


TOWN OF NEWINGTON

2022 JAN 25 AM 9:16

ANNA REYNOLDS SCHOOL PROJECT BUILDING COMMITTEE

REGULAR MEETING MINUTES


Town Clerk

January 20, 2022, Zoom Event

- I. Call to Order – Committee Chairperson Stephen Woods called the meeting to order at 5:15 PM.
- II. Roll Call – Members present: Stephen Woods, Chairperson; Michael Camillo; Amy Perrotti; Carol Duggan; and Jeremy Whetzel. Others Present: Paul Dominov and Jennifer Mangiagli, Kaestle Boos Associates; Marnie Liska and Brian Giuliano, Construction Solutions Group; Tom DiMauro, Newfield Construction; Maureen Brummett, Ph.D., Superintendent of Schools, Lou Jachimowicz, Chief Finance and Operating Officer, and Jason Smith, Principal; James Krupiński, Town Clerk; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Take Action on Prior Meeting Minutes - Mr. Camillo made a motion that the minutes of the January 6, 2022 meeting be accepted as presented. A second to the motion was made by Ms. Perrotti. The motion passed by a vote of 5 YES to 0 NO.
- V. Take Action on Invoices – One invoice from Newfield Construction was presented for \$8,000. It includes \$3,000 for the Department of Energy and Environmental Protection storm water permit. Mr. Camillo made a motion that the invoice for Newfield Construction for \$8,000 be approved as presented. A second to the motion was provided by Ms. Duggan. The motion passed by a vote of 5 YES to 0 NO.
- VI. Take Action on Construction Document Plans and Estimates – The Chair stated that Ms. Mangiagli would present the Construction Document plans and specifications, Mr. DiMauro would present the construction estimate, and Ms. Liska would then present the Project Budget to show how the estimate compared with it. Ms. Mangiagli stated that what was issued to the Building Committee is what would be submitted to the State. The plans are for security, furniture, technology, etc. The security plans were not included. The plans distributed are a culmination of many meetings. They are looking for approval from the Building Committee of the plans, specifications, and of Newfield’s cost estimate. There are hundreds of pages of documents, but she was happy to answer any questions the Committee may have about them. Mr. DiMauro presented the project estimate. In order to arrive at the estimate costs were compared to historical data. There was also an estimate from a third party. The two estimates

were within \$52,000 of each other, which was very close. The cost of steel has doubled. This price increase is included in the budget. There are thirty pages of detail. The project is within budget. The Owner's Contingency is at 4%. He went through a number of building elements that were in the summary. He explained that escalation will continue to be carried even though the project will be out to bid in a couple of months. A number of bidders are skittish. They like the Owner's Contingency to be at 5%. Should the Committee need to get to that number after bids are opened, a number of Deduct Alternates and value management items were created. There were four deduct alternate estimates that he presented (alternate courtyard design, the gym canopy at the northeast corner entrance, the main entrance canopy, and to re-use the under-slab sanitary piping). One potential value management item presented was in the playground equipment, site furnishings, and surfacing estimate. Another was to confirm the furniture and technology budgets, and to target a savings in them. Mr. DiMauro concluded with the comment that quite a bit of work went into the estimate. Ms. Liska then presented the project budget. It had been adjusted to reflect Newfield's estimate. A line for storm water turbidity monitoring was added. The funds for that came out of the Project Contingency. Line item C4, for utility fees, was down considerably. She also discussed line item C5, the electrical fee for the construction manager's trailer, and line item C6 for items that were initially lumped together and have now been used to establish other line items. There is \$875,000 budgeted for furniture, fixtures and equipment; \$650,000 for technology equipment; and \$193,000 for playground equipment. The project budget doesn't reflect any value management at all. \$835,000 is what Mr. DiMauro has for alternates and value management. A project contingency of 5% is the maximum allowed by the State for reimbursement, which is why we try to get as close to that as possible. Ms. Duggan asked what was covered by the printing/ mailing/ advertising line item? Ms. Liska replied that this was for printing sets of drawings that have to be printed, say, for the Building Department or for others. The bidders will have to pay for their own sets of plans and specifications. The public advertisement of the bid in the newspaper that is required is covered here. Any mailings required by the project, also. Ms. Liska then presented how she tracks changes in the budget. The Building Committee can see what came out of the Owner's Contingency. She will send to Mr. Krupienski and Mr. Baron something for distribution to the entire Building Committee. The values automatically populate to the first sheet. Mr. Camillo then made a motion that the Building Committee approve the construction document plans, specifications, and cost estimates, for movement to the Newington Town Council. A second to the motion was made by Ms. Duggan. There was no further discussion. The motion passed by a vote of 5 YES to 0 NO. Mr. Woods thanked the Committee and noted that the February 9th Plan Completion Test meeting with the State was critical.

- VII. Architect's Update – presented by Ms. Mangiagli. Kaestle Boos Associates made a presentation to the Town Plan and Zoning Commission. Seven comments were received from the Town's 3rd Party code reviewer. She believes they are minor in nature, and responses to them will be made the following day after this meeting. They submitted a space waiver to the State in an effort to increase reimbursement. (The project is greater than the State's reimbursable number of square feet. If the waiver

were to be approved the entire amount of square footage in the project would be reimbursable) They are preparing documents for submission to the State. Some changes were made to allow for phasing. Mr. Camillo asked about the space waiver, and if it was not approved, would the project be over budget? Mr. Woods responded that the budget now does not include the space waiver. Ms. Mangiagli added that there are provisions for alternates and to do or not certain other items, if the Building Committee so chooses. Mr. Camillo asked for copies of the minutes of any meetings outside of the Building Committee meetings. Ms. Liska told the Committee that nothing had been cut from the project. Mr. Camillo asked if our relationship with the State changed since a person left the Office of School Construction Grants and Review? Ms. Liska responded that it had not. Dr. Brummett asked who the attendees would be at the meeting with the State on February 9th? Ms. Mangiagli replied that this meeting would include the design team, the construction manager, the design team's consultants, the hygienist (John Luby of EnviroMed Services), the district's Chief Finance and Operations Officer, and (if they are available) the Superintendent of Schools and the Chair of the Project Building Committee. Dr. Brummett asked Ms. Mangiagli to forward the meeting time so Dr. Brummett could coordinate. Ms. Mangiagli stated that it would be a virtual meeting.

- VIII. Owner's Project Manager Update – Ms. Liska stated that she had nothing further to present to the Committee.
- IX. Construction Manager's Update – provided by Mr. DiMauro. He went over the upcoming schedule, which included such items as the Town Council meetings on January 25th and February 8th, and the Board of Education's anticipated approval. Newfield hopes to award bids in early May. Site preparation is scheduled for June. Building construction would be in five phases, from June 2022 through the end of the project. Ms. Perrotti asked him to elaborate on these five phases. Mr. DiMauro replied that this was still being reviewed with the school district staff, so the phases have not been finalized. The first phase would be the administrative wing. The west wing is the second phase. The core area would be constructed in the summer of 2023. The F wing on the east side is phase 4. The D wing, the 1990 addition, is the 5th phase. There would be one phase completed each summer. Ms. Liska added that the number of phases is directly related to the amount of space the school can vacate and turn over to construction. The most was 8-9 classrooms at a time.
- X. Any Other Business Pertinent to the Committee – The next Regular meeting is scheduled for February 3rd.
- XI. Public Participation – Chris Miner, 119 Revere Drive, asked about the underground plumbing.
- XII. Comments by Members – Mr. DiMauro replied that the underground lines called for jet cleaning, not replacement or lining.
- XIII. Adjournment – the meeting adjourned at 5:55 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services