

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

Committee: Capital Project Building Committee

Date: November 13, 2018

Time: 6:00 pm

Attendees: Thomas Arcari, Mark Belanger, Thomas Lozaw, Steve Martino, Gilles Nadeau, Ken Restelli, James Tufts

Absent: Richard Negro

Also Present: Facilities Director: Steve Busel, O&G: Mark Sedensky, KBA: Scott Mangiagli, Freddie Khericha, Assistant to the Town Manager: Scott Colby, Custodial Manager: Scott Martin, Director of Business and Operations: Sam Adlerstein

Early Departure:

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

KEN RESTELLI MADE A MOTION TO APPROVE THE MINUTES FROM THE REGULAR MEETING ON OCTOBER 22, 2018. THOMAS ARCARI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Introduction of New CPBC Member:

Chairman Belanger introduced Gilles Nadeau to the Committee. He was appointed to the CPBC by the Town Council on November 6, 2018 for a 6 year term. Mr. Nadeau is a Plainville resident who has extensive experience in the construction field. He is a Project Superintendent for Enterprise Builders. The Committee welcomed Mr. Nadeau.

Presentation by Kevin Ross, Director of IT:

The presentation by Kevin Ross regarding the Technology needed for the Wheeler Project was postponed until the next meeting on November 26, 2018.

Request for approval:

Sam Adlerstein is requesting a motion to approve:

- The payment not to exceed \$3,000 for fiscal year 2018-2019 payment for additional parking at the Grace Lutheran Church.
- The payment not to exceed \$64,000 for fiscal year 2018-2019 payment for Datto transportation of relocated preschool students (PreK) from the Wheeler to Linden Street School.

Mr. Adlerstein informed the Committee that Dr. Brummett has requested reimbursement from the State for these two items but has not heard back yet. It would come from the Projects contingency fund. Discussion continued.

Mr. Lozaw asked if it is legal to spend money which was designated for the Wheeler Project on transportation and parking. Mr. Colby will speak with Mr. Lee and the Town Attorney to confirm these payments can be made from the project. Discussion continued.

STEVE MARTINO MADE A MOTION TO AUTHORIZE PAYMENT FROM THE WHEELER PROJECT CONTINGENCY FUND, NOT TO EXCEED \$3,000, FOR FISCAL YEAR 2018-2019 FOR ADDITIONAL PARKING AT THE GRACE LUTHERAN CHURCH CONTINGENT UPON APPROVAL FROM THE TOWN MANAGER AND THE TOWN ATTORNEY. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO AUTHORIZE PAYMENT FROM THE WHEELER PROJECT CONTINGENCY FUND, NOT TO EXCEED \$64,000, FOR FISCAL YEAR 2018-2019 FOR TRANSPORTATION OF PRESCHOOL STUDENTS FROM WHEELER TO LINDEN STREET SCHOOL CONTINGENT UPON APPROVAL FROM THE TOWN MANAGER AND THE TOWN ATTORNEY. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Update on the Wheeler Project:

Mark Sedensky gave an update on the Wheeler Project. He stated that things are moving forward. The windows are not installed yet but they are working on installing them soon. Exterior framing is nearly complete, and they started roofing on the west side. It is a fast track project and we are on schedule for completion of Area A at the end of December. Vice Chairman Martino asked how the projects contingency looked. Mr. Sedensky feels the project will be fine with contingency funds. Discussion continued.

Proposed Change Orders for Wheeler School:

1) PCO 00014 ASI 008/SKS-3 STRUCT REPAIR

Due to the existing condition of masonry and wood framing a Structural Engineer was called to site to visually inspect structure near Room 115. ASI 008/SKS-3 and 008-002/SKS-3R were issued to instruct on additional masonry infills, catwalk framing, and structural framing. The sum of this PCO is \$4,126.00.

STEVE MARTINO MADE A MOTION TO APPROVE PROPOSED CHANGE ORDER PCO 00014 IN THE SUM OF \$4,126.00 FOR THE WHEELER PROJECT. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

2) PCO 00015 AREA A DOX PLANK CRACK REPAIR

Shave concrete ¼" deep and 13" wide to remove crown of two adjoining topping slabs. Fill void of crack with Rapid Set cement all and install Rapid set level floor with embedded fiber mat for reinforcement flush with existing surface. Saw cut down middle of joint after underlayment is poured and fill with semi rigid joint filler. Please be aware that the Barall & Konover and O&G cannot provide warranty against failure of this repair and failure of the underlayment and finished flooring in these areas due to future cracks that may be due to structural movement. (Floor failure due to reoccurrence of this condition is not warranted). The sum of this PCO is \$14,597.00.

STEVE MARTINO MADE A MOTION TO AUTHORIZE PAYMENT FOR PCO 00015 ON A TIME & MATERIAL BASIS, NOT TO EXCEED \$12,000 FOR THE WHEELER SCHOOL PROJECT. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

At the meeting Mr. Arcari was concerned that there was not enough support and is requesting that the structural engineer take another look at it.

On Thursday, November 15 Chairman Belanger sent an e-mail regarding this issue to Scott Mangiagli from KBA. It is as follows:

Good Morning Scott,

During this week's CPBC meeting, some of the members had concerns regarding the 3/8" angle iron recommended to support the crack in the ceiling concrete of the boiler room. I believe they would like to see supports added to the angle prior to installation to support deflection in the slab.

Please have your engineer take a second look at this and provide backup if he feels this is not needed at the next meeting or redesign to include the supports. I think this will satisfy the committee's question regarding this issue. Thank you for your attention to this matter.

Thank you,

Mark Belanger

CPBC Chairman

Mr. Mangiagli's response on November 15 is as follows:

Mark,

Inasmuch as KBA believes the original detail shown on the sketch is satisfactory for the given conditions, we have added additional supports, to the sketch, based on the Committee's concerns of the installation.

Thank you.

Scott Mangiagli

3) PCO 00016 RFI-38/SKS-08R BOILER ROOM CEILING

Provide additional material and labor to provide repair slab reinforcement, roof framing and MEP penetrations through slab per SKS-8R and support details. MEP penetrations will be coordinated with SKM-01 for flue opening in slab. Work includes staging installation and rental for one month, lead abatement of existing steel, structural angle installation, dry pack of structure/angle, wood framing at underside of roof. Work does not include any MEP installations. The sum of PCO 00016 is \$18,631.00.

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STEVE MARTINO MADE A MOTION TO AUTHORIZE PAYMENT FROM O&G INDUSTRIES CONTRACTOR'S APPLICATION FOR PAYMENT #3 IN THE SUM OF \$346,573.73 FOR CONTRACT WORK ON THE WHEELER SCHOOL PROJECT. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Update on the Plainville High School Paving Project:

B&W Paving are still working on the punch list items. With all the rain we have had, there has been areas of ponding which will need to be taken care of. The Committee feels that since it is so late in the season, to let the lot settle and address the issues in the spring. There is a 1 year warrantee on the project. The Committee is still holding 5% retainage. Discussion continued.

Review of the Building Plaque for Wheeler School:

The Committee reviewed the plaque for the school project and is requesting the new member Gilles Nadeau be added. Mr. Nadeau's name will be added and the draft will be forwarded to Scott Mangiagli from KBA.

Consider quote to purchase a wireless system that will connect the High School with the Concession Stand Building:

Steve Busel is requesting that the Committee approve funding through the PHS Paving Project to purchase equipment required to connect the High School building to the Concession Stand out at the fields. He stated that it can be installed in-house so there will no additional cost for installation. The sum of the equipment is \$525.42.

STEVE MARTINO MADE TO APPROVE PAYMENT TO CDW-G FOR WIRELESS EQUIPMENT NEEDED TO CONNECT THE PLAINVILLE HIGH SCHOOL TO THE CONCESSION STAND IN THE SUM OF \$525.42. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Approval to use Eagle Leasing for on-site storage at Wheeler School:

Mr. Busel is requesting Committee approval for leasing a storage container at Wheeler School for 16 months in the sum not to exceed \$2,000. Mr. Lozaw is asking why this did not go out to bid. The Committee feels that it is a small amount and Eagle Leasing has very reasonable rates so it is not worth going out to bid. Discussion continued.

STEVE MARTINO MADE A MOTION TO APPROVE THE LEASING OF A CONTAINER FROM EAGLE LEASING IN THE SUM NOT TO EXCEED \$2,000. THOMAS ARCARI SECONDED THE MOTION. THE MOTION PASSED 6 VOTES YES, 1 VOTE NO. (MR. LOZAW VOTED NO). THE MOTION CARRIED.

Approval of Invoices:

STEVE MARTINO MADE A MOTION TO APPROVED INVOICE #16066.02-5 DATED OCTOBER 30, 2018 TO KBA IN THE SUM OF \$990.00 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVED INVOICE #16066.05-6 DATED OCTOBER 30, 2018 TO KBA IN THE SUM OF \$8,750.00 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVED INVOICE #16066.06-1 DATED OCTOBER 30, 2018 TO KBA IN THE SUM OF \$1,650.00 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVED INVOICE #16066.01-15 DATED OCTOBER 30, 2018 TO KBA IN THE SUM OF \$8,338.77 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Other:

Steve Busel informed the committee that he received a revised invoice from Meyers Moving Company and it was \$100.00 less than the original invoice. Mr. Busel feels this invoice is still too high. The Committee stated that they will authorize payment of the original invoice with a \$500.00 reduction; if they are not satisfied they are more than welcome to attend the next meeting and discuss this with the Committee. Discussion continued.

Scott Mangiagli from KBA informed the committee that the exterior colors for Wheeler School have been chosen and he wanted to see if the Committee was interested in looking at what was selected. The Committee felt that as long as the school Principal, teachers and Superintendent were happy with the selection, it was fine with them.

Mr. Sedensky stated that there are regular inspections on the project and that is going well. Nothing is covered unless the inspector looks at it and there are regular sign offs. Mr. Sedensky has reached out to the Southington/Plainville Health Department to set up kitchen inspection when the kitchen is done this summer. 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 7:00 PM.

Respectfully Submitted,

Tina Gryguc

Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
TUESDAY, NOVEMBER 13, 2018**

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Capital Projects Building Committee Meeting Schedule
2nd Tuesday of Each Month - 2019
4th Monday of Each Month – 2019
Municipal Center – Room 302
Time: 6:00 PM

Tuesday, January 8

Monday, January 28

Tuesday, February 12

Monday, February 25

Tuesday, March 12

Monday, March 25

Tuesday, April 16 **School vacation is April 8-12**

Monday, April 22

Tuesday, May 14

Tuesday, May 28 **Monday, May 27 is Memorial Day**

Tuesday, June 11

Monday, June 24

Tuesday, July 9

Monday, July 22

Tuesday, August 13

Monday, August 26

Tuesday, September 10

Monday, September 23

Tuesday, October 8

Monday, October 28

Tuesday, November 12

Monday, November 25

Tuesday, December 10

Monday, December 23 the second meeting of the month of December is cancelled