

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

Committee: Capital Projects Building Committee

Date: January 9, 2018

Time: 6:00 pm

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

Absent: Thomas Arcari

Also Present: Superintendent: Dr. Maureen Brummett, Director of Business and Operations: Sam Adlerstein, Facilities Director: Steve Busel, Kaestle Boos Associates: Scott Mangiagli, O&G: Mark Sedensky, Custodial Manager: Scott Martin, Town Manager: Robert Lee, Assistant to the Town Manager: Scott Colby, Water Pollution Control Superintendent: Joseph Alosso, Tighe & Bond: Paul Moran, Steve Seigal

Early Departure: Joseph Alosso, Paul Moran, Steve Seigal

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 NOVEMBER 27, 2017 MEETING. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Presentation: Waste Water Treatment Plant

Town Manager Robert Lee stated that on January 30 there will be a referendum to consider appropriating money to upgrade the Waste Water Treatment Plant to reduce phosphorus. This was discussed before with the Committee because if the referendum does pass, the CPBC will be charged with the building phase for the project. Mr. Lee feels that if it is approved, the project will move forward quickly. He then introduced the Superintendent of the Waste Water Treatment Plant Joseph Alosso who made a presentation regarding the updates and upgrades to the Plant. Information regarding the Plant upgrades will be mailed to property owners. Mr. Lozaw asked if this project was mandated by the State. Mr. Lee responded that it is mandated that the upgrades are done but in order for the project to be affordable, the State will give the Town grant funding along with a 2% interest on the remaining balance for a period of 20 years. In order for the Town to do long term borrowing the Charter requires that Plainville has a referendum. Discussion continued.

Mr. Paul Moran and Steve Seigal from Tighe & Bond reviewed the design review, the estimated project cost, and the project schedule with the Committee. Mr. Lee suggested that the committee do a walk-through of the WWTP Project at their convenience. Mr. Alosso stated that he would make himself available to the Committee at any time. The Committee will meet at the WWTP on Saturday, January 20 at 10:00 am. Please contact Scott Coby if you plan to attend. He can be reached at by e-mail at colby@plainville-ct.gov.

KBA Discussion regarding FF&E for the Wheeler Project:

Scott Mangiagli from KBA spoke to the Committee regarding the scope of work and associated fees for the procurement of FF&E for the Wheeler Project. He stated that this outline for FF&E was not included in the original contract. The total amount for Schematic Design Phase, Design Development Phase, Construction Documentation Phase and Contract Administration Phase for the project is \$42,500.00. The Committee wondered if the FF&E could be absorbed into the project budget. Mr. Sedensky for O&G stated that within the week he will have a better understanding of what is left in the budget. The Committee would like to hold off on making a decision until the next meeting on January 22. Mr. Mangiagli feels that on January 22 they will have a better feel of the budget, the results of the meeting with the State and there will be discussion regarding Wheelers renovation status. Discussion continued.

Mr. Mangiagli also stated that Harry E. Cole & Son was chosen to do the survey work on the Wheeler Project, they were the low bidder. KBA asked them to submit a proposal to the Committee for the following scope of services: To Perform Limited Existing Conditions Property Survey with Topography in areas proposed for Construction and prepare a Property Survey Map in the sum of \$6,500.00 and Additional Field Topography around Perimeter of the Existing Building in the sum of \$2,500.00 for a total of \$9,000.00. This survey proposal is for Plainville High School. Mr. Lee stated that Plainville High School is a Pavement Replacement Project and at this time there is no reimbursement from the State.

STEVE MARTINO MADE A MOTION TO APPROVE THE PROPOSAL FROM HARRY E. COLE, INC. FOR SURVEY WORK AT PLAINVILLE HIGH SCHOOL IN THE SUM OF \$9,000.00. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Mr. Sedensky stated that a RFP for Hazmat Consultant will be out next week. Once a decision is made on the Consultant they will begin taking tests. He also stated that back in November O&G sent out an RFP for a building Commissioning Agent. There were 6 companies that responded:

- Innovative Engineering Services, LLC
- Sustainable Engineering Solutions, LLC
- Colliers International
- BVH Integrated Services
- Earth Core energy Services

The low-bidder was Innovative Engineering Services, LLC in the sum of \$47,800.00. Chairman Belanger asked if Mr. Sedensky has worked with this company before. He stated that he had done some work but informed the Committee that he, Scott Mangiagli and Ken Biega had a scope review with the Company over the phone and they understand the scope of work. As far as he is concerned they are qualified and their references also checked out well.

JIM TUFTS MADE A MOTION TO AWARD A CONTRACT TO INNOVATIVE ENGINEERING SERVICES AS A COMMISSIONING AGENT FOR THE WHEELER PROJECT IN THE SUM OF \$47,800.00. STEVE MARTINO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Approval of Invoices:

STEVE MARTINO MADE A MOTION TO APPROVE INVOICE #4 DATED NOVEMBER 30, 2017 FROM KAESTLE BOOS ASSOCIATES IN THE SUM OF \$86,722.00. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE INVOICE #5 DATED DECEMBER 30, 2017 FROM KAESTLE BOOS ASSOCIATES IN THE SUM OF \$86,722.00. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE INVOICE #046520 DATED DECEMBER 18, 2017 TO SILKTOWN ROOFING IN THE SUM OF \$945.08. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Adjournment:

RICHARD NEGRO MADE A MOTION TO ADJOURN THE MEETING. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED. The meeting was adjourned at 7:15 pm.

Respectfully Submitted,



Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
TUESDAY, JANUARY 9, 2018**

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