfield Construction, Inc. as the Construction Manager (CM) for the Norwalk High School Culinary Program Expansion and toilet Rooms Renovation Project, to accept**

the Guaranteed Maximum Price (GMP) for a total not to exceed \$4,968,695.00. Funds are available in Acct. #0918/195010 5777 C0610.

- b. Authorize the NFCC to issue Change Orders on contract for a total not to exceed \$248,435.00”**



225 Newfield Avenue
Hartford, CT 06106
860-953-1477
Fax 860-953-1712

Amendment One

June 18, 2019

Mr. Alan Lo, Building and Facilities Manager
City of Norwalk
125 East Avenue
Norwalk, CT 06856

RE: Project Number 3900 - Miscellaneous Projects at Norwalk High School
Trade Contract Awards, Guaranteed Maximum Price (GMP)

Dear Alan:

Newfield Construction, Inc. ("CMR") hereby submits to the City of Norwalk, Connecticut ("Owner") this document regarding Contract Amendment Partial Guaranteed Maximum Price (GMP) for trade bid packages 01 Final Cleaning, 02 Hazmat and Select Demolition, 06 General Trades, 09.3 Resilient and Resinous – Base and Flooring, 09.4 Painting, 10 Visual Display & Toilet Room Equipment, 22 Plumbing, 23 Mechanical, 26 Electrical for the construction at Norwalk High School Miscellaneous Projects in accordance with the CMR Agreement dated May 3, 2019, ("Agreement"). This document includes the requested items indicated in the Table of Contents below.

Table of Contents

- a. Partial GMP Amount
 - b. List of Drawings
 - c. List of Specifications
 - d. Clarifications and Assumptions
 - e. Allowances
 - f. Unit prices
 - g. Alternates
 - h. Project Schedule
 - i. Formal Recommendation for Approval of Listed Trade Contractors
 - j. Trade Rejection Letters for Non-compliance
- a. Amendment One Amount – See attached breakdown**
- The Amendment One amount is, Four Million Nine Hundred Sixty Eight Thousand Six Hundred Ninety five Dollars, \$4,968,695.00.
- b. List of Drawings - See attached**
- c. List of Specifications - See attached**
- d. Clarifications and Assumptions - See attached**
- e. Allowances - See attached (allowances are included in GMP)**
- f. Unit Prices - See attached**
- g. Alternates - See attached (alternates are not included in GMP)**
- h. Project Completion Schedule - See attached**

i. Recommendations for Approval of Listed Trade Contractors

Pursuant to the attached bid tabulation Newfield Construction has conducted scope reviews with the apparent low qualified bidders for bid package work required to be performed. We recommend for award the following qualified low Bidders:

Bid Package 01	Final Cleaning	Conny Inc, d/b/a Orange Cleaning Services
Bid Package 02	Hazmat and Select Demo	Oscar's Abatement LLC.
Bid Package 06	General Trades	G. Donovan Associates, Inc.
Bid Package 09.3	Resinous/Resilient Base & Flooring	Mackenzie Painting Company
Bid Package 09.4	Painting	M. Brett Painting Company, Inc.
Bid Package 10	Visual Display/Toilet Equipment	CSNE, LLC
Bid Package 22	Plumbing	Sullivan/Benson, LLC.
Bid Package 23	HVAC	Sullivan/Benson, LLC.
Bid Package 26	Electrical	Sullivan/Benson, LLC.

In light of the above Newfield Construction requests the partial GMP package be approved so the work can be contracted and scheduled.

Respectfully Submitted,



Stephen Buccheri
Project Executive
Newfield Construction, Inc.



Miscellaneous Projects at Norwalk High School
 City Project No. 3600
 GMP Recapitulation

Amendment One Part A
 6/17/2019

Bid Package	Trade	Projected Trade Contractor	Bid Amount	Scope Review Completed	Notes
1	Final Cleaning	Conny Inc, dba Orange /Cleaning Services	43,348	No	
2	Selective Demo & Abatement	Oscar's Abatement	350,000	Yes	
6	General Trades	G Donovan	1,766,000	Yes	
9.3	Resinous and Resilient Base & Flooring	MacKenzie	195,645	Yes	
9.4	Painting	M Brett	60,000	Yes	
10	Visual Displays/Toilet Room Equipment	CSNE LLC	216,026	Yes	
22	Plumbing	Sullivan/Benson	1,709,000	Yes	Combo Bid Award BP 22, BP 23 and BP 26
23	Mechanical	Sullivan/Benson	In combo above	Yes	Combo Bid Award BP 22, BP 23 and BP 26
26	Electrical	Sullivan/Benson	In combo above	Yes	Combo Bid Award BP 22, BP 23 and BP 26
31	Site Construction	NO BIDS	73,000	No	
Total Trade Bids			4,413,219		
CM ALLOWANCES			14,850		See Part E for Breakdown
CM CONTINGENCY 3.0%			132,642		
GL INSURANCE 0.45%			20,524		
PERMIT FEE 1.5%			In soft costs		By City
CM GENERAL CONDITIONS			227,600		
PRECON FEE			In soft costs		
CM BOND 0.80%			38,472		
CM FEE 2.5%			121,168		
Projected GMP			4,868,685		



**Miscellaneous Projects at Norwalk High School
City Project No. 3600
General Conditions**

Description	Qty	Unit	Unit Cost	Extension
Project Manager	397	hrs	\$ 115	\$ 45,655
Superintendent	32	wks	\$ 4,200	\$ 134,400
Project Engineer	173	hrs	\$ 65	\$ 11,245
Field Office	8	mo	\$ 600	\$ 4,800
Furniture & Equip.	1	ea	\$ 3,500	\$ 3,500
Office Supplies	6	ea	\$ 150	\$ 900
Postage Fedex	8	mo	\$ 200	\$ 1,600
Computer	1	ea	\$ 3,000	\$ 3,000
IT Support	8	mo	\$ 350	\$ 2,800
Phones & Data	8	mo	\$ 350	\$ 2,800
Cell Phones	8	mo	\$ 250	\$ 2,000
Copier	8	mo	\$ 500	\$ 4,000
Water & Coffee	8	mo	\$ 125	\$ 1,000
First Aid	1	ls	\$ 1,500	\$ 1,500
Small Gear	1	ls	\$ 2,500	\$ 2,500
Gen Liability Insurance	\$ 4,100,000		\$ 0.45%	in recap
Photos	6	ea	\$ 400	\$ 2,400
Reproduction	1	ls	\$ 3,500	\$ 3,500
Perf & Payment Bonds	\$ 4,100,000		\$ 0.008	in recap
				\$ 227,600



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.org P: 203-854-7877
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE
NFCC
FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER
RE: NORWALK HIGH SCHOOL – SCOREBOARD REPLACEMENT PROJECT
DATE: MAY 29, 2019

As part of the funding for school facilities improvement program, the Norwalk High School Governance Council identified the need to replace the existing scoreboard at Norwalk High School Athletic field. As a result the City's Purchasing Department solicited bids for new scoreboard to be installed. The new scoreboard project includes a full matrix LED video display with score keeping displays, control equipment and all new wiring.

ACTION REQUESTED:

- a. Authorize the Mayor, Harry W. Rilling, to execute a contract with Hampden Engineering, Corp. for the Norwalk High School Scoreboard Replacement Project, in an amount not to exceed \$106,250. Funds are available in Acct. #0918/195010 5777 C0610.
b. Authorize the NFCC to issue Change Orders on contract for a total not to exceed \$10,625.

NORWALK HIGH SCHOOL – SCOREBOARD REPLACEMENT PROJECT – BID SUMMARY

	Picco Construction LLC	Hampden Engineering Corporation
Lump Sum Price	\$148,000.00	\$106,250.00
Alt-1 Deduct Alternate: Provide cost to re-use existing steel supports and footing, all costs and engineering required for certification of existing steel shall be included and provided by the Contractor.	\$0	(\$8,000.00)
Alt - 2 Provide labor and material to install scoreboard wiring and connections on home side of field for outdoor scoreboard controller connection to scoreboard	\$5,000.00	\$6,600.00
Alt - 3 Furnish and Install new decorative top to scoreboard. Decorative top to match existing scoreboard. See attached photo provided for reference.	\$5,000.00	INCL. IN BASE

C



FAIR-PLAY

Forest Green Paint / White Trim

S10498

model no:01-8120-285-1

Design Proposal

TL Vision TL Energy Fair-Play

Conceptual illustration only. Customer must provide press-ready custom artwork for best results.
www.fair-play.com 800.247.0265 ©copyright2019



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.org P: 203-854-7877
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE
NFCC

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*

RE: NORWALK HIGH SCHOOL – ELEVATOR REPLACEMENT PROJECT

DATE: JUNE 19, 2019

As part of the Norwalk High School Projects, the existing freight elevator was identified to be replaced. This elevator is original to building (1971) and features all original, now outdated machinery and equipment. This freight elevator is the only elevator of the two elevators in the building that stops at all floors of the building, and hence, it is essential for this elevator to be ADA accessible. This project was awarded last year in the amount of \$248,182.

As part of the demolition of the elevator which began last week, the hydraulic piston which lifts and lowers the elevator needed to be removed and replaced. In a typical situation this work is included by the elevator contractor and removed as part of the project using standard methods. In the case of this elevator, the piston was stuck and locked in the ground and could not be removed. A specialty drilling contractor was called in to remove the piston. The cost of this work was \$24,640.00 which exhausted the construction contingency. Looking ahead, we are anticipating that some upcoming electrical modifications relating to the tie-in of the elevator to the emergency generator will be required and together with other potential unforeseen conditions, we would like to request an additional contingency in the amount of \$24,800.

ACTION REQUESTED:

Authorize to increase the contract contingency with J.A. Rosa Construction, LLC for the Norwalk High School freight elevator improvement project for an additional \$24,800. 09185010 5777 C00610.

Sterling Elevator Consultants, LLC

www.sterlingec.com

Northeast Region
195 West Main Street, Suite 5
Avon, CT 06001
Tel: (800) 209-9909
(860) 674-1919
Fax: (860) 674-1920

Mid-Atlantic Region
184 Narrow Shore Road
Aydlett, NC 27916
Tel: (800) 209-9909
(860) 674-1919
Fax: (860) 674-1920

June 13, 2019

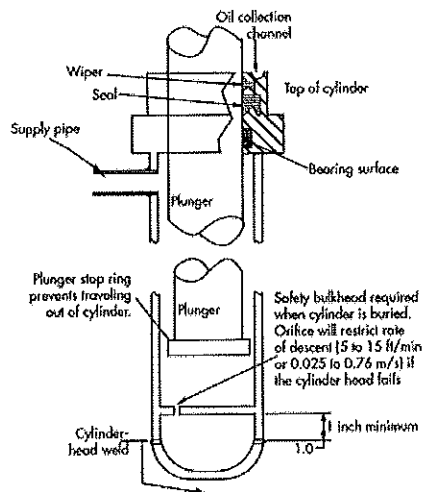
Mr. Rob Francis
Construction Administration
Silver / Petrucelli & Associates
3190 Whitney Avenue, Building 2
Hamden, CT 06518

Re: Norwalk High School Elevator Modernization Project, Norwalk, CT.

Dear Mr. Francis:

The purpose of this letter is to provide additional insight into the challenges associated with replacement of the in-ground hydraulic cylinder on Elevator 103-0163 that is presently being modernized by Otis Elevator Company at Norwalk High School.

Replacement of the cylinder was included in the project scope based on it having been in service for more than forty-five (45) years, and the recent adoption of the 2013 elevator code by the State of Connecticut (reference copy attached). Under the 2013 code, single-bottom hydraulic cylinders installed prior to 1973 are no longer in compliance. The subject cylinder was installed in 1970 per mechanical drawings in the machine room dated 4-16-70. The following is an illustration of a code compliant double-bottom cylinder configuration:



Otis reported that their mechanics applied upwards lifting pressure of approximately 7,500 pounds during their attempts to dislodge the hydraulic cylinder from the ground to facilitate lifting and removal. They identified a blockage approximately 30 feet down and determined that the last 5 feet were obstructed by what is believed to be cement utilized during the original installation.

The next practical step was for Otis to solicit the attached quote from specialty contractor United Drilling Company to provide additional services associated with dislodging the existing cylinder. United's quote is structured in three (3) separate phases subject to their progress with each phase. Otis would also have to provide standby labor during this process per State code.

It is our opinion that this is the only viable approach to this project phase and that United's billing rates are current and standard for the elevator industry.

Once the cylinder removal and replacement has been successfully completed it would be necessary to confirm that the pit area is waterproof. The services of a sealing company would be required if water infiltration is evident.

Please feel free to contact me with any questions or comments.

Thanks and best regards,

John F. Mundt, Jr.

John F. Mundt, Jr.
Vice President



CITY OF NORWALK
Alan Lo, Buildings and Facilities Manager
alo@norwalkct.org P: 203-854-7877
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

TO: LAND USE & BUILDING MANAGEMENT COMMITTEE
NFCC

FROM: ALAN LO, BUILDINGS AND FACILITIES MANAGER *AL*

RE: **NORWALK HIGH SCHOOL – WOOD DOORS/PANELING REMOVAL**

DATE: JUNE 24, 2019

On October 3, 2018 resolutions were approved by the Common Council in accordance with State requirements to submit a grant application for the removal of PCB latten wood paneling and wood doors in Norwalk High School. Upon the Common Council’s approval the City moved forward with the submission of a grant application to the State of Connecticut’s Office of School Construction Grants & Review (OSCG&R). Subsequently the City has received approval from OSCG&R and the City is now moving forward with the project.

The City has engaged an architect and a construction manager for this project. A Plan Completion Review (PCR) is scheduled with the State on June 26th in an effort to receive approval to go out to bid for this work. Since time is of the essence and while students are not in the school over the summer we will be soliciting pricing off of the State approved vendor list for removal of the wood panels only. This will afford the City valuable time to be able to begin the removal process while also insuring competitive pricing.

The City is scheduled to receive pricing for the wood paneling removal the week of July 1st. Thereafter, our Construction Manager will develop a partial Guaranteed Maximum Price (GMP) for City approval at the July 9th Common Council Meeting.

ACTION REQUESTED:

- a. **Authorize the Mayor, Harry W. Rilling, to execute an Amendment to the agreement with Newfield Construction, Inc. as the Construction Manager (CM) for the Norwalk High School Wood Door/Paneling Replacement Project, to accept the Guaranteed Maximum Price (GMP) for a total not to exceed (amount to be determined). Funds are available in Acct. #0918/195010 5777 C0610.**
- b. **Authorize the NFCC to issue Change Orders on contract for a total not to exceed (amount to be determined).**