

**Regular Meeting
Capital Projects Building Committee,
Municipal Center
Conference Room 302**

Committee: Capital Project Building Committee

Date: Monday, April 22, 2024

Time: 6:00 pm

CPBC Attendees: Tom Arcari, Mark Belanger, Danny Carrier, Ray Carroll, Tom Lozaw, Steve Martino, Gil Nadeau, Richard Negro, Jon Onisto, Ken Restelli, Jim Tufts

Absent: None

Also Present: Town Manager: Michael Paulhus, Assistant to the Town Manager: Andy Cirioli, Plainville Town Council Representative: Ben Gediman, Superintendent: Brian Reas, Director of Finance and Operations: Sam Adlerstein

Call to Order:

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

Election of Officers:

STEVE MARTINO MADE A MOTION TO NOMINATE RICHARD NEGRO AS VICE CHAIRMAN OF THE CPBC. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.

MSP Project Update:

Town Manager Michael Paulhus welcomed the Committee members and thanked them for coming back to complete the Renovate as New project for the Middle School of Plainville. He is looking forward to working with everyone and appreciates their willingness to serve on the Committee. He introduced Assistant Town Manager Andy Cirioli and informed the Committee that at least one of them would be attending the meetings.

CSG is completing the grant application to the State. It needs to be submitted by the June 30, 2024 deadline. The Committee will be interviewing for an Architect, General Contractor and possibly a CM at Risk. The Committee reviewed the MSP Pre Referendum Concepts Estimate that was prepared by PACS, LLC in September 2023. Chairman Belanger thinks the escalation is a little high. He feels that things have leveled off. Discussion continued.

Chairman Belanger would like CSG to provide a short presentation to the Committee. It has been a while since they reviewed the scope of the project and he feels it would help them bring the Committee up to speed. Mr. Paulhus will contact CSG for a time and date to accommodate the Committee. The Committee is also wondering if he can ask Mike Smith, Facilities Director to

attend the meetings. They would also like to see if Steve Busel, Former Facilities Director, would be willing to work on the project. Discussion continued.

Review of RFP/Q's:

The Committee then reviewed examples of Architectural RFQ/P timelines, Owner's Representative process, RFQ examples and timeline and Construction Manager at Risk Request for Qualifications. The Town of Plainville will have RFQ's available for the Middle School Project once the Grant application is approved for distribution. The Committee is looking to start construction on the project the summer of 2026 with a completion date of 2028. They feel this will be a two- and one-half year project with a reimbursement rate of 62%. Discussion continued.

Other:

Several members of the Committee voiced concern that they are not available on Tuesday evenings. The Committee usually meets on the first Tuesday of each month and the fourth Monday. The Committee would like to change the date of the first meeting of the month. A Special meeting will be scheduled for consideration of changing the date. Discussion continued.

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 6:40 pm.

Respectfully Submitted:

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

Tina Gryguc
Recording Secretary

**MOTIONS MADE AT THE
CAPITAL PROJECTS BUILDING COMMITTEE MEETING
MONDAY, APRIL 22, 2024**

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STEVE MARTINO MADE A MOTION TO ADJOURN THE MEETING. JIM TUFTS SECONDED THE MOTION. THE MOTION PASSED UNANIMOUSLY. THE MOTION CARRIED.
