

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

Corrections

Committee: Capital Projects Building Committee

Date: February 1, 2018

Time: 6:00 pm

CPBC Attendees: Mark Belanger, Danny Carrier, Steve Martino, Richard Negro, Jim Tufts

Absent: Thomas Arcari, Tom Lozaw, Ken Restelli

Also Present: Facilities Director: Steve Busel, Kaestle Boos Associates: Scott Mangiagli, O&G: Mark Sedensky, Ken Biega, Custodial Manager: Scott Martin, Assistant to the Town Manager: Scott Colby, Eagle Environmental: Ashis Roychowdhury

Early Departure:

Call to Order:

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

Approval of Minutes:

RICHARD NEGRO MADE A MOTION TO APPROVE THE MINUTES FROM THE JANUARY 22, 2018 REGULAR MEETING. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

O&G: Discussion regarding Design Development Estimate for the Wheeler School Project
Mark Sedensky from O&G discussed the Design Development Estimate Cost Summary with the Committee. The 1st draft of the Estimate came in over budget. They met with the **Design** Team from CES, Kaestle Boos Associates, and Steve Busel and they identified items from valued engineering that could be eliminated that would get the project back on budget. The overall budget that was approved at referendum was \$23,515,000, the State of Connecticut reduced this number to \$22,805,000. Chairman Belanger asked if these costs were just estimates, they are not hard numbers, there is a chance that the figures could come in lower. The figures presented **may be** conservative. They have been reviewing the phasing for the project. Originally there were many phases associated with it. Working with the other elementary schools to move some of the classrooms and talking with the Grace Lutheran Church as possible swing space, they will be able to turn over many more classrooms than originally thought at one time for renovation. Discussion continued.

Mr. Mangiagli from KBA reviewed the list of possible bid add alternates that have been discussed for the project:

Alternate #1 – Add teacher's tall cabinet and based

Potential Cost - \$62,670

cabinet to each classroom at the corridor wall

Alternate #2 – Add sinks and bubbler (drinking fountains) with counter to each classroom

Potential Cost \$132,863

Alternate #3 – Add athletic flooring to the gymnasium. Existing VCT floor to remain in base bid.

Potential Cost - \$62,005

Alternate #4 – Upgrade Vinyl Luxury Tile in corridors to rubber tile.

Potential Cost - \$48,588

Alternate #5 – Add vinyl Luxury Tile in cafeteria. Existing VCT floor to remain in base bid.

Potential Cost – \$29,625

Alternate #6 – Add metal ceiling to lobby, cafeteria entry and library entry.

Potential Cost - \$18,174

Alternate #7 – Change acoustic spray insulation at gymnasium deck to Tectum panels.

Potential Cost - \$15,940

Alternate #8 – Alternate courtyard

Potential Cost - \$159,511

Alternate #9 – Add additional fencing around site

Potential Cost - \$100,000

Nothing will be removed from the project without the approval from the Town and Board of Education. Mr. Sedensky asked the Committee for approval to proceed with Construction Documents. Discussion continued.

RICHARD NEGRO MADE A MOTION TO MOVE FORWARD WITH CONSTRUCTION DOCUMENTS BASED ON THE ESTIMATE BROUGHT FORWARD THIS EVENING BY O&G. STEVE MARTINO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Mr. Negro asked if the \$568,000 Hazardous Abatement (allowance) was included in the **\$22,805,000** that was approved by the State for reimbursement. Mr. Sedensky stated that it was included in the **\$23,515,000** that was approved at Referendum. Mr. Biega stated that to get on the priority list they needed to reduce the contingency line items, we didn't have time to change the scope so we had to work to that number from the State of **\$22,805,000**, the Town approved up to **\$23,515,000**. O&G and KBA will have a discussion with the State about the hazardous material and asked where that reimbursement money is going to come from. They will go after the difference between what the State approved and what the Town approved at Referendum. Mr. Roychowdhury suggests that they get the report from the Hygienist prior to setting the meeting with the State, they should have all the reports and testing results. Mr. Negro just wants to be clear that this money for the hazardous abatement will not come from the Town **as not reimbursed**. Discussion continued.

KBA: Review Amendment for FF&E Additional Services

At the previous meeting Mr. Mangiagli noted that the FF&E was out of the scope of work and it would be an additional \$42,500. At that time the Committee asked if it could be absorbed into the project. O&G had a number for a Consultant for the Technology equipment needed. The

Town will take care of the Technology equipment for the project so a Consultant will not be needed. O&G will transfer the money for the Technology consultant over to the FF&E consultant.

STEVE MARTINO MADE A MOTION TO ACCEPT THE SCOPE OF SERVICES FROM KBA FOR THE PROCUREMENT OF FF&E FOR THE WHEELER PROJECT IN THE SUM OF \$42,500. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

This amount for the FF&E is not above and beyond it is being moved from one place to another. Discussion continued.

Now that the Design Development Phase KBA will write a letter to the State informing them that the Phase is complete. It will need to be signed off on by Chairman Belanger and the Superintendent. Mr. Mangiagli will have the letter completed for their signature next week. Discussion continued.

Adjournment:

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

Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
THURSDAY, FEBRUARY 1, 2018**

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