

**Regular Meeting Minutes  
CAPITAL PROJECT BUILDING COMMITTEE  
Room 200 - Plainville Municipal Center**

**Committee:** Capital Projects Building Committee

**Date:** October 10, 2017

**Time:** 6:00 pm

**CPBC Attendees:** Tom Arcari, Mark Belanger, Tom Lozaw, Steve Martino, Ken Restelli

**Absent:** Rick Negro, Jim Tufts

**Also Present:** Town Manager: Robert Lee, Facilities Director: Steve Busel, Kaestle Boos Associates: Scott Mangiagli, O&G: Mark Sedensky, Superintendent of Schools: Dr. Maureen Brummett, BOE Director Business and Operations: Sam Adlerstein, Eagle Environmental: Ashis Roychowdhury, Plainville Town Council: Danny Carrier

**Early Departure:** Dr. Maureen Brummett 6:35 pm, Sam Adlerstein, 6:50 pm, Robert Lee, 6:55 pm

**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 SEPTEMBER 12, 2017 MEETING. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

**Invoice Approval:**

KEN RESTELLI MADE A MOTION TO APPROVE INVOICE #2 DATED SEPTEMBER 29, 2017 TO KAESTLE BOOS ASSOCIATES FOR INITIAL ARCHITECTURAL/ENGINEERING FEE IN THE SUM OF \$65,041.60. STEVE MARTINO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

**Update from KBA:**

Scott Mangiagli gave an update on the project. He informed the committee that there was a State meeting on October 4 and everything went well. They didn't review any of the schematic design drawings because they had seen them several times before. There will be two additional meetings, one in December/January for the design review phase and one in March/April for the construction document review phase. He also met with the Police Department to review the security that will be at the school. Sergeant Marquis asked questions regarding card entry access and the alarm for the building. Mr. Mangiagli is requesting this evening that the Committee approve the schematic design package so KBA can move forward with the design development phase. Discussion continued.

Mr. Lee asked to speak to the meeting that was held with the State on October 4 in which he and Dr. Maureen Brummett attended. He informed the committee that they regularly ask about the funding on the project. The state said that things are progressing as far as getting the funding as anticipated for the project. Once the district filed by June 30, 2016 we were locked into the reimbursement rate of 65.71% of eligible costs. The next step is for the Legislature to put the Wheeler project on the priority list. The priority list is part of the bonding package that gets approved by the Legislature, the bonding package has not been approved yet, it will go along with the budget. Apparently there is no disagreement between the Democrats and the Republicans regarding the Plainville project. Plainville will not move forward with signing any construction contracts until we have a grant commitment in place, we are moving forward with design to move the project forward. Mr. Lee stated that the plan for the project is to begin construction when school gets out next year. The State felt that it was possible under normal circumstances at the State Legislature but these are not normal circumstances and can't guarantee anything. It is a 2 year budget that they will be approving. Discussion continued.

**STEVE MARTINO MADE A MOTION TO ACCEPT THE SCHEMATIC DESIGN PACKAGE FOR THE WHEELER PROJECT ALLOWING KAESTLE BOOS ASSOCIATES TO MOVE FORWARD WITH DESIGN DEVELOPMENT. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.**

Mr. Lozaw questions whether the committee was approving the submission of the schematic drawings or the drawings themselves. Mr. Mangiagli would like the committee to accept the drawings to move forward with Design Development. Mr. Busel will review the schematic drawings which can be adjusted prior to the design drawing being completed in December. Discussion continued.

Mr. Mangiagli asked if Mr. Busel has made contact with Valley Water regarding the 'flowtest'. He had spoken to Valley Water and they recommended that a third party do the 'flowtest'. Mr. Lozaw asked what it was. Mr. Busel stated that it was to make sure there was adequate water pressure and flow once construction is done on the building, mainly for fire submission. It was done on all of the school buildings that were under construction. Mr. Mangiagli will ask CES to contact Mr. Busel for discussion on the 'flowtest'. If CES is going to be the third party, Mr. Lee would like them to submit a proposal for the Committee to review prior to approval. Discussion continued.

Mr. Mangiagli has been in contact with Acentech which is an Acoustical Consulting Services for the Wheeler project. Their focus will be on acoustical consulting services on the following spaces:

- Typical Classrooms
- Music and Art Rooms
- Library
- Gymnasium
- Cafeteria/Multipurpose Room

The project is to comply with the ANSI S12.60 standard (Acoustical Performance Criteria, Design Requirements and Guidelines for Schools) as required by the Connecticut building Standard Guidelines Compliance for High Performance Buildings. Their scope of services is sound isolation and room acoustics. This is required on the project. The cost of the service is \$14,000 which does not include the mark up from KBA. Mr. Lee handed out the ordinance that

is used in regards to purchasing. This is the section of the ordinance that speaks to when you need to go out to bid. *"if any purchase or contract for services, including a continuing contract for the same service over a period of time involves the expenditure of \$25,000 or more, either the town Council or the Town Manager shall invite sealed bids for proposals, giving 10 days' public notice thereof by at least one publication in a newspaper having circulation in the Town, unless the Town Council determines that it is against the best interests of the Town to require bidding with respect to a particular purchase or contract for service (for example, sole source items, etc.). If a purchase or contract for services is put to bid, the Council shall either let the contract to the lowest responsible bidder thereon or shall reject for all such bids and proposals. All such sealed bids and proposals shall be opened publicly. No transaction essentially a unit shall be divided for the purpose of evading the provisions of this section. Records of bids, formal and informal, and of the successful bidder shall be kept in the office of the Purchasing Agent where they shall be open to public inspection. For expenditures between the amount of \$1 and up to \$15,000 the Purchasing Agent may require one written or verbal quote. For expenditures between the amount of \$15,000 and \$25,000 the Purchasing Agent may require three written quotes"*.

**STEVE MARTINO MADE A MOTION TO ACCEPT ACENTECH PROPOSAL NO. P629490 DATED SEPTEMBER 6, 2017 FOR ACOUSITCS CONSULTING SERVICES FOR THE WHEELER PROJECT IN THE SUM OF \$14,000. TOM ARCARI SECONDED THE MOTION. THE MOTION PASSED 4 YES VOTES, 1 NO VOTE. (MR LOZAW VOTED NO). THE MOTION CARRIED.**

Mr. Mangiagli informed the Committee that KBA received a quote from Welti Geotechnical, P.C. from Glastonbury, CT for test borings and a geotechnical study for the additions and renovations to Wheeler Elementary School in Plainville, CT. Based on the Request for Proposal the following services are proposed:

**A. Subsurface Exploration and Laboratory Testing:**

- Layout 17 boring locations in accordance with the proposed plans BP1.01.
- Drilling 2 building borings (BB-1 and BB-2) a depth of at least 15 feet into the soil with bearing capacity of 2 Tons/sf. Assume one of the borings would be drilled to 40 feet. Drill 15 site borings SB-1 thru SB-15 to a depth of 6 feet or to auger refusal if above that depth. All of the borings would be sampled continuously to at least 6 feet and at 5 feet intervals thereafter.
- Provide at least 8 laboratory gradation tests on soil samples.

**B. Geotechnical Engineering Services:**

- Monitoring boring program and laboratory testing.
- Provide geotechnical study with recommendations for foundations, drainage improvements earthwork procedures, pavement sections and any special surface treatments.
- Provide consulting services during design.
- Review of final plans and specifications for conformance with recommendations in the geotechnical study.

The amount for services cited above would be \$7,500. Mr. Lee stated that the Town will contract with Welti Geotechnical, P.C. directly. Discussion continued.

**TOM ARCARI MADE A MOTION TO APPROVE THE PROPOSAL FROM WELTI GEOTECHNICAL, P.C. DATED SEPTEMBER 13, 2017 IN THE SUM OF \$7,500 FOR**

**SERVICES. STEVE MARTINO SECONDED THE MOTION. THE MOTION PASSED 4 YES VOTES, 1 NO VOTE. (MR. LOZAW VOTED NO). THE MOTION CARRIED.**

Mr. Mangiagli informed the committee that he had received a proposal for survey services for Wheeler Elementary School in Plainville CT from Martinez Couch & Associates LLC (MCA). The survey scope of work is detailed from the Request for Proposal which includes the following:

- Survey Services
- Land Record & Utility Research
- Field Survey
- Draft Survey Mapping
- Final Survey Mapping

The fee for the above services is \$12,670. Discussion continued.

**STEVE MARTINO MADE A MOTION TO ACCEPT THE PROPOSAL FROM MCA FOR THE ABOVE PROPOSAL FOR SERVICES IN THE SUM OF \$12,670. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED 4 YES VOTES, 1 NO VOTE. (MR. LOZAW VOTED NO). THE MOTION CARRIED.**

Mark Sedensky from O&G gave an update on the project. He informed the Committee that the schedule is tight but it is moving forward and is on budget. We are moving forward with design development review in December then O&G will prepare an estimate to make sure the project is on budget. We will also do a design review and provide comments for KBA to move forward. In mid-January we will provide an estimate to the Committee for discussion and review to move forward with construction documents. Discussion continued.

**Eagle Environmental update on hazardous material at Wheeler:**

Mr. Roychowdhury gave an update on the project. He stated that they have been taking roof samples and crawl space samples within the last several days. He will need to do more extensive testing to determine if the paint is lead based and is awaiting the results of the tests taken to determine if there are PCBs in the building. He reviewed with the Committee what will need to be done if PCBs are found. He reported that the ceiling tiles at Wheeler were negative for PCBs. Discussion continued.

**Discussion regarding Owner's Project Management firm (OPM) for the project:**

Mr. Lee received information from Jeff Gutsfeld from Colliers International Project Management Northeast regarding providing services for the Wheeler Project. They are an owner's project management (OPM) firm that helps communities and school districts with the planning, design, construction, commissioning and occupancy efforts of school and municipal building project.

Mr. Gutsfeld would like to know if the Committee has any interest in having his company make a presentation.

Chairman Belanger asked the Committee members for their input. The Committee asked question of O&G and KBA regarding the services the company provides. The committee decided they are not interested in pursuing any additional service for the project at this time. Discussion continued.

**Adjournment:**

**STEVE MARTINO MADE A MOTION TO ADJOURN THE MEETING. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.** The meeting was adjourned at 7:10 PM.

Respectfully Submitted,

A handwritten signature in black ink that reads "TINA Gryguc". The signature is written in a cursive, flowing style.

Tina Gryguc  
Recording Secretary

**MOTIONS MADE AT THE  
CAPITAL PROJECTS BUILDING COMMITTEE MEETING  
TUESDAY, OCTOBER 10, 2017**

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