

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

Committee: Capital Projects Building Committee

Date: October 12, 2016

Time: 6:00 pm

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

Absent: Thomas Arcari, Steve Martino

Also Present: Superintendent: Dr. Maureen Brummett, Director of Business and Operations: Sam Adlerstein, Facilities Director: Steve Busel, Custodial Manager: Scott Martin, Kaestle Boos Associates: Chuck Boos, Jennifer Mangiagli, O&G: Ken Biega, Eagle Environmental: Jeff Duigou, Town Council Representative: Danny Carrier

Early Departure: Jeff Duigou 6:15 pm, Maureen Brummett 6:35 pm

Call to Order:

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

RICHARD NEGRO MADE A MOTION TO APPROVE THE MINUTES FROM THE SEPTEMBER 26, 2016 MEETING. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED 4 YES VOTES. JIM TUFTS ABSTAINED FROM VOTING. HE DID NOT ATTEND THE MEETING. THE MOTION CARRIED.

Chairman Belanger turned the meeting over to Jeff Duigou for an update on the Old Linden Street School Project. Mr. Duigou stated that the project is near completion. There are two items left to complete which are installing the appropriate signs for traffic, parent drop off and entrances and exits and line striping the pavement. Mr. Busel stated that they are leaving the fencing up until the grass gets established. Discussion continued.

Mr. Duigou discussed with the committee the sidewalks near the school. He stated that the sidewalks and curbing along East Maple Street and Linden Street should be replaced. This would also include a handicap 'ramp' at the corner of East Maple and Linden Street where one does not currently exist. Manafort was asked to submit a quote for the requested work since they are the contractor on site. The Town of Plainville also has a contract for some Town sidewalk work with Laviero who has also come in with a quote that is lower. The Town Council is in the process of reviewing this matter. Discussion continued.

Mr. Duigou stated that there was a deduct change order for the deletion of the color additive in approximately 32 cubic yards within the combination curb and walk on the project. The deduct is in the sum of (\$2,688.00) COR #6: Credit for deletion of concrete coloring.

Mr. Duigou then discussed a request for installation of a 35 linear foot by 1.5 linear foot Versa-Lock retaining wall around the "Linden Tree" on the Old Linden Street School project. COR #7: Installation of Versa-Lock wall in the sum of \$2,820.00.

JIM TUFTS MADE A MOTION TO APPROVE CHANGE ORDERS COR #6 CREDIT FOR DELETION OF CONCRETE COLORING IN THE SUM OF (\$2,688.00) AND COR #7 INSTALLATION OF VERSA-LOCK WALL IN THE SUM OF \$2,820.00. RICHARD NEGRO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Mr. Duigou discussed with the committee COR #4: Control Joints & Membrane. This was work requested to install control joints which were not indicated in the bid documents as well as the extra membrane required due to the bumped out west connector façade. Jennifer Mangiagli from KBA has not signed off on this change order as of yet but the work has already been done.

RICHARD NEGRO MADE A MOTION TO APPROVE COR #4: CONTROL JOINTS & MEMBRANE, AFTER THE REVIEW OF THE BACK UP IS COMPLETED, NOT TO EXCEED \$3,700.00. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Mr. Duigou estimates that the project will be completed within the next two weeks.

Chairman Belanger turned the meeting over to Ken Biega from O & G. The Committee requested at the last meeting after O & G and KBA met with the State regarding reimbursement rates for the projects to come up with estimates regarding doing alterations and roof projects or a 'renovate as new' status. The Middle School cannot be considered for 'renovate as new' status. The building needs to be 30 years old or over.

Mr. Biega gave the committee a summary sheet with several options to review. (Please see attached).

Option 1: Original Scheme "Alterations at Middle School and Wheeler Elementary

Option 2: Roof only at Middle School, 'Renovate as New' at Wheeler Elementary. Include square foot reduction per current DAS guidelines.

Option 2A: Roof only at Middle School, 'Renovate as New' at Wheeler. Excludes square foot reduction revised per conversion and meeting with DAS. Follow-up meeting needed with DAS.

KBA and O & G feel that Option 2 to "renovate as new" at Wheeler will get the most reimbursement from the State. Mr. Boos stated that 'renovate as new' status will bring all systems in the building up to 20 year standard and all systems will be highly efficient. They recommend that the roof at the Middle School be included but alterations be put on hold for 5 years then apply for 'renovate as new' status for the Middle School when the age of the school reaches 30 years. Mr. Boos would like the project to go to referendum in March or June 2017. If the project is approved contract documents need to be created and the project would go out to bid in early Spring 2018. Discussion continued.

RICHARD NEGRO MADE A MOTION TO RECOMMEND TO THE TOWN COUNCIL THAT 'OPTION 2' BE PERSUED. NOT INCLUDING THE ALTERATIONS AT THE MIDDLE SCHOOL AT THIS TIME PENDING ESCO PRICING AND FUNDING, BUT INCLUDING THE ROOF PROJECT AT THE MIDDLE SCHOOL AND THE PAVING PROJECT AT THE PLAINVILLE HIGH SCHOOL. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

Mr. Boos and Mr. Biega will set up another meeting with the State as soon as possible.

RICHARD NEGRO MADE A MOTION TO ADJOURN THE MEETING. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED. The meeting was adjourned at 7:15 pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Tina Gryguc". The signature is written in dark ink and is positioned above the printed name and title.

Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
WEDNESDAY, OCTOBER 12, 2016**

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Town of Plainville
Draft Estimate Summary
October 12, 2016

	Option 1	Option 2	*Option 2A
<u>MIDDLE SCHOOL OF PLAINVILLE</u>			
Alterations:	\$10,113,174	ESCO Funded??	ESCO Funded??
Estimated State Reimbursement:	-\$1,266,279		
Estimated Net Cost to Plainville:	<u>\$8,846,895</u>		
Roofing:	\$2,112,334	\$2,112,334	\$2,112,334
Estimated State Reimbursement:	-\$1,307,315	-\$1,307,315	-\$1,307,315
Estimated Net Cost to Plainville:	<u>\$805,019</u>	<u>\$805,019</u>	<u>\$805,019</u>
Total Estimated Cost:	<u>\$12,225,508</u>		
Total Estimated Net Cost to Plainville:	<u>\$9,651,914</u>		
<u>WHEELER ELEMENTARY SCHOOL</u>		Renovate as New	Renovate as New
Alterations:	\$8,289,298	\$20,892,053	\$20,892,053
Estimated State Reimbursement:	-\$1,751,945	-\$8,502,324	-\$9,964,829
Estimated Net Cost to Plainville:	<u>\$6,537,353</u>	<u>\$12,389,726</u>	<u>\$10,927,724</u>
Roofing:	\$1,179,155		
Estimated State Reimbursement:	-\$729,774		
Estimated Net Cost to Plainville:	<u>\$449,381</u>		
Total Estimated Cost:	<u>\$9,468,453</u>		
Total Estimated Net Cost to Plainville:	<u>\$6,986,734</u>		
<u>MIDDLE SCHOOL AND WHEELER</u>			
Estimated Cost: Middle School and Wheeler:	\$21,693,958	\$23,004,387	\$23,004,387
Estimated Net Cost to Plainville: Middle School and Wheeler	\$16,638,648	\$13,194,745	\$11,732,243
<u>PLAINVILLE HIGH SCHOOL</u>	\$1,741,769	\$1,741,769	\$1,741,769
Total Estimated Cost: Wheeler, Middle School and High School	\$23,435,727	\$24,746,156	\$24,746,156
Total Estimated Net Cost to Plainville: Wheeler, Middle School and High School	\$18,380,417	\$14,936,543	\$13,474,012

Option 1: Original Scheme "Alterations at Middle School and Wheeler Elementary"

Option 2: Roof only at Middle School, Renovate as New at Wheeler Elementary. Include square foot reduction per current DAS guidelines.

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