

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

Committee: Capital Project Building Committee

Date: October 22, 2018

Time: 6:00 pm

Attendees: Mark Belanger, Thomas Lozaw, Richard Negro, Ken Restelli, Jim Tufts

Absent: Thomas Arcari, Steve Martino

Also Present: Facilities Director: Steve Busel, Town Manager: Robert Lee
O&G: Mark Sedensky, KBA: Freddie Khericha, Assistant to the
Town Manager: Scott Colby, Director of Business & Operations:
Sam Adlerstein, Water Pollution Control: Joe Alosso, Wheeler
School Principal: Andrew Batchelder

Early Departure:

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

Approval of Minutes:

RICHARD NEGRO MADE A MOTION TO APPROVE THE MINUTES FROM THE CPBC HELD ON OCTOBER 9, 2018. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

WPCF Phosphorus Removal Project Update:

The project is moving along nicely, they finally have gotten below the ground water level which took a little longer than expected. He stated that the project is still on schedule and under budget. There is a change order that was to be brought to the committee for approval; it is a chain replacement on clarifier #2. He was able to get a cost from DOC to replace the chain and it was \$29,000. After looking at the material and his staff, it was determined that it could be done in house for about \$10,000 less so the Committee will not see that changed order and the money will be kept in the projects contingency. Tonight he is submitting Pay Request #3 in the sum of \$317,867.66 which he has reviewed and recommends for approval. Discussion continued.

Update on Wheeler School Project:

Mr. Sedensky gave an update on the project. He stated that the work continues and they are on schedule and should complete Phase 1 construction by December 21 as anticipated. He handed out to the Committee, Wheeler Elementary School Monthly Progress Report No. 1 which are updates on the project concerning Staff, Summary Data, and Construction Manager's Monthly Cost, GMP Status, Change Order Logs, Cost/Schedule, Allowance Log, a Project Commentary and photos. He will be reviewing the report monthly with the Committee. Discussion continued.

Proposed Change Orders for Wheeler School:

1) Temporary Corridor Flooring

Provide early mobilization self-leveling with wear surface in abated corridors that are to be occupied during Phase 1 construction. Work was requested by Plainville Schools post floor abatement. Plainville Schools stated bare concrete floors would cause safety and cleanliness issues during Phase 1 construction. Work to be charged to Demo contractor Temporary Flooring Allowance (\$9,000.00).

JIM TUFTS MADE A MOTION TO APPROVE PROPOSED CHANGE ORDER #00003 IN THE SUM OF \$0. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

2) Area A Gypsum Ceiling Install

Install 1/2" gypsum board with a level 1 finish at Area A Classroom. The existing furring system can be used or the gypsum board maybe attached directly to the structural framing system. Spacing should not exceed 24" in either direction. Existing gypsum ceiling called to be removed in select areas, had to be removed to facilitate safe installation of MEP's above work areas, gypsum install is required to maintain acoustical rating of classroom space. Work will be charged to CMR Contingency (\$16,768.00).

JIM TUFTS MADE A MOTION TO APPROVE PROPOSED CHANGE ORDER #00009 IN THE SUM OF \$0. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

3) Area A – Exterior Wall Framing Rev

Furnish and install additional structural 18 gauge framing at Area A exterior walls. Work is required due to the poor condition of the existing wood framing above the Phase 1A windows and sections above the existing brick with new cold formed metal framing infill. Please note that this cost is for framing of Area A (Phase 1A) only, demo and change to sheathing will be treated as a separate PCO. Performance will be tracked and negotiated at completion and will not exceed \$23,017. Work will be paid for out of CMR Structural Envelope Allowance.

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KBA submitted for approval the proposal from Insalco Corporation for FF&E for Phase 1 of the Wheeler School Project.

JIM TUFTS MADE A MOTION TO ACCEPT PROPOSAL 2018-11636 DATED OCTOBER 24, 2018 IN THE SUM OF \$91,731.08 FROM INSALCO CORPORATION FOR FF&E FOR PHASE 1 AT WHEELER SCHOOL. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

JIM TUFTS MADE A MOTION TO AUTHORIZE THE PURCHASE OF 3 AREA RUGS FOR THE WHEELER PROJECT FROM INSALCO CORPORATION NOT TO EXCEED \$1,100.00. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

At the September 27 meeting Mr. Sedensky mentioned that he had a conversation regarding adjusting the size of two classrooms where the connectors are in the Wheeler School building. Principal Andrew Batchelder spoke to the committee regarding the size of the two rooms in question. 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. He stated that these will be grade 4 classrooms and at this time he has 23 to 25 students in each class and feels the numbers will not change any

time soon. If left different sizes, he would be unable to fit the tables and chairs that the student would require. Mr. Sedensky feels the cost to make the change would be between \$10,000 and \$20,000. He is requesting the committee's approval for KBA to move forward with drawings so pricing can be done. Discussion continued.

JIM TUFTS MADE A MOTION TO AUTHORIZE KBA TO MOVE FORWARD WITH DESIGN OF CLASSROOM C115 WITH DRAWINGS TO CREATE TWO BALANCED CLASSROOMS AT WHEELER SCHOOL. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Update on Plainville High School Paving Project:

Mr. Sedensky stated that B&W paving has been working on the final punch list items for the past two weekends. There is some fence repair that needs to be done and a ponding issue that needs to be resolved. The signs the committee approved will be installed and the oil fill will be moved as well. The Company will need to come back and reseed in the spring in some areas at the High School. Discussion continued.

Approval of Invoices:

JIM TUFTS MADE A MOTION TO APPROVE CONTRACTOR'S APPLICATION FOR PAYMENT NO. 3 TO DANIEL O'CONNELL'S SONS, INC. FOR INVOICE #18-0310 DATED 10/15/2018 FOR THE WPCF PHOSPHORUS REMOVAL PROJECT IN THE SUM OF \$317,867.66. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

JIM TUFTS MADE A MOTION TO APPROVE PAYMENT TO UHAUL OF PINNACLE ROCK FOR INVOICE #1 DATED 10/10/2018 IN THE SUM OF \$1,748.76 FOR STORAGE UNITS THAT HAVE BEEN RENTED FOR WHEELER SCHOOL. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

JIM TUFTS MADE A MOTION TO APPROVE PAYMENT TO IES FOR INVOICE #12956 DATED OCTOBER 9, 2018 IN THE SUM OF \$1,254.84 FOR COMMISSIONING AT WHEELER SCHOOL. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Adjournment:

RICHARD NEGRO MADE A MOTION TO ADJOURN THE MEETING. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED. The meeting was adjourned at 6:30 PM.

Respectfully submitted,

Tina Gryguc

Tina Gryguc
Recording Secretary

**MOTIONS MADE A THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
MONDAY, OCTOBER 22, 2018**

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