

**Regular Meeting Minutes  
CAPITAL PROJECT BUILDING COMMITTEE  
Room 302 - Plainville Municipal Center**

**Correction**

**Committee:** Capital Projects Building Committee

**Date:** March 27, 2017

**Time:** 6:00 pm

**CPBC Attendees:** Mark Belanger, Tom Lozaw, Steve Martino, Richard Negro, Ken Restelli, Jim Tufts

**Absent:** Thomas Arcari

**Also Present:** Superintendent: Dr. Maureen Brummett, Director of Finance and Operations: Sam Adlerstein, Facilities Director: Steve Busel, Kaestle Boos Associates: Chuck Boos, Scott Mangiagli, O&G: Ken Biega, Custodial Manager: Scott Martin, Town Council Member: Danny Carrier, Board of Education Members: Laurie Peterson, Foster White

**Early Departure:**

**Call to Order:**

The meeting was called to order at 6:00 PM by Chairman Belanger.

**Approval of Minutes:**

STEVE MARTINO MADE A MOTION TO APPROVE THE MINUTES FROM THE JANUARY 23, 2017 MEETING. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

**Chairman Belanger moved items 4 and 5.**

**Presentation of Wheeler School Design Plans for Committee's approval:**

Scott Mangiagli from KBA gave a presentation regarding the school design and upgrades for the Wheeler Project. The State determined that in order for the project to receive the maximum reimbursement rate of 65%, they should proceed with 'renovate as new' status. He met with the Principal, Superintendent and Teachers and determined that with programmatic changes the building could be made better without adding square footage. There will be only 1 addition to the project and that will connect the two wings of the building. They have moved the bus loop to the side where the parent drop off is which will make a safer drop off of all students. Some of the rooms will be relocated without adding space. Mr. Busel asked if there was anything in the project to upgrade the fencing around the play area. Some of the fence is in disrepair and could use an upgrade. Mr. Mangiagli stated at this time there is nothing specific in the project to replace fencing, however, he will look into it for Mr. Busel. Discussion continued.

**MSP Roofing Project:**

They plan to replace the existing roof with a PVC roof. This will get a warrantee without replacing the entire metal roof structure.

**PHS Paving Project:**

There are plans to replace curbing, asphalt and the drainage system will be replaced; it is a standard parking lot replacement.

**Plainville Capital Improvement  
School Building Projects**
**Middle School of Plainville**

Roofing	\$2,112,334
Estimated State Reimbursement	\$1,307,315
Estimated Net Cost to Plainville	\$ 805,019

**Plainville High School**

Site work	\$1,741,769
No reimbursement	

**Wheeler Elementary School**

Renovate as New	\$23,513,789
Estimated State Reimbursement	\$12,106,957
Estimated New Cost to Plainville	\$11,406,832

**Total Estimated Cost: MSP, Wheeler, PHS**      \$27,267,892

**Total Estimated Net Cost to Plainville**      \$13,953,620

There would be no increase in the Debt Services. Discussion continued.

**Review of Budget and Estimates:**

Ken Biega from O&G reviewed the Schematic Design Estimate and cost summary for the projects. He also reviewed with the committee how the reimbursement rate is determined. Not everything on the project is eligible for reimbursement, after the change orders are signed off on, the State will determine whether the item is eligible. He then reviewed the next steps when the referendum is passed on June 6<sup>th</sup>. KBA will complete the design drawing, the final estimate will be developed and the project will go out to bid. Discussion continued.

**Discussion regarding the replacement of the MSP roof:**

Chairman Belanger stated that it was brought to the Committees attention that if we replace the roof at the MSP and then go for 'renovate as new' within 5 or 10 years from now we will need to take the roof off and he feels it would be a waste of taxpayer money. Chairman Belanger asked Mr. Busel who has been exploring other options to speak to it.

Mr. Busel stated that he had met with Mr. Boos and discussed the options for the MSP roof. They can do a restoration of the existing roof or a maintenance plan. Mr. Busel has had contractors look at the roof and they stated for its age, it is in good shape. A restoration would

guarantee the roof for 15-20 years at a cost of approximately **\$600,000**. He can do a maintenance plan for approximately \$5,000 per year. The committee reviewed the contact wording. Discussion continued.

**STEVE MARTINO MADE A MOTION TO RECOMMEND TO THE PLAINVILLE TOWN COUNCIL THAT THEY REMOVE THE MIDDLE SCHOOL ROOF FROM THE PROJECT. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.**

**RICHARD NEGRO MADE A MOTION TO RECOMMEND TO THE PLAINVILLE TOWN COUNCIL THAT THEY REVIEW THE PROPOSAL FOR A 5 YEAR MAINTENANCE PROGRAM FOR THE MIDDLE SCHOOL ROOF WITH A 1 YEAR OPTION FOR RENEWAL PER SCOPE OF WORK. STEVE MARTINO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.**

**KEN RESTELLI MADE A MOTION TO RECOMMEND TO THE PLAINVILLE TOWN COUNCIL THAT THE PROJECT MOVE FORWARD WITH THE 'RENOVATE AS NEW' STATUS AT WHEELER ELEMENTARY SCHOOL AND THE REPLACEMENT OF THE PARKING LOT AT PLAINVILLE HIGH SCHOOL USING THE PLAINVILLE SCHOOL SUMMARY FROM O&G. (SEE ATTACHED) RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.**

**Mr. Boos would like the record to show that he will file an amended #049 with the State of Connecticut so they are aware of the change on the project.**

**Ken Biega would like the scheduled Monday, April 24, 2017 Capital Projects Building Committee meeting held at Wheeler Elementary School, there will then be a tour of the building before a public hearing at 7:00 PM.**

**STEVE MARTINO MADE A MOTION TO ADJOURN THE MEETING. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.** The meeting was adjourned at 6:45 pm.

Respectfully Submitted,



Tina Gryguc  
Recording Secretary



**MOTIONS MADE AT THE  
CAPITAL PROJECTS BUILDING COMMITTEE MEETING  
MONDAY, MARCH 27, 2017**

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## PLAINVILLE SCHOOLS

### SCHOOL SUMMARY

February 28, 2017

DESCRIPTION	TOTAL OF ALL PROJECTS	WHEELER ELEMENTARY SCHOOL	PLAINVILLE HIGH SCHOOL
CONSTRUCTION COSTS	18,856,880	17,588,393	1,268,486
OWNERS SOFT COSTS	4,049,120	3,804,206	244,914
CONTINGENCIES & ESCALATION	2,349,558	2,121,190	228,369
<b>TOTAL</b>	<b>\$ 25,255,558</b>	<b>\$ 23,513,789</b>	<b>\$ 1,741,769</b>
<b>ESTIMATED REIMBURSEMENT FROM THE STATE</b>	<b>\$ 12,106,957</b>	<b>\$ 12,106,957</b>	<b>-</b>
<b>ESTIMATED NET COST TO PLAINVILLE</b>	<b>\$ 13,148,601</b>	<b>\$ 11,406,832</b>	<b>\$ 1,741,769</b>