

**Regular Meeting
Capital Projects Building Committee,
Frank T. Wheeler School
Conference Room**

Committee: Capital Project Building Committee

Date: January 14, 2020

Time: 6:00 pm

CPBC Attendees: Tom Arcari, Danny Carrier, Tom Lozaw, Steve Martino, Gil Nadeau, Richard Negro, Ken Restelli, Jim Tufts

Absent: Mark Belanger

Also Present: Town Manager: Robert Lee, Assistant to the Town Manager: Scott Colby, O&G Project Manager: Mark Sedensky, Facilities Director: Steve Busel, WPC Superintendent: Joe Alosso, Custodial Manager: Scott Martin, Frank T. Wheeler School Principal: Andrew Batchelder, Frank T. Wheeler Head Teacher: Rachel Miller

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

Mr. Batchelder introduced Rachel Miller to the Committee. She is the Head Teacher at Wheeler Elementary School and an aspiring Administrator. She asked Mr. Batchelder to allow her to participate in as many administrative experiences as possible. The Committee welcomed her to the meeting.

Scott Colby informed the Committee that he will be leaving his position in Plainville next Thursday, January 23. He has been selected as the New Assistant Town Manager of Windsor, CT and will begin working there on January 27. The committee wished him well and thanked him for all his help with the WPCF Phosphorus Upgrade Project and the Wheeler School renovation. He has done an outstanding job.

Approval of Minutes:

RICHARD NEGRO MADE A MOTION TO APPROVE THE MINUTES OF THE NOVEMBER 25, 2019 REGULAR MEETING. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

WPCF Phosphorus Upgrade Project Payment Application:

Mr. Alosso stated the project was moving along. There was only 1 trailer left at the project site. They will return in March and April to do performance testing and complete punch list items. Their final payment will be held until then. The contract states that the finish date of the project should be July and the project should be completed by the end of April. Discussion continued.

Mr. Alosso presented two Change Orders for the Committee to review tonight.
CR-66: Additional Filter Building Grating Modifications (addition to 47)

Price to modify the grating in the Filter Area to extend the grating on the south side of Filter 2 all the way to the south and east wall. Note that this will include a credit for two sections of hand rails that were added per CR-47 as well as one section that was included in the as-bid scope. This also modifies the grating support included in CR-47 and the associated submittal 05500-17. See attached markup for clarification from T&B. The cost of this Change Order is \$20,933.77.

Mr. Alosso stated that the same situation will occur on the North side of the project. The Committee will **table** this change order waiting further discussion with the Contractor and full package pricing. If the Change Order is tabled, Mr. Alosso stated that it will not hold up the project since they will be on site again in March for project completion. Discussion continued.

RICHARD NEGRO MADE A MOTION TO TABLE CR-66 WAITING FURTHER DISCUSSION AND INFORMATION FROM THE CONTRACTOR. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

CR-67: Relocate RDT Room Hose Reel

Relocate RDT Hose Reel as described in T&B e-mail dated 12/26-All work to be performed prior to 11/16/19. The cost of this Change Order is \$692.44. Discussion continued.

RICHARD NEGRO MADE A MOTION TO APPROVE CHANGE ORDER CR-67 IN THE SUM OF \$692.44. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

O&G: Update on the Wheeler Project

Mark Sedensky gave an update on the project. He reviewed a Proposed Change Order with the Committee.

PCO 00117: Changes to Faucets ASI 051R +056

There were 8 faucets that needed to be changed. They were ordered incorrectly and need to be ADA Compliant, the faucets need to be changed. This amount was taken from the CM Contingency in the sum of \$4,706.00.

The Committee voted to **table** this PCO pending discussion and more information from the Engineer. The Committee feels this is a code issue and should have been caught. Discussion continued.

RICHARD NEGRO MADE A MOTION TO TABLE PCO 00117 WAITING FURTHER DISCUSSION AND INFORMATION FROM THE ENGINEER. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Owner requested changes for discussion at the CPBC Meeting on January 14, 2020

This is work that has not been performed or scheduled and will not be until approval is received by the Committee. Some of the items listed have been in progress for pricing and have already been priced.

The following items are not being approved at this time but the Committee has given authorization for O&G to move forward with hard pricing.

1. Speaker and volume control in Main Office
2. Changes in Kitchen
 - Add rinse sink in kitchen
 - Add pipe cover only at prep table sink
3. Furnish and install 18, 8' tack strips. (Plainville Community Schools Facility Department to install when purchased).
4. Add duplex power outlet in Media Center closet

5. VCT flooring in lieu of sealed concrete in custodial closet A133, storage A129, storage B113, science storage C117.
6. Mechanical/Boiler Room Floor – Self level mechanical room floor prior to sealing
7. Add clocks to 13 Rooms – 120V hard wired clocks at 13 locations
8. Add VOIP data outlet in Music and Band Room for telephone connection by Town.
Add data outlet in Band Room for Smart Monitor
9. Install attic hatch doors in Rooms A119 (replace wrong model), B113 (replace wrong model), B127 (new).

Mr. Arcari feels that the items are needed, that is not the issue, but the items are routine and should have been picked up. Where is the accountability? He doesn't understand why the Committee is responsible for these items. Discussion continued.

Insalco Proposal for additional furniture at Wheeler

Mr. Batchelder explained why this furniture wasn't ordered previously. They were scheduled to use existing furniture in some of these rooms. Most of the existing furniture is over 20 years old and not in the best of shape. The library was being designed and then the designer left the company so there were many errors in the design from the beginning. Mr. Batchelder looked at the proposed list and feels he can probably trim about \$8,000 off of the proposal. Vice Chairman Martino asked Mr. Sedensky if the proposed furniture is eligible for reimbursement. Mr. Sedensky stated that it should be. The Committee discussed the FF&E budget. Vice Chairman Martino asked if there is any more furniture that will be needed for the project. Mr. Batchelder stated that the only thing he may need would be additional teacher's desks.

RICHARD NEGRO MADE A MOTION TO APPROVE AN ADJUSTED PROPOSAL TO INSALCO NOT TO EXCEED \$20,000 FOR THE ADDITIONAL FURNITURE NEEDED FOR THE COMPLETION OF THE WHEELER SCHOOL PROJECT. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Mr. Lee suggested that if they are concerned if the furniture is eligible for reimbursement, they should take pictures of the old existing furniture to show the need for replacement. Discussion continued.

Approval of invoices

RICHARD NEGRO MADE A MOTION TO APPROVE PAYMENT TO IES FOR INVOICE #14450 DATED DECEMBER 13, 2019 IN THE SUM OF \$831.25 FOR PROFESSIONAL SERVICES AT WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

RICHARD NEGRO MADE A MOTION TO APPROVE PAYMENT TO KBA FOR INVOICE #16066.01-29 DATED DECEMBER 27, 2019 IN THE SUM OF \$8,388.77. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

RICHARD NEGRO MADE A MOTION TO APPROVE PAYMENT TO KBA FOR INVOICE #16066.01-28 DATED NOVEMBER 29, 2019 IN THE SUM OF \$8,388.77. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

RICHARD NEGRO MADE A MOTION TO APPROVE PAYMENT TO INSALCO FOR INVOICE #8627 DATED DECEMBER 10, 2019 IN THE SUM OF \$2,028.75. INVOICE #8628 DATED DECEMBER 10, 2019 IN THE SUM OF \$21,268.80. INVOICE #8631

DATED DECEMBER 10, 2019 IN THE SUM OF \$15,206.97. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

RICHARD NEGRO MADE A MOTION TO APPROVE PAYMENT TO SCHOOL SAFETY SOLUTIONS, LLC FOR INVOICE #4648 DATED DECEMBER 5, 2019 IN THE SUM OF \$239.00. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Invoices approved by Mr. Lee and Mark Belanger in advance for record only
RICHARD NEGRO MADE A MOTION TO APPROVE PAYMENT APPLICATION #17 DATED DECEMBER 24, 2019 IN THE SUM OF \$792,152.22 FOR THE WPCF UPGRADE PROJECT. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

RICHARD NEGRO MADE A MOTION TO APPROVE PAYMENT FOR CHANGE ORDER #9 DATED DECEMBER 20, 2019 IN THE SUM OF \$17,306.67 FOR THE WPCF UPGRADE PROJECT. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

JIM TUFTS MADE A MOTION TO APPROVE PAYMENT FOR PAYMENT APPLICATION #16 DATED DECEMBER 10, 2019 FROM O&G INDUSTRIES IN THE SUM OF \$598,722.75 FOR THE WHEELER SCHOOL PROJECT. GIL NADEAU SECONDED THE MOTION. THE MOTION PASSED 7 YES VOTES, 1 ABSTENTION (MR. NEGRO ABSTAINED FROM VOTING). THE MOTION CARRIED.

TRC Change Order Request for Wheeler School

RICHARD NEGRO MADE A MOTION TO APPROVE PAYMENT TO TRC FOR ADDITIONAL FUNDING TO COVER SERVICES PERFORMED DURING THE COMPLETION OF ABATEMENT WORK AT WHEELER ELEMENTARY SCHOOL. THE ADDITIONAL FUNDS ARE IN THE SUM OF \$4,000.00. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Eversource: Load Date Pulse Agreement

RICHARD NEGRO MADE A MOTION TO APPROVE PAYMENT TO EVERSOURCE FOR THE PURCHASE OF A LOAD DATE PULSE SERVICE AT WHEELER SCHOOL IN THE SUM OF \$500.00 TO MONITOR GAS USAGE ON THE BUILDINGS AUTOMATION SYSTEM. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED 7 YES VOTED, 1 OPPOSED. (MR. LOZAW OPPOSED THE PURCHASE). THE MOTION CARRIED.

Other: None

Adjournment

RICHARD NEGRO MADE A MOTION TO ADJOURN THE MEETING. GIL NADEAU SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED. The meeting was adjourned at 7:10 PM.

Respectfully Submitted,



Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
TUESDAY, JANUARY 14, 2020**

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