

**Regular Meeting Minutes
CAPITAL PROJECT BUILDING COMMITTEE
Wheeler Elementary School Media Center**

Committee: Capital Projects Building Committee

Date: July 10, 2018

Time: 6:00 pm

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

Absent: Steve Martino

Also Present: Town Manager: Robert Lee, Director of Business and Operations: Sam Adlerstein, Facilities Director: Steve Busel, O&G: Mark Sedensky, Custodial Manager: Scott Martin, Assistant to the Town Manager: Scott Colby, KBA: Scott Mangiagi, Brennan White, Eagle Environmental: Ashis Roychowdhury, Plainville Town Council: Kathy Pugliese, Jesse Gnazzo, Rosemary Morante, Wheeler School Principal: Andrew Batchelder

Early Departure: Sam Adlerstein 6:30 PM

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 REGULAR MEETING HELD ON JUNE 25, 2018. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED 6 VOTES YES, 1 ABSTENTION (MR. LOZAW ABSTAINED FROM VOTING). THE MOTION CARRIED.

Review of Bid Packages with possible acceptance and recommendation for Wheeler School:

Mark Sedensky from O&G gave the committee the Bid Summary with Alternates. The committee reviewed the lowest qualified bidder from each bid package. He stated that there was good coverage on most of the bids. The only contractor that needed to begin work as soon as school was out was the Demolition and Abatement contractor. At the Special Meeting on June 20, 2018 the Committee approved Select Demo Services, LLC from Salem New Hampshire as the Demolition and Abatement Contractor for the Wheeler Project with a base bid of \$685,000.00.

The Committee reviewed the contractors for the following bids:

- Sitework
- Masonry
- General Trades
- Roofing
- Windows & Entrances

- Drywall
- Acoustical
- Flooring
- Painting
- Fire Protection
- Plumbing
- HVAC
- Electrical
- Final Cleaning

The Committee reviewed the Alternates for the project:

- Alternate 1: Classroom Casework at the Corridor Wall
- Alternate 2: Classroom Sink and Bubble with Associated Casework
- Alternate 3: Athletic Flooring at Gymnasium
- Alternate 4: Rubber Tile in Corridor
- Alternate 5: Luxury Vinyl Tile in Cafeteria
- Alternate 6: Linear Wood Ceilings at Lobby, Cafeteria Entry and Library Entry
- Alternate 7: Sound absorbing Panels at Gymnasium Deck
- Alternate 8: Courtyard Design
- Alternate 9: Chain Link Fencing and Gates
- Alternate 10: Fiberglass windows
- Alternate 11: Furring at Classroom Corridor Walls
- Alternate 12: Classroom Lockers

The Committee has decided to eliminate the following Alternates at this time:

- Alternate 2: Classroom Sink and Bubble with Associated Casework
- Alternate 4: Rubber Tile in Corridor
- Alternate 8: Courtyard Design
- Alternate 12: Classroom Lockers

The Committee may reconsider Alternate 8: Andrew Batchelder stated that his area would not be a space for recess but a great opportunity for teaching and learning. He could have 2 or 3 classes out in this courtyard in a controlled environment, the concept is good. The Committee has concerns regarding the grass areas and the maintenance factor. The Committee suggests that they wait to see what funds remain left in the project at a later date, possibly redesign the Courtyard and try to make it as maintenance free as possible. Discussion continued.

Mark Sedensky suggested that the Committee make a motion to accept Alternates 1,3,5,6,7,9,10,11 and allow O&G to enter into a contract with the lowest responsible bidder based on scope reviews and based on the alternates. He would then forward recommendation letters to Chairman Belanger for his signature detailing the price of the alternates and then prepare his GMP (Guaranteed Maximum Price) for Committee approval. Discussion continued.

RICHARD NEGRO MADE A MOTION TO ACCEPT ALTERNATES 1,3,5,6,7,9,10,11. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

RICHARD NEGRO MADE A MOTION TO ALLOW O&G TO ENTER INTO CONTRACTS WITH THE LOWEST RESPONSIBLE BIDDER BASED ON SCOPE REVIEW AND SELECTED ALTERNATES. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Mark Sedensky informed the committee that demo and abatement will start on Thursday at Wheeler School and B&W Paving is on site at the High School. He also stated that they are required to hire a Hazmat Agent to do testing. He received two proposals; one from Eagle Environmental and one from TRC. Both companies have already been used on the project. Eagle's proposal was \$36,000 and TRC was \$29,995. TRC is on the State Contract list, so if the State Contract is referenced the Town should receive full reimbursement if the Committee moves forward with TRC. Discussion continued.

RICHARD NEGRO MADE A MOTION TO PROCEED WITH THE RECOMMENDATION OF O&G TO ENTER INTO CONTACT WITH TRC IN THE SUM OF \$29,995 FOR TESTING AT WHEELER SCHOOL. THIS IS BASED ON PRICING THAT IS LOWER THEN THE STATE CONTRACT. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Mr. Sedensky also stated that they will also need a testing agent at the Plainville High School. He doesn't think it will cost more than \$5,000 and an independent agent can be used. Discussion continued.

RICHARD NEGRO MADE A MOTION THAT THE TOWN OF PLAINVILLE ENTER INTO CONTRACT WITH IMTL FOR TESTING ON THE PLAINVILLE HIGH SCHOOL PAVING PROJECT NOT TO EXCEED \$5,000. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Scott Mangiagi from KBA stated that the money that was initially removed from the FF&E budget for Wheeler School can now be returned. He will need to go back to the State because it is a separate phase. This meeting should take place within the next month. Discussion continued.

Invoices:

JIM TUFTS MADE A MOTION TO AUTHORIZE PAYMENT TO KAESTLE BOOS ASSOCIATES FOR INVOICE 16066.01-11 DATED JUNE 29, 2018 IN THE SUM OF \$13,550.00 FOR WHEELER SCHOOL. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

JIM TUFTS MADE A MOTION TO AUTHORIZE PAYMENT TO KAESTLE BOOS ASSOCIATES FOR INVOICE 16066.02-3 DATED JUNE 29, 2018 IN THE SUM OF \$2,310.00 FOR WHEELER SCHOOL. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

JIM TUFTS MADE A MOTION TO AUTHORIZE PAYMENT TO KAESTLE BOOS ASSOCIATES FOR INVOICE 16066.05-2 DATED JUNE 29, 2018 IN THE SUM OF

\$750.00 FOR WHEELER SCHOOL. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

JIM TUFTS MADE A MOTION TO AUTHORIZE PAYMENT TO KAESTLE BOOS ASSOCIATES FOR INVOICE 16067.00-4 DATED JUNE 29, 2018 IN THE SUM OF \$1,750.00 FOR PLAINVILLE HIGH SCHOOL. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

JIM TUFTS MADE A MOTION TO AUTHORIZE PAYMENT TO WILLIAM MEYERS, INC. DATED MARCH 30, 2018 FOR INVOICE COR-1464-18/1 IN THE SUM OF \$2,680.00 FOR WHEELER SCHOOL. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

JIM TUFTS MADE A MOTION TO AUTHORIZE PAYMENT TO WILLIAM MEYERS, INC. DATED MAY 31, 2018 FOR INVOICE 120-000633A IN THE SUM OF \$4,101.00 FOR WHEELER SCHOOL. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

JIM TUFTS MADE A MOTION TO AUTHORIZE PAYMENT TO IES DATED MAY 11, 2018 FOR INVOICE #12404 IN THE SUM OF \$1,886.00 FOR WHEELER SCHOOL. RICHARD NEGRO 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 7:20 PM.

Respectfully Submitted,

Tina Gryguc

Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
TUESDAY, JULY 10, 2018**

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