

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

Committee: Capital Projects Building Committee

Date: September 12, 2017

Time: 6:00 pm

CPBC Attendees: Mark Belanger, Tom Lozaw, Rick Negro, Ken Restelli, Jim Tufts

Absent: Thomas Arcari, Steve Martino

Also Present: Town Manager: Robert Lee, Facilities Director: Steve Busel, Custodial Manager: Scott Martin, Kaestle Boos Associates: Chuck Boos, O&G: Mark Sedensky, Superintendent of Schools: Dr. Maureen Brummett, BOE Director Business and Operations: Sam Adlerstein

Early Departure: None

Call to Order:

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

Approval of Minutes:

JIM TUFTS MADE A MOTION TO APPROVE THE MINUTES FROM THE JUNE 26, 2017 MEETING. RICK NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Invoice Approval for the Minutes: Approved by Chairman Belanger 7/27/17

JIM TUFTS MADE A MOTION TO APPROVE INVOICE # 149101 DATED JULY 14, 2017 TO O&G FOR PRE REFERENDUM COSTS IN THE SUM OV \$3,040.00. RICK NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

JIM TUFTS MADE A MOTION TO APPROVE INVOICE # 149093 DATED JULY 14, 2017 TO O&G FOR PRE REFERENDUM COSTS IN THE SUM OF \$9,730.00. RICK NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

JIM TUFTS MADE A MOTION TO APPROVE INVOICE # 3 DATED JULY 18, 2017 TO KAESTLE BOOS ASSOCIATES FOR INITIAL ARCHITECTURAL AND ENGINEERING CONTRACT FEES IN THE SUM OF \$4,850.00. RICK NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Silktown Roofing Proposal:

Mr. Boos reviewed the proposal from Silktown Roofing for costs associated with performing test cuts on the roof at Frank T. Wheeler Elementary School. The cost is based on utilizing two technicians, portal to portal, and material for one day (16 man hours) in the sum of \$1,795.00.

Mr. Lozaw asked why KBA didn't get additional bids for this portion of the project. Mr. Boos stated that they have used Silktown in the past and they are very reliable and responsive and are certified to do the work on the roof. Mr. Lee stated that it takes time to get additional bids from other companies and this was in the best interest of the Town. If the testing is not done the project cannot move forward. This proposal is not for the entire project just for testing of materials. It was not a large amount and KBA was comfortable giving this portion of the project to Silktown Roofing. Mr. Lozaw feels strongly that they should have gone out to bid. Discussion continued.

JIM TUFTS MADE A MOTION TO MOVE FORWARD WITH THE PROPOSAL FROM SILKTOWN ROOFING TO PERFORM TESTS ON THE FRANK T. WHEELER ELEMENTARY SCHOOL ROOF IN THE SUM OF \$1,795.00. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED 4 YES VOTES, 1 NO VOTE (MR. LOZAW VOTED NO). THE MOTION CARRIED.

Eagle Environmental, Inc. Proposal # 17-256:

The Committee reviewed a proposal submitted by Eagle Environmental to provide asbestos containing materials (ACM) roof inspection services for the Wheeler Elementary School located at 15 Cleveland Memorial Drive in Plainville, CT. The roofs associated with the existing building are scheduled for replacement and require inspection. Eagle has reviewed the scope of roof removal work with the project architect and is familiar with the scope of roof replacement.

JIM TUFTS MADE A MOTION TO APPROVE THE PROPOSAL SUBMITTED BY EAGLE ENVIRONMENTAL # 17-256, DATED AUGUST 23, 2017, FOR AN ASBESTOS CONTAINING ROOFING MATERIALS INSPECTION AT WHEELER ELEMENTARY SCHOOL. RICK NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Eagle Environmental, Inc. Proposal # 17-252:

The Committee reviewed a proposal submitted by Eagle Environmental to conduct an ASTM 1527-13 Phase I environmental site assessment (ESA) for Wheeler Elementary School. The purpose of the assessment services will be to determine whether there is evidence of a release or threat of a release of hazardous or regulated substances, or petroleum products existing at the sight.

JIM TUFTS MADE A MOTION TO APPROVE PHASE I ENVIRONMENTAL SITE ASSESSMENT AT WHEELER ELEMENTARY SCHOOL FROM EAGLE ENVIRONMENTAL, INC. PROPOSAL # 17-252, DATED AUGUST 10, 2017, FOR A PHASE I SITE ASSESSMENT IN THE SUM OF \$2,100.00. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Kaestle Boos Associates Invoice #1:

JIM TUFTS MADE A MOTION TO APPROVE PAYMENT TO KAESTLE BOOS, ASSOCIATES FOR INVOICE #1, DATED AUGUST 31, 2017, IN THE SUM OF \$81,302.00 FOR WHEELER ELEMENTARY SCHOOL RENOVATIONS SCHEMATIC DESIGN PHASE. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Project review from O&G:

Mark Sedensky from O&G reviewed the timeline schedule for the project. Assuming the State of CT passes the budget KBA plans to complete Schematic Design at the end of September and then move into Design Development in October. The plan is to have construction begin in the summer of 2018. O&G, KBA the Town Manager and Superintendent are scheduled to meet with the State regarding review of the schematic drawings on October 4 at 1:00PM. Once the schematic design is complete O&G will ask for formal approval by the Committee to move forward with design development. Discussion continued.

Mr. Lee stated that if the State budget is not passed, the proposed schedule may need to be adjusted. The Council will not approve the project moving forward unless the grant money is in place. Mr. Boos suggested that they might want to look into removal of asbestos materials as a separate phase. It is important that the students be out of the building during the removal. If the project is delayed at least the asbestos materials removal will be done. Nothing can move forward without it being completed. Discussion continued.

Mr. Lee asked Mr. Boos to review the Amendment to the Professional Services Agreement which is the base contract for the project. He feels it is important for the Committee to understand exactly what is being covered under the base contract and what will be done separately.
Discussion continued.

Steve Busel updated the committee on the energy contract he has been working on. At a previous meeting he informed the committee that he had been working with companies to see how he could move the energy project forward. He received pricing for re-lamping all of the Town buildings including Linden Street School and the Plainville High School and replacing the boilers and chillers at the Middle School. He has removed the chillers from the project at this time to lower costs. Eversource energy saving program has changed and there is not as much reimbursement for product. Mr. Busel and Mr. Lee reviewed the Energy package with the Town Council and they were very receptive to it. There will be a Public Hearing on October 2nd.

JIM TUFTS MADE A MOTION TO APPROVE THE BOILER REPLACEMENT AT THE MIDDLE SCHOOL AND LIGHTING FOR THE TOWN BUILDINGS INCLUDING THE LINDEN STREET SCHOOL AND PLAINVILLE HIGH SCHOOL WITH AN ESTIMATED COST OF \$1,079,000 AND A NET COST OF \$689,000 THAT WAS DISCUSSED AT THE CPBC MEETING ON SEPTEMBER 12, 2017. RICK NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Adjournment:

**JIM TUFTS MADE A MOTION TO ADJOURN THE MEETING. KEN RESTELLI
SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE
MOTION CARRIED.** The meeting was adjourned at 7:00 pm.

Respectfully submitted,



Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE
TUESDAY, SEPTEMBER 12, 2017**

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