

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

Committee: Capital Project Building Committee

Date: September 24, 2018

Time: 6:30 pm

Attendees: Mark Belanger, Thomas Lozaw, Steve Martino, Richard Negro, James Tufts

Absent: Thomas Arcari, Ken Restelli

Also Present: Facilities Director: Steve Busel, Water Pollution Control: Joe Alosso, Eagle Environmental: Ashis Roychowdhury, Town Council: Jesse Gnazzo, O&G: Mark Sedensky, KBA: Scott Mangiagli

Early Departure: Joe Alosso, 6:45 pm

Chairman Mark Belanger called the meeting to order at 6:00 pm.

STEVE MARTINO MADE A MOTION TO APPROVE THE MINUTES FROM THE REGULAR MEETING ON AUGUST 27, 2018. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

WPCF Phosphorus Removal Project Update:

Joe Alosso gave an update on the project. There were 6 monitoring modules installed and they are pumping water 24 hours. They did detect some contamination. They are taking samples to see if the water is clear. The project is on schedule. There will be a Ground Breaking Ceremony on Tuesday, October 9, 2018 from 10:00 – 12:00. At the last meeting there was some confusion regarding the 15% escalation on Change Order #1. Mr. Alosso explained that it was a computer error and the 15% escalation charge has been removed from Change Order #1. There is no further action required by the Committee. Discussion continued.

Wheeler School Project Update:

Mark Sedensky gave an update on the Wheeler project. July and August Demo in Area A has taken place, the abatement is complete in this area as well. It was completed prior to the students returning to the building. Mechanical, plumbing, sprinkler, electrical and demo is essentially complete in Area A. Site work and pavement demo is being done, but we are waiting for a decision on the courtyard. The trees have been cleared, fire service has been installed. During abatement they found added asbestos behind tack boards that had to be abated. Temporary carpets were installed in the classrooms. A request was made to put a skim coat on the floor that the asbestos tiles were removed to prevent any possible injuries and to keep the area clean. Mark Sedensky is on site full time along with the Project Engineer, who processed paperwork, and the Building Superintendent. Area A should be turned over by December 22. Discussion continued.

Mr. Sedensky stated that the base bid for the courtyard at Wheeler School was a simple plan. The school and BOE would prefer to upgrade the area. They want to make the area maintenance free by installing turf. To reduce the cost, standard concrete would be installed.

Chairman Belanger asked if there are funds to cover the upgrades on the Courtyard. Mr. Sedensky stated that the funds are there. Vice Chairman Martino stated 'that it is still very early on in the project' and Mr. Negro commented that this increase would be 10-15% of the contingency. Discussion continued.

JIM TUFTS MADE A MOTION TO APPROVE CHANGE ORDER #2 TO UPGRADE THE COURTYARD PLANS AT WHEELER SCHOOL IN THE SUM OF \$124,500. STEVE MARTINO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Mr. Sedensky informed the Committee that there was a proposed Change Order #1 that has not been formally presented but it is an administrative change. By the time the alternates were selected, we had already appointed the Demolition contractor and his contract did not include the alternates. Mr. Sedensky needs technical approval to add the alternates to the contract. He also stated that his contract allows him to spend up to \$10,000 out of O&G contingency in case of an emergency without advanced approval. Mr. Sedensky wants to know who would be the person he should contact in case an emergency arises and money needs to be taken out of the owner's contingency. Chairman Belanger stated that they have had this conversation before and it is Mr. Lee and or Chairman Belanger who can approve emergency funds. Then it would be added to the next meeting agenda for Committee approval. Discussion continued.

For the record: An e-mail vote was taken in regards to the FF&E and Technology Projects for Wheeler School dated September 7, 2018. The proposal was approved by the Capital Projects Building Committee on September 7, 2018 and the Plainville Board of Education on September 10, 2018. It was presented to the State Department of Administrative Services.

At the meeting on June 25, 2018 the Committee approved an Open PO to William Myers Moving Company for moving expenses for the Wheeler project. Mr. Busel stated that instead of using that encumbered money for William Myers he would like to use it to pay for expenses with U-Haul in Plainville. Discussion continued.

STEVE MARTINO MADE A MOTION TO ALLOW STEVE BUSEL TO USE THE ENCUMBERED MOVING EXPENSE AMOUNTS FOR MYERS MOVING COMPANY TO INCLUDE U-HAUL OF PLAINVILLE, CT. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Scott Mangiagli from KBA informed the Committee that they did a walkthrough of design with Andrew Batchelder and Dr. Maureen Brummett and they are happy with the colors that the Architects have selected. Mr. Mangiagli wanted to know if the Committee would like to select the colors that will be used at Wheeler School. Chairman Belanger feels it is better to have Dr. Brummett and Mr. Batchelder approve the design and colors of the interior of the building and then the Committee can approve their selections. Discussion continued.

Mr. Batchelder spoke to Mr. Busel and Mr. Sedensky regarding the two classrooms where the connectors are in the building. One classroom is 629 feet and one is 829 feet. He was wondering if a wall can be moved to make both classrooms the same size. The Committee is wondering what the charge would be to change the size of the room. Mr. Sedensky thought it would be around \$15,000 to \$20,000 to make the change. He will get specific numbers for the Committee to review pertaining to this issue for the next meeting. Discussion continued.

Mr. Mangiagli stated that he went to the state on FF&E and Technology on September 13. There were two items that needed to be addressed. One was a clerical error and the other was an added scope of work. A lift for Wheeler School was not included in the bid. Discussion continued.

Update on the Plainville High School Paving project:

Mr. Sedensky informed the Committee that the project is complete and the contractor is working on finishing the punch list. He will be looking for substantial completion by the owner and Architect. There are additional funds available for alternates. Alternate #10 is to have the oil fill relocated adjacent to the building at the High School in a grass area in the sum of \$20,000 and alternate #7 Blue Line Walkway for \$5,000, alternate #3 – Athletic Flooring in the gym, alternate #5 – Luxury Vinyl Tile in Café and alternate #10 – Fiberglass Windows. Alternates 3, 5 and 10 will come out of the CMR Contingency in the sum of \$46,550. This will result in zero charge to the owner. Discussion continued.

STEVE MARTINO MADE A MOTION TO APPROVE PROPOSED CHANGE ORDER #1 FOR ALTERNATE #10, TO RELOCATE THE OIL FILL AT THE PLAINVILLE HIGH SCHOOL TO A DIFFERENT LOCATION IN THE SUM OF \$20,000. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PROPOSED CHANGE ORDER #1 FOR ALTERNATES #3, 5, 10 WITH NO ADDITIONAL COST TO THE OWNER. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSES UNANIMOUSLY. THE MOTION CARRIED.

Mr. Busel is looking into fixing the fence in the back of the High School. The Committee suggested that he contact Eagle Fencing in Plainville for a quote. Discussion continued.

Approval of Invoices:

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO O&G INDUSTRIES, INC FOR APPLICATION PAYMENT NUMBER 1 DATED SEPTEMBER 24, 2018 IN THE SUM OF \$882,617.12 PENDING REVIEW BY SCOTT COLBY, ASSISTANT TO THE TOWN MANAGER. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO DANIEL O'CONNELL'S SONS INC FOR CONTRACTOR'S APPLICATION FOR PAYMENT 2 IN THE SUM OF \$379,086.97. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSES UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO KBA FOR INVOICE#16066.01-13 DATED AUGUST 31, 2018 IN THE SUM OF \$8,338.77 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO KBA FOR INVOICE#16067.00-6 DATED AUGUST 31, 2018 IN THE SUM OF \$2,625.00 FOR PLAINVILLE HIGH SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO KBA FOR INVOICE#16066.02-4 DATED AUGUST 31, 2018 IN THE SUM OF \$660.00 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO KBA FOR INVOICE#16066.05-4 DATED AUGUST 31, 2018 IN THE SUM OF \$7,500.00 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO O&G INDUSTRIES, INC FOR APPLICATION PAYMENT NUMBER 2 DATED SEPTEMBER 7, 2018 IN THE SUM OF \$690,984.39. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

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 7:00 pm.

Respectfully Submitted,

Tina Gryguc

Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
SEPTEMBER 24, 2018**

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