

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

Committee: Capital Projects Building Committee

Date: December 13, 2016

Time: 6:00 pm

CPBC Attendees: Thomas Arcari (by phone), Mark Belanger, Steve Martino, Tom Lozaw, Ken Restelli

Absent: Richard Negro, Jim Tufts

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

Early Departure: Jeff Duigou 6:15 pm, Chuck Boos 6:40 pm

Call to Order:

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

STEVE MARTINO MADE A MOTION TO APPROVE THE MINUTES FROM THE NOVEMBER 9, 2016 MEETING. THOMAS ARCARI SECONDED THE MOTION. THE MOTION PASSED 4 YES VOTES, 1 ABSTENTION (MR. RESTELLI DID NOT ATTEND THE MEETING AND ABSTAINED FROM VOTING.) THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE THE MEETING SCHEDULE FOR 2017 WITH THE ADDITION OF THE TIME WHICH IS 6:00 PM. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

STEVE MARTINO MADE A MOTION TO APPROVE THE FOLLOWING INVOICES FROM EAGLE ENVIRONMENTAL. THOMAS ARCARI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

INVOICE #14303	DATED 11/30/16	AMOUNT \$4,152.86
INVOICE #14304	DATED 11/30/16	AMOUNT \$528.75

Chairman Belanger asked Mr. Duigou to give an update on the Linden Demolition Project. He stated that they are basically in a close-out mode. There are three items that are being completed: 1) a sensor in the east connector related to the heating system, 2) a pole station for the fire system, 3) the security cameras. Chairman Belanger asked what is the deadline for

completion on the project, it seems like they are dragging their feet. Mr. Busel stated that we are holding a 10% retainage due to the fact that the landscaping was done late in the year and the grass is not growing, it is all weeds. The company will come out in the spring and reseed the area. Chairman Belanger suggested that they hold enough retainage to take care of the needs. Discussion continued.

Mr. Lee stated that the Town Council has authorized monies to replace the sidewalks in the Linden area as well as some additional sidewalks that need repair. They have also authorized funds to put a fence in front of the school. The Town will bid out these projects and he wants the CPBC to oversee them as well. Discussion continued.

Chairman Belanger asked Mr. Boos from KBA to review the floor plan revisions at Wheeler Elementary School. Mr. Boos introduced Scott Mangiagli who gave the committee an updated floor plan for Wheeler School. Over the past few weeks he met with Andrew Batchelder, Dr. Maureen Brummett and staff to go over final concepts of what we are trying to produce. This floorplan was originally presented back in November and has been revamped to reduce the square footage and make sure the office had adequate space which was a request from Mr. Batchelder. They also added space in the food service area. The bus drop off is now separate from the parent drop off area separating the traffic for added safety. There is not much work being done on the field they will rework hard pavement areas trying to alleviate some of the drainage issues. They have decided to put the PreK area up front and the main office to the side for additional safety. This layout is a reduction of square footage by approximately 3,000 square feet less than the original floor plan. The building needs ADA upgrades and handicap accessibility. Vice Chairman Martino noted a "Future Parking Expansion" area on the site plan. He suggested that since they will be on site, this should be added as an Alternate for the project, stating that while they are repaving the site, this should be included as well. Mr. Biega from O&G agreed that it is a good idea to do it at that time. Discussion continued.

Chairman Belanger asked if Mr. Lee had heard anything about what the Town Council is considering. Mr. Lee stated that the Town Council is receptive to coming back to a 'renovate as new' status at Wheeler School and hopefully taking advantage of the ECG proposal for the Middle School. The committee discussed the drop off areas for different grade levels and safety concerns. Discussion continued.

Mr. Boos stated that if this layout is satisfactory to the Committee then he would like to start on schematic drawings. They have not been started yet as they have been waiting for the Administration and Committee's approval to move forward. KBA can get them to O&G as soon as possible so they can give the committee the proper numbers by the end of January. Dr. Brummett feels that her team that has been involved in the building review is in favor of these drawings. She feels they have cut it back as much as possible, have made sure it is ADA compliant and would like the project to move forward. Chairman Belanger asked if the 'renovate as new' is not approved by the tax payers, do we stay with the same layout. Mr. Boos stated that now you are back to a repair project. Chairman Belanger just wants to make sure all bases are covered. Robert Lee stated that the Council is adamant that they want to have a net project cost in the \$13 million range. Vice Chairman Martino stated that we can't get an accurate number if the schematic drawings are not done. Mr. Lee stated that one of the things the Board of Education is going to need to do is adopt the Education Specifications for the project, what is the vision for the school moving forward. Mr. Boos and KBA will help Dr. Brummett with the Ed. Specs. Discussion continued.

STEVE MARTINO MADE A MOTION TO APPROVE KBA MOVE FORWARD WITH THE SCHEMATIC BASED UPON THE DECEMBER 13, 2016 DESIGN OF WHEELER ELEMENTARY SCHOOL. KEN RESTELLI SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

At the November 9th CPBC meeting Mr. Lee stated that the Town Council had approved a proposal submitted by KBA to do a study regarding Wheeler in the sum of \$19,000. Mr. Lozaw asked what happens if the referendum is not approved. The Town Council is aware that they are responsible for the payment. Vice Chairman Martino stated that if it is not done we will not get proper pricing. Mr. Biega stated that if the referendum is approved it is eligible for reimbursement based on that cost. Discussion continued.

Mr. Biega from O&G gave an update on the projects. He discussed the security for the Wheeler building including new signs that will indicate where the main office is and cameras. He will request a meeting with the Police Chief and ask him to review the security items that will be in place to see if there is anything that the Chief would add. Mr. Busel, Facilities Director and Kevin Ross, IT Director will join him at the meeting. Discussion continued.

Mr. Biega feels that he will have numbers and pricing for the Committee to review by the end of January now that KBA has authorization to move forward with schematic design. Mr. Biega will meet with the State prior to the final pricing to determine the reimbursement rate. He feels that he should have the whole package at that time, pricing and reimbursement for the project. Mr. Biega would like to put together a schedule. He asked Mr. Lee when he thought the referendum would take place. Mr. Lee feels that a good time for the referendum would be beginning of June. The budget process is over and adequate time is needed to promote the project, also the students are still in school. Mr. Biega will work up a schedule based on the referendum date. There have been no changes on the Middle School project. He is still waiting on pricing from ESCO which is expected on January 23. Discussion continued.

Mr. Lee informed the committee that they are working on a plan to remove the old tennis courts at the Middle School. They are considering removing it during the Christmas Holiday break depending on the weather.

THOMAS ARCARI MADE A MOTION TO ADJOURN THE MEETING. STEVE MARTINO SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED. The meeting was adjourned at 6:55 PM.

The next scheduled meeting on Wednesday, December 28, 2016 has been cancelled.

Respectfully Submitted,



Tina Gryguc
Recording Secretary

**MOTIONS MADE A THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
TUESDAY, DECEMBER 13, 2016**

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