

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

Committee: Capital Project Building Committee

Date: March 25, 2019

Time: 6:00 pm

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

Absent: Mark Belanger, Jim Tufts

Also Present: Facilities Director: Steve Busel, O&G: Mark Sedensky, KBA: Freddie Khericha, Assistant to the Town Manager: Scott Colby, Water Pollution Control: Joe Alosso

Early Departure:

Call to Order:

The meeting was called to order at 6:00 pm by Vice Chairman Steve Martino.

Approval of Minutes:

RICHARD NEGRO MADE A MOTION TO APPROVE THE MINUTES FOR THE SPECIAL MEETING ON MARCH 12, 2019. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Update on the WPCF Phosphorus Removal Upgrade Project:

Mr. Alosso gave an update on the project. He stated that the project is going well. They had a major tie this weekend. The project is 30-35% complete at this time. Project completion is expected July 2020 if not earlier. He is impressed with the work Daniel O'Connell's Sons, Inc. has been doing. Tonight he is presenting Change Order #3 in the sum of \$58,010.67 and Pay Application #8 in the sum of \$390,709.69. Discussion continued.

WPCF Phosphorus Removal Upgrade Project Change Order #3:

The CPBC reviewed the Change Order #3 and had several questions.

KEN RESTELLI MADE A MOTION TO APPROVE CHANGE ORDER #3 FOR CONTRACTOR DANIEL O'CONNELL'S SONS, INC. IN THE SUM OF \$58,010.67. RICHARD NEGRO SECONDED THE MOTION. THE MOTION WAS TABLED.

Mr. Lozaw has many questions on the Change Order. He is requesting that the Engineer attend the meeting for discussion.

Item 3-1 Additional Dewatering – Shale

CR 06 This change in conditions is based on the discovery of a layer of shale along the

west and northwest side of the Filter Building excavation. The shale layer was not observed in any of the nearby borings. The shale layer permits rapid groundwater flow into the excavation site, requiring additional dewatering measures including additional pumps. This item includes time and materials to provide additional dewatering as required to complete the work. Note that this item does not include any of the original dewatering effort required for the asbid scope of work. (\$24,547.06)

Item 3-2 (Credit) Precast/Masonry Anchor Detail
CR 07

Item 3-3 Miscellaneous Wiring Changes
CR 08 This change is associated with miscellaneous wiring modifications throughout the facility, including modifying the wiring at the RDT flocculation tank level sensor, modifying the wiring at the UV system transformers, sprinkler flow switch wiring, orthophosphate analyzer signal wiring, and discfilter floor and spray bar actuator wiring. (\$13,216.64)

Item 3-4 (Credit) Water Main Connection
CR 09

Item 3-5 (Credit) Solids Handling Corridor Foundation Change
CR 10

Item 3-6 Orthophosphate Analyzer
CR11 This change is associated with upgrading the orthophosphate analyzer from the ChemScan Mini-OP to the ChemScan UV-2150. The ChemScan Mini-OP was specified to match the analyzers in the Filter Building. However, subsequent to the award of the construction contract, the vendor recommended upgrading the specified unit to the ChemScan UV-2150 because this latter unit was significantly better suited to handling samples containing the higher amount of suspended solids that will be processed by this analyzer. The UV-2150 will be provided with a filtering system which is specifically designed to handle the suspended solids in the SBR influent. This change includes the upgraded analyzer, requiring plant water modifications, and additional required valves. (\$22,977.68)

Item 3-7 (Credit) Deletion of SMH-1-RFI #26
CR 12

Item 3-8 Add Extension Stem @ 4" Drain Valve
CR 13 This change is associated with an Owner request to provide an extension stem to the 4" drain valve on the south discfilter. The operating stem will allow the valve to be operated from the grating. (\$886.11)

Item 3-9 (Credit) HBAC Controls Changes
CR 15

Item 3-10 (Credit) UV Monorail Change
CR 18

Item 3-11 Removal of Existing Concrete Structure and Pipe
CR 19 This change was initiated based on the discovery of two abandoned structures and a 24" concrete pipe on the northwest portion of the site. The two structures and concrete pipe conflicted with the proposed 14" PVC recycle sewer and chemical lines. This item includes time and materials to demolish the two abandoned structures and the pipe. (\$4,332.16)

Item 3-12 (\$0.00) Solids Handling Corridor Wall/Ceiling Changes
CR 20

Item 3-13 Paint in the RDT Room – RFI 30

CR 22 This change includes additional painting in the RDT room, including concrete walls, columns, and ceiling, as well as PCB abatement of chipping paint as required to complete the painting work in the RDT room. (\$29,052.17)

Item 3-14 Modify RDT Pump Suction Header – RFI 37

CR 23 This change is associated with additional concrete and piping work that is required at the existing RDT Feed Pump suction header. The Contract Drawing shows this header being at elevation 176.83, which is what appears to be shown on Section V-V of sheet ST-M-41 of the record drawings. While preparing the piping submittal, the contractor observed that the actual elevation of the header is 176.33. To resolve the conflict, the suction pipe connection will be rotated from vertical to horizontal and the pump pads will be lifted up approximately one foot (\$5,631.94)

**WPCF Phosphorus Removal Upgrade Project Payment Application #8:
KEN RESTELLI MADE A MOTION TO APPROVE THE PAYMENT APPLICATION #8
TO DANIEL O'CONNELL'S SONS, INC. IN THE SUM OF \$390,709.69. RICHARD
NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE
MOTION CARRIED.**

Update on the Wheeler School Project:

Mr. Sedensky reviewed the progress on the project in the monthly summary report. It is as follows:

General: *The project is on schedule to complete Phase 2, 2A, 2B in August of 2019 for the 2019-2020 school year.*

Sitework: *Mizzy Construction has remobilized and is performing site demolition at Phase 2 exterior, excavation and backfill for main entrance footings, handicap ramp footing and walls at Phase 2 north. Seat/retaining wall has begun. Preparing for courtyard grading, curbing and sidewalk.*

Phase 1 (Boiler Room): *Installation of floor drains (slab 18" by 2' thick). Existing stair rails have been replaced. Set and pipe water heater in next few days. New HW boiler #2 was installed and is providing heat to Phase 1A. Existing Steam boiler #1 will remain operational to provide heat to remaining building through the heating season.*

Phase 1A: *Punchlist and misc. incomplete work remains (permanent corridor lighting, classroom sound system, etc.) some items will be performed over April break. Replacement of damaged ceiling tiles will wait until the end of the project.*

Connecting Corridor: *LG steel framing and masonry installation has begun. Work will continue as weather permits.*

Phase 2. *Interior framing 95% complete, gypsum installation 85% complete, interior masonry approximately 60% complete. MEP rough 90% complete, electrical and plumbing waiting for finish install. Ceiling grid and painting has begun. Ceramic tile to begin this week. Exterior windows expected mid-April. Exterior opening framing is ongoing and approximately 30 % complete (existing windows left in place to avoid extensive temp heat). Phase 2 fiberglass windows and aluminum store front have been released for fabrication.*

Phase 2A (kitchen, Café, Media Center): *Temporary kitchen/serving line is planned for installation June 1 to allow early structural demo of kitchen.*

Phase 2B (Gym): *Ductwork and existing lighting have been demo'd in the gymnasium. Rough framing for tectum acoustic ceiling panels is being performed as school schedule allows.*

Asbestos Abatement: Testing of suspected ACM's in Phase 2 and Phase 3 has been performed by TRC. O&G is attempting to bring in another Abatement Contractor to perform abatement identified as additional work as the Demo & Abatement Subcontractor (select Demo) is having a hard time dealing with additional scope of work.

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 (2 weeks) and avoid delay at the end of summer. Costs for relocating water, waste, and necessary kitchen facilities will be born out of CMR Contingency.

Structural Issues:

- As areas are uncovered, some repairs to existing wood structure has been required in the attic space of Phase 2.
- Additional exterior structural framing similar to Phase 1 is required in Phase 2 (and likely in Phase 3)
- Additional structural steel will need to be installed at the boiler room concrete ceiling due to the existing condition of the structure and mechanicals being supported by the ceiling.

Proposed Change Order Review and Approval:

Proposed Change Order #00037:

Add signs A105+A115, Delete Exits: Provide pricing to furnish and install the following as requested by the Owner due to school programmatic changes. Remove and depose of existing signage. Patching and painting to be handled separately (if required). This Change order is a credit to the project of (\$194.00).

KEN RESTELLI MADE A MOTION TO APPROVE PROPOSED CHANGE ORDER #00037 WITH A CREDIT OF (\$194.00) FOR THE WHEELER PROJECT. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Proposed Change Order #00038:

UST Monitoring: Provide monitoring for the removal of the 10,000 gallon UST at Wheeler School. Eagle Environmental/Mizzy will charge only for the work performed. If additional work is required, it will be billed at the rates listed on the fee proposal +10% OHP for Mizzy. This change order is in the sum of \$3,164.00.

KEN RESTELLI MADE A MOTION TO APPROVE PROPOSED CHANGE ORDER #00038 IN THE SUM OF \$3,164.00 FOR THE WHEELER PROJECT. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Proposed Change order #00039:

Supplemental Heat Winter 2018: Provide fuel delivery and heater rental for temporary heaters required to keep building temperatures during installation of windows. Delays to the completion of the exterior building skin is directly related to additional structural framing required due to existing conditions (see RFI #18). Cost should be eligible as it is related to an unforeseen condition. This change order is in the sum of \$0.00 to the project. It should be noted that \$10,750.00 was taken from the CMR Contingency.

KEN RESTELLI MADE A MOTION TO APPROVE PROPOSED CHANGE ORDER #00039 FOR \$0.00 FOR THE WHEELER PROJECT. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

PROPOSED CHANGE ORDER #00040:

Phase 1 Owner Dumpsters: Furnish dumpsters for Owner's use. Dumpsters were requested by Principal and Director of Facilities for use during owner move out of Phase 2 and more in/occupancy of Phase 1. This change order is in the sum of \$3,342.00.

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Approval of Invoices:

KEN RESTELLI MADE A MOTION TO APPROVE PAYMENT TO IES FOR INVOICE #13490 DATED MARCH 8, 2019 FOR COMMISSIONING SERVICES AT WHEELER SCHOOL IN THE SUM OF \$3,900.00. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Other:

Scott Colby, Assistant to the Town Manager, informed the Committee that the Construction Manager and Engineers from Tighe & Bond at the WPCF Phosphorus Removal Project would like the Committee to visit the site and view the progress on the project. Since there are so many questions regarding Change Order #3 it might be a perfect opportunity to meet at the Wastewater Treatment Control Facility for the next meeting. **The next Capital Projects Building Committee meeting will be held on Tuesday, April 16 at the Wastewater Treatment Control Facility, 90 Cronk Road, Plainville at 6:00 PM.**

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 6:45 pm.

Respectfully Submitted,

Tina Gryguc

Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
MONDAY, MARCH 25, 2019**

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