

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

Committee: Capital Project Building Committee

Date: January 28, 2019

Time: 6:00 pm

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

Absent: Tom Arcari

Also Present: Facilities Director: Steve Busel, O&G: Mark Sedensky, KBA: Freddie Khericha, 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 Mark Belanger.

Approval of Minutes:

STEVE MARTINO MADE A MOTION TO APPROVE THE MINUTES FOR THE REGULAR MEETING ON DECEMBER 11, 2018. KENNETH RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Update on the WPCF Phosphorus Removal Upgrade Project

Scott Colby gave an update on the project. He stated that the project is on schedule and everything was going well. He asked that the Committee approve Contractors Application for Payment #6 in the sum of \$508,201.59. Mr. Alosso has confirmed the amount. Discussion continued.

STEVE MARTINO MADE A MOTION TO APPROVE CONTRACTORS APPLICATION FOR PAYMENT #6 FOR THE WPCF PHOSPHORUS REMOVAL UPGRADE PROJECT IN THE SUM OF \$508,201.59. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Update on the Wheeler School Renovation Project

Mark Sedensky gave an update on the Wheeler Project. He stated that Phase 1 of the project is complete except for a few punch list items. The teachers were able to move back into their classrooms on 12/26/18. There were minor issues that were addressed. We have moved into Phase 2 with demolition and more asbestos has been discovered. However, things are progressing; we are on schedule and under budget. There will be a big push during the summer months to get construction done; the kitchen is slated for demolition during the summer when students are not in the building. The Committee will review Contractors Application for Payment #5 for approval then review the Proposed Change Orders brought by O&G for consideration. Discussion continued.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT FOR CONTRACTORS APPLICATION #5 IN THE SUM OF \$1,144,743.22 FROM O&G. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

The Committee then reviewed the Proposed Change Orders.

PCO 00024: Rework exterior temporary protection to fit in new window framed openings prior to the arrival and installation of permanent windows. Work was requested by O&G and was provided on a Time and Material basis. PCO 00024 was paid out of the CMR Contingency and is eligible for reimbursement from the State.

STEVE MARTINO MADE A MOTION TO APPROVE PCO 00024 IN THE SUM OF 0 CHARGE TO THE PROJECT. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

PCO 00019: Provide work at Phase 2 per the attached repair location drawing to achieve the following procedure:

Shaved concrete 1/4" deep by 13" wide to remove crown of two adjoining topping slabs. Fill all voids of crack with Rapid Set Cement and install Rapid set level floor with embedded fiber mat for reinforcement flash with existing surface. Work was performed on a Time & Material basis and is eligible for reimbursement from the State.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT FOR PCO 00019 IN THE SUM OF \$15,791.00. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

PCO 00023: Finish additional labor and material for additional demolition and additional demolition of ACM containing walls. This is a credit to the project and is eligible for reimbursement from the State.

STEVE MARTINO MADE A MOTION TO APPROVE PCO 00023 FOR A CREDIT OF (\$21,214.00) TO THE PROJECT. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

PCO 00028: The classrooms and offices on the west side of Areas B and C are to be treated the same as the east side of Area A. This Proposed Change order is eligible for reimbursement from the State.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT FOR PCO 00028 IN THE SUM OF \$15,159.00. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

PCO 00029: Provide break metal flashing above metal panels at Elevations 5 & 11. This PCO is eligible for reimbursement from the State.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT FOR PCO 00029 IN THE SUM OF \$2,498.00. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

PCO 00030: Room size increase. Relocation of wall between Classroom C114 and C115 and associated work per SKM-05, SKM-06, SKA-9A 1.07; SKA-9B, SKA 9C; SKA-9D; SKA 9C. This is eligible for State reimbursement. It does not include ACM material.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT FOR PCO 00030 IN THE SUM OF \$6,085.00. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

PCO 00008: Demolition drawings called for all drop ceilings to be removed; however only some rooms called for a 2nd hard gypsum and lath ceiling to be removed. Removal was required for safety during MEP installation. Change will be charged to CMR Contingency. This is eligible for State reimbursement.

STEVE MARTINO MADE A MOTION TO APPROVE PCO 00008 AT 0 CHARGE TO THE PROJECT. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

PCO 00026: H. Carr submitted a cost of \$1,700 for Alternate #1 which was accepted by the Owner. The CMR final GMP contract and H. Carr contract did not include \$1,700 for H. Carr for Alternate #1. This is eligible for State reimbursement and will come out of CMR Contingency.

STEVE MARTINO MADE A MOTION TO APPROVE PCO 00026 AT 0 CHARGE TO THE PROJECT. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Plainville High School Site Improvement:

Application and Certificate for Payment: CMR Requisition #3 in the sum of \$87,932.91. The company will be back in the spring for completion of work. They need to reseed the lawn and correct the paved areas that have puddles when it rains. Discussion continued.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT FOR CMR REQUISITION #3 IN THE SUM OF \$87,932.91 FOR PLAINVILLE HIGH SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Mr. Sedensky informed the Committee that TRC is submitting a change order request for continued environmental consulting services during the remaining abatement work at Wheeler Elementary School. TRC has gone over the original PO amount and requires additional funding to complete the project. The increase includes, but is not limited to, the finding of hidden asbestos containing materials discovered during demolition, additional inspection work required to identify the locations of these materials, project monitoring oversight during abatement of the additional material, abatement of all mastic as ACM as directed by CTDPH, lead based paint testing of structural beams previously inaccessible, requested update/additional abatement specification drawings/reports, etc. The additional funding requested to finish all remaining work on this project is estimated at \$9,000. Discussion continued.

STEVE MARTINO MADE A MOTION TO APPROVE THE ADDITIONAL FUNDING FROM TRC FOR ABATEMENT TESTING IN THE SUM OF \$9,000. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Eagle Environmental has submitted a proposal for consulting services to support removal of one 10,000 gallon fuel oil tank at Wheeler School. The sum of the proposal is \$2,820.00. The Committee had discussion and has decided to table this proposal while waiting for additional information. The proposal will be revisited at the next meeting.

Insalco Corporation: There were additional items that needed to be ordered under the FF&E. They are as follows:

1) Additional locker units: There were 4 additional locker units that were missed when the phase 1 FF&E was placed. Principal Andrew Batchelder requested the additional units be ordered.

STEVE MARTINO MADE A MOTION TO AUTHORIZE THE PURCHASE OF THE ADDITIONAL LOCKERS FOR WHEELER SCHOOL IN THE SUM OF \$4,058.44. JIM

TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

2) During Phase 1 furniture ordering, 13" and 15" chairs were ordered for the second grade students anticipating that some of the students may be smaller than average. Unfortunately the 13" chairs are unsuitable for our current grade 2 population and is impacting current students negatively as they are sitting in chairs that are too small for them. The Superintendent is requesting approval to order 30 replacement 15" chairs. It is important to note that the 13" chairs will be used when our PreK students return to Wheeler School in 2020.

STEVE MARTINO MADE A MOTION TO AUTHORIZE THE PURCHASE OF 30 15" CHAIRS IN THE SUM OF \$2,112.00 FOR WHEELER SCHOOL. JIM TUFTS 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 16066.01-17 DATED DECEMBER 28, 2018 IN THE SUM OF \$8,338.77 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO KBA FOR INVOICE 16066.02-6 DATED DECEMBER 28, 2018 IN THE SUM OF \$1,650.00 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO KBA FOR INVOICE 16066.06-2 DATED DECEMBER 28, 2018 IN THE SUM OF \$660.00 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO IES FOR INVOICE #13197 DATED DECEMBER 7, 2018 IN THE SUM OF \$2,175.00 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO TRC FOR INVOICE #322052 DATED DECEMBER 14, 2018 IN THE SUM OF \$1,079.25 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO IMTL FOR INVOICE #3978-A DATED DECEMBER 28, 2018 IN THE SUM OF \$405.00 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO IMTL FOR INVOICE #3978-B DATED JANUARY 6, 2019 IN THE SUM OF \$480.00 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO INSALCO FOR INVOICE #7887 DATED JANUARY 2, 2019 IN THE SUM OF \$91,564.43 FOR WHEELER SCHOOL FF&E PHASE 1. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO INSALCO FOR INVOICE #7886 DATED JANUARY 2, 2019 IN THE SUM OF \$1,125.00 FOR WHEELER SCHOOL FF&E PHASE 1. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO WELTI GEOTECHNICAL, P.C. FOR INVOICE #761A-178 DATED JANUARY 14, 2019 IN THE SUM OF \$540.00 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE PAYMENT TO IES FOR INVOICE #13293 DATED DECEMBER 31, 2018 IN THE SUM OF \$2,900.00 FOR WHEELER SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Other:

The Committee received a Draft of the plaque that will be installed at Wheeler School regarding the renovations. They were asked to review and make any changes prior to the plaque being created. After discussion the Committee had no changes that they wanted made.

Adjournment

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

Respectfully Submitted,

A handwritten signature in black ink that reads "Tina Gryguc". The signature is written in a cursive, flowing style.

Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
MONDAY, JANUARY 28, 2019**

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