

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

Committee: Capital Project Building Committee

Date: February 13, 2019

Time: 6:00 pm

Attendees: Mark Belanger, Tom Lozaw, Steve Martino, Gil Nadeau, Richard Negro, Ken Restelli

Absent: Tom Arcari, Jim Tufts

Also Present: Facilities Director: Steve Busel, Custodial Manager: Scott Martin, O&G: Mark Sedensky, KBA: Scott Mangiagli

Early Departure:

Call to Order:

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

Approval of Minutes:

RICHARD NEGRO MADE A MOTION TO APPROVE THE MINUTES FOR THE REGULAR MEETING ON JANUARY 28, 2019. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

O&G: Update on the Wheeler Project

Mark Sedensky gave an update on the Wheeler project. He reviewed the Monthly Progress Report # 3 with the Committee he also included an Owner Costs Summary for discussion. There are 3 full time people on the project at this time and others come in and out. Phase 1 is complete and was turned over to the owner on December 26. Phase 2 is scheduled for completion August 2019 and Phase 3 is scheduled for completion March 2020. The additional corridor is scheduled for completion May 2019. The project is still on schedule and under budget.

He identified two items that might have a cost/schedule impact.

Asbestos Abatement: Additional ACM material is being discovered in wall cavities throughout the building. O&G has called in TRC (Town's HazMat Consultant) to perform additional investigation and testing in Phase 2 and 3 of the building to avoid unknowns and allow the project to plan additional abatement in advance.

Early Demolition in Kitchen Area: Due to the extent of work and existing unknown issues, O&G has requested early access to the kitchen to perform demolition (2weeks) and avoid delay at the end of the summer. Costs for relocating water, waste and necessary kitchen facilities will be born out of CMR Contingency. At this point the installation of the kitchen for completion is August 15. All new equipment has been ordered and will be installed. Mr. Sedensky invited the Committee to come out to Wheeler, check in at the O&G Trailer, and he can give them a tour of the facility. He stated that someone is on site from 6:30 AM to 4:00 PM daily. Discussion continued.

He then reviewed the Owner Cost Summary with the Committee indicating that there is over \$1 million dollars in contingency between Owner/CMR. Discussion continued.

He then presented Application for Payment from O&G # 6 for construction through January 31, 2019 in the sum of \$957,662.05.

RICHARD NEGRO MADE A MOTION TO APPROVE PAYMENT FOR PAY APPLICATION #6 TO O&G IN THE SUM OF \$957,662.05. STEVE MARTINO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Mr. Lozaw asked if payment had been reviewed and approved prior to bringing it to the meeting. Mr. Sedensky stated that the application was reviewed by the architect and then by Town Manager Robert Lee and his Assistant Scott Colby. Mr. Busel stated that he also reviewed the application for accuracy. Discussion continued.

KBA: Approval for the Playground Phase at Wheeler to go to the State

The third and final phase for the Playground Equipment is going to the State for approval on Tuesday, February 19. Mr. Mangiagli is asking the Committee to approve KBA to go to the State for design and estimate. He wants to update the Committee that the original budget for Phase 3 Playground was \$190,000 when the budget was reviewed and all the equipment that was requested of the school considered, the budget had increased to \$222,000 which is an increase of approximately \$30,000. Mr. Mangiagli stated that two things happened, equipment was added and the scope was fully defined and the installation of the playscape increased. Mr. Sedensky stated the company they want to purchase the equipment from is on the State Contract list. If you go out to bid, the Committee may go with the low bidder and it may not be the best quality material that Wheeler is looking for. Discussion continued.

STEVE MARTINO MADE A MOTION TO APPROVE AUTHORIZATION FOR KBA TO MOVE FORWARD TO GO TO THE STATE WITH DESIGN AND ESTIMATE FOR PHASE 3 PLAYGROUND AT WHEELER SCHOOL. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED 5 YES VOTES, 1 NO VOTE (RICHARD NEGRO VOTED NO). THE MOTION CARRIED.

Insalco: Proposal for 8 smaller kidney shaped tables

Mr. Busel informed the Committee that he was contacted by Andrew Batchelder, Principal of Wheeler School. They had purchased from FF&E 8 kidney shaped tables for the rooms in Phase 1. He feels they are too large for the area and would like to order 8 smaller kidney shaped tables that would better fit the area. He will use the larger tables in the west wing. Discussion continued.

RICHARD NEGRO MADE A MOTION TO APPROVE THE INSALCO PROPOSAL 2019-11928 DATED FEBRUARY 8, 2019 TO ORDER 8 SMALLER KIDNEY SHAPED TABLES FOR WHEELER SCHOOL. STEVE MARTINO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Approval of Invoices:

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO KBA FOR INVOICE #16066.06-3 DATED JANUARY 31, 2019 IN THE SUM OF \$990.00 FOR WHEELER SCHOOL. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO KBA FOR INVOICE #16066.05-7 DATED JANUARY 31, 2019 IN THE SUM OF \$2,500.00 FOR WHEELER SCHOOL. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO KBA FOR INVOICE #16066.01-18 DATED JANUARY 31, 2019 IN THE SUM OF \$8,338.77 FOR WHEELER SCHOOL. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO TRC FOR INVOICE 332543 DATED JANUARY 16, 2019 IN THE SUM OF \$6,361.50 FOR WHEELER SCHOOL. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO TMST (TRI STATE MATERIALS TESTING LAB, INC.) FOR INVOICE TSMT6279 DATED JANUARY 19, 2019 IN THE SUM OF \$3,129.68 FOR WHEELER SCHOOL. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO TMST (TRI STATE MATERIALS TESTING LAB, INC.) FOR INVOICE TSMT6358 DATED FEBRUARY 8, 2019 IN THE SUM OF \$550.00 FOR WHEELER SCHOOL. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Other:

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 6:55 pm.

Respectfully Submitted,



Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
WEDNESDAY, FEBRUARY 13, 2019**

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