



City of Middletown
Middletown Recreation Center Building Committee
SPECIAL MEETING MINUTES

Wednesday, April 20, 2022

Time: 7:00 PM

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Join a Meeting

Meeting number (access code): 2330 629 0867

Meeting password: Middletown

Or Join by phone

1-408-418-9388

Members Present: Chair, Councilman Gene Nocera
Vice Chair, Councilman Philip Pessina
Councilman Anthony Gennaro
David Bauer, John Giuliano, Anthony Jaskot, Deborah Petruzzello

Staff Present: Christopher M. Holden, P.E. Acting Director of Public Works
Cathy Lechowicz, Director of Recreation
Bobby Knoll Peterson, Chief of Staff, Mayor's Office

Others Present: Paul Pizzo – Landmark Architects

1. **Chairman opens Meeting** – 7:00 p.m.
2. **Minutes** – March 15, 2022 - Councilman Pessina moved to approve the minutes, seconded by David Bauer. Motion passed unanimously.
3. **Public Comment on Agenda Items** – None
4. **Correspondence** – None
5. **New Business**
 - a. **Landmark Architects Invoice \$123,000.00** – David Bauer moved to approve Invoice Number 0691, in the amount of \$123,000.00. The motion was seconded by Councilman Pessina. Motion passed unanimously.
 - b. **A. Secondino & Sons Invoice \$447,416.75** – Christopher Holden reported that this work has already taken place, and he has reviewed the invoice. There were a couple of math errors in the retainage. However, the total of \$447,416.75 is the accurate amount of the payment for this month. Councilman Pessina moved to approve the invoice. The motion was seconded by David Bauer. Councilman Nocera confirmed with Paul Pizzo that he has reviewed the work that was completed. Paul Pizzo confirmed that work was

completed in March, and the pool roof will be done in April. Councilman Nocera suggested that the next meeting be held onsite. Motion passed unanimously.

c. A. Secondino & Sons Change Order #4 – Paul Pizzo reported on the Phase 2 set of drawings. The entire set of drawings were revised, after additional funding was received from the City for additional work in the building. The revised drawings were submitted to A. Secondino & Sons, and a long list of costs was created, which is broken down by their divisions. The total is approximately 1.4 million dollars of work. He is looking for additional funding. He has been told that they are going to get an additional 1.5 million dollars of funding, which will give them a total of 4.8 million dollars. If they get all of the money that has been spoken of, they can provide all of this, and have approximately \$300,000.00 of leftover funding. He knows that there is additional work involved, which has not been priced yet, that is probably \$189,000.00. He thinks this will leave about \$150,000.00 remaining for unforeseen items. Paul Pizzo requested approval for the \$1,464,915.90. Additionally, Paul Pizzo requested approval for a total of all the work being requested for this month of \$1,539,875.44 (this total includes Not To Exceed totals). Money possibly being transferred from Joe Samolis. Christopher Holden will follow up, and explained how the admin system can only do one thing at a time. There can either be a payment, or a change order. He was working to align A. Secondino & Sons Invoices with what the Purchase Order was for. It took at least a week for their updated invoices to match the items on the purchase order. The change order could not go into the system until this was completed. The line items on the invoices needed to align with the items on the purchase order, which were not previously clear. Paul Pizzo stated that the September deadline will not be met, if the change order that was submitted last month, is not approved for another month. Bobbye Knoll Peterson stated that she will bring it up tomorrow.

Councilman Pessina suggested coming up with a plan for use of the building in an emergency. Cathy Lechowicz stated that would fall under emergency management, and it is being considered for a unification site. Paul Pizzo stated that they are working with Chief Kronenberger and the Fire Marshal, to probably add smoke detectors. Also, the emergency generator is 42 weeks out, with an anticipated delivery date of late next spring. The contractor is waiting for the change order to be signed, prior to starting the work on the fascia panels.

Christopher Holden reported that the formal Change Order #4 is \$1,464,915.90. David Bauer moved to approve the Change Order for the amount that Christopher Holden provided, contingent on receiving the additional funding that has been promised. The motion was seconded by Councilman Pessina. David Bauer commented he is in agreement with Councilman Pessina, the sooner the refuge plan is completed, and changes are incorporated into the building, the better for the construction process. Also, he requested that a spreadsheet showing the general numbers for the amount of money approved for the project, money spent, amount encumbered, and remaining balance, to help keep track of the scope. Christopher Holden will prepare a summary of the budget so far. Motion passed unanimously.

Councilman Pessina moved to endorse the rounded subtotal of \$75,000.00. The motion was seconded by Anthony Jaskot. Motion passed unanimously.

Paul Pizzo presented color schemes and material choices, from the interior designer, for the pool area and the gym. Also, carpet, tile and flooring samples. Councilman Pessina moved to approve the color schemes and materials for the project. The motion was seconded by Deborah Petruzzello. Motion passed unanimously.

6. Old Business

- a. Project Update/Background** – Controlled Air is doing the HVAC work. Solar is under Clark Energy. Councilman Nocera inquired about invoices. Christopher Holden explained the current payment process for the contractors.

Cathy Lechowicz clarified that the activity room is to be a youth programming space. She has spoken with middle school staff about youth coming to the recreation center after school. She is eager to engage the youth population.

- 7. Adjourn** – David Bauer moved to adjourn. The motion was seconded by Councilman Pessina. Motion passed unanimously. Meeting adjourned at 7:50 p.m.