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

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| **Committee:** | **Capital Projects Building Committee** |
| **Date:** | **January 22, 2018** |
| **Time:** | **6:00 pm** |
| **CPBC Attendees:** | **Thomas Arcari, Mark Belanger, Danny Carrier, Richard Negro, Ken Restelli, Jim Tufts** |
| **Absent:** | **Tom Lozaw, Steve Martino** |
| **Also Present:** | **Facilities Director: Steve Busel, Kaestle Boos Associates: Scott Mangiagli, O&G: Mark Sedensky, Custodial Manager: Scott Martin, Town Manager: Robert Lee, Assistant to the Town Manager: Scott Colby** |

**Early Departure:**

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

**Approval of Minutes:**
**RICHAED NEGRO MADE A MOTION TO APPROVE THE MINUTES FROM THE JANUARY 9, 2018 MEETING. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.**

**O&G: Discussion regarding Wheeler School Project Budget**
At the last meeting there was discussion regarding the budget for the Wheeler Project and if there were funds available for the procurement of FF&E in the sum of $42,500 that could be absorbed into the project budget. Mark Sedensky from O&G informed the Committee that there was a meeting held with KBA to review the budget. They met for several hours reviewing different areas on the project and at this point they are over budget. They are meeting again on Wednesday from 9-12 for review to get closer to budget. Right now Mr. Sedensky is reluctant to present a formal estimate for handout until the review is completed. He is wondering if a Special meeting could be held at the end of next week instead of waiting 2 weeks for the next scheduled meeting on Tuesday, February 13, 2018. Chairman Belanger will make the arrangements for a Special meeting as soon as he hears from O&G. The Committee then discussed areas that O&G felt they could cut to stay under budget. Mr. Lee asked if they feel confident that they can meet the budget and conform to the 'renovate as new status' as required by the State. Mr. Sedensky feels certain that they can meet the 'renovate as new status', that is not the issue. They feel confident meeting the budget, the issue is the estimate, the estimate is just a guess. One of the ways to meet the budget is to eliminate scope. He feels that he will have more information and a greater understanding of the budget after the meeting on Wednesday. He also informed the Committee that there are 2 RFP's out for bids. They are both due back the beginning of

February. There is an RFP for Hazmat and for Phase 11-On Site Assessment. Discussion continued.

**KBA: Discussion regarding State Meeting**
Scott Mangiagli informed the Committee that a meeting was held with the State regarding Design Development. The State required letters signed by the Superintendent submitted at this time. He felt the meeting went very well, there were no negative issues brought forward. He will also have more information at the next meeting. Discussion continued.

Steve Busel, Facilities Director informed the Committee a meeting was held with Principal Batchelder, Scott Mangiagli, Mark Sedensky and himself regarding the phases on the project. Right now there are approximately 6 or 7 phases but they might be able to cut it down to 3 or 4 phases. Mr. Batchelder is speaking to other schools and trying to move PreK classes. He also has been speaking to the Pastor of the Grace Lutheran Church across the street to possibly use some of their space to hold classes. With the extra swing space it could free up more classrooms moving the project forward. There are certain areas that will need to be worked on in the summer when there are no students in the building, such as the kitchen. There will be another meeting at Wheeler on Wednesday afternoon to discuss the phasing and swing space on the project. Discussion continued.

**Approval of Invoices:**
**JIM TUFTS MADE A MOTION TO APPROVE O&G INVOICE #192972 DATED JANUARY 9, 2018 IN THE SUM OF $20,000.00 FOR PRE-CONSTRUCTION COSTS SEPTEMBER–DECEMBER. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.**

**JIM TUFTS MADE A MOTION TO APPROVE AIA DOCUMENT G802 AMENDMENT NUMBER: 008 FROM KAESTLE BOOS ASSOCIATES FOR ADDITIONAL ENGINEERING SERVICES DATED DECEMBER 12, 2017 IN THE SUM OF $18,425.00. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.**

**Waste Water Treatment Plant Walk-Through:**
A walk-through of the WWTP was held on Saturday, January 20 at 10:00 am with Superintendent Joseph Alosso. The committee felt it went very well and it was very informative. The CPBC will be charged with the building phase for the project. Discussion continued.

**Adjournment:**
**JIM TUFTS MADE A MOTION TO ADJOURN THE MEETING. RICHARD NEGRO SECONDED THE MEETING. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.** The meeting was adjourned at 6:40 PM.

Respectfully Submitted:

Tina Gryguc

Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE**
**CAPITAL PROJECTS BUILDING COMMITTEE MEETING**
**MONDAY, JANUARY 22, 2018**

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