


TOWN OF NEWINGTON
TOWN HALL RENOVATIONS PROJECT BUILDING COMMITTEE

CORRECTED SPECIAL MEETING MINUTES


Town Clerk

Corrections in Bold

July 14, 2021

Zoom Event

- I. Call to Order – Chairperson Joe Harpie called the meeting to order at 5:07 PM.
- II. Roll Call – Members present (via Zoom): Joe Harpie, Chairperson; Gail Budrejko, Chris Miner, Ed Murtha, and Don Woods (left at 5:45 PM). Others participating: Frank Tomcak and Tom Romagnoli, Downes Construction Company; Tom Arcari and Chris O’Neill, Quisenberry Arcari Malik; James Krupienski, Town Clerk; and Jeff Baron, Director of Administrative Services.
- III. Approval of Prior Meeting Minutes –Mr. Woods made a motion that the minutes of the June 2, 2021 meeting be approved as written. A second to the motion was made by Ms. Budrejko. The motion then passed by a vote of 5 YES to 0 NO.
- IV. Public Participation – None.
- V. Project Update – Presented by Mr. Tomcak. The Chair opened this Agenda item by stating that there had been some severe weather recently, and asked Mr. Tomcak to comment on its effect on the work of the project. Mr. Tomcak stated that with the wind driven rain that was encountered there had been water infiltration issues in three locations: between the gym and the Town Hall, in the Transition Academy, and in the IT suite. Downes Construction had their roofing subcontractor come out, and they finished repairs earlier this afternoon. Councilor Miner asked what they found. Mr. Tomcak responded that they concluded there were some pinholes in the sealant around the flashing for the pipe penetrations. There was also an expansion joint cover missing between the Community Center and the Town Hall. Coverage over the backer rod is needed and it has to be sealed. Mr. Harpie asked about burnt out motors. Mr. Tomcak responded that there was a report of a foul odor in the gym. Investigation showed that it was coming from rooftop unit #1 in the gym. The exhaust fan motor had burnt out. A new motor is on order and should be arriving on July 15th. The old motor will be removed and replaced on July 16th. Councilor Budrejko asked about the water issue with water coming through electrical boxes. Mr. Tomcak responded that lighting conduit had been stubbed up, and water was coming into the building through it. The electrical contractor raised the conduit and the assembly so it won’t reoccur in the future. Mr. Woods asked if there was damage to the interior of the building? Mr. Tomcak replied that there was not a major amount of damage. A handful of ceiling tiles were damaged and

they will be replaced. Mr. Harpie asked if Downes Construction felt the Town should develop a projected maintenance program. Mr. Tomcak replied that would be recommended, as well as annual inspections of the roof. Mr. Harpie then asked if this contributed to the vibration issue? Mr. Tomcak stated that the two are unrelated. Mr. Miner asked about the electrical box, if the high hat that is above grade is the final fix? Mr. Tomcak replied that they will check for permanent grading in the area. Mr. Harpie asked if there had been any water in the basement area? Both Mr. Tomcak and Mr. Krupienski confirmed that there had been no water in the basement.

Mr. Tomcak presented a financial summary of the project. It showed a total revised Guaranteed Maximum Price of \$28,620,250.20. Mr. Tomcak stated that this amount was lower than the previous month because COP (Change Order Proposal) 154 was previously being tracked in two places by mistake. There was no remaining Construction Manager's contingency left.

Mr. Tomcak then presented his schedule update. Work completed included the punch list items from the previous meeting that were all addressed. Downes Construction (or their subcontractors) had fixed the gap between the gym floor and the exterior door; painted the steel lintel at Human Services; provided new trim to cover the door jambs on the east side of the Police Department; finished off the gap between the new retaining wall and the brick in the Police Department; adjusted the latch bolt depth in the ground for the dumpster pad gate; and received a final certificate of occupancy for this project.

Work to start consists of the building plaque (Mr. O'Neill has been working with Sign Pro on shop drawing approval); exhaust fan motor replacement at RTU (Roof Top Unit) #1 (this is warranty work); and roof repairs at the low roof between the gym and the Town Hall (this is also warranty work).

Under action items are the COPs that Mr. Tomcak reviewed for which he was looking for action that evening. These included COP #350, to add a toilet partition at the 2nd Floor men's room, for \$2,007.00; COP #351, to provide FRP (Fibre-Reinforced Plastic) at the custodial closets in three locations (one in the Board of Education and two in the Community Center), for \$2,658.90; COP #355, to reconcile the final bond costs (most were from the electrical subcontractor), for \$11,110.48; COP #389, a rope/pulley system for the flag poles (there was a small credit for the flag pole change as the flag poles could not be mounted to the building and were left to the side), a credit of (\$2,614.45); COP #391, to extend new condensate piping for the Police Department air conditioning split unit, for \$5,106.00; and COP #392, to reconcile the final contract value for the masonry, for a credit of (\$2,000.00) (this would be added to the Owner's contingency). The total of the first five COPs came to \$18,267.93.

There was discussion on the flagpoles. Mr. Tomcak had informed the Committee that when the attempt was made to install the flag poles, the flags touched the building, and it was decided not to install the flag poles. Mr. Murtha asked where the flagpoles were being installed? Mr. Tomcak responded that they had been attempted to be installed on the west side of the Town Hall, but are not being installed. Mr. Murtha felt that there were too many avenues that were not touched, that this was not done properly. Mr. Tomcak attempted to explain about the pulley system that didn't work, that this wasn't a

conventional approach. The only option would be to get flagpoles that clear the building. Mr. Miner asked if any consideration had been given to longer poles or to changing the angle of the brackets? He asked where we were, besides not doing it at all? Mr. Tomcak responded that he would like to hear from the design professionals. Mr. O'Neill stated that it was the correct design for the brackets. The tallest you could go with the poles is 36 feet. These would be above the building but then the problem of putting the flags at half-mast would be encountered. Ms. Budrejko then asked what the issue was with having a normal flagpole? Mr. Tomcak stated that there was no issue at all. He spoke again about the custom brackets. Ms. Budrejko stated that a lot of time and effort had been spent on this. Mr. Murtha added that nobody knows the history of how a flagpole should be installed. He felt that nobody had done their homework on this. Mr. Harpie stated that there had been a valiant effort to do this work. He supports the idea of putting it on the soil area. The public largely views this as the time to move on.

Mr. Tomcak then discussed the rejected COPs. The final two items (the art room cooling issues and the dry chemical system for the data rooms) had been added off the Day 2 list. The June requisition is in progress. The balance to finish will be \$5,300. The retainage for the landscaper is \$5,300. He then spoke about the Day 2 items. Some signage is changing. He needs to meet with the Town to find out what they are looking for. This was followed by discussion on the isolator issue.

Mr. Harpie stated that he was taking up the position of the Committee to get that work done. We consider it an important piece of work to be done, it should be done, but we had a couple of questions, and he will have a sidebar with the Town Manager about facilitating this for him. He had a question from Committee members, should DTC (the Project Engineer) review the process that is laid out by Kinetics Noise Control of how all this work will be done? I know that Ferguson will be doing the largest part of the work here on the electrical, but the Committee would have a ... Mr. Tomcak then stated that he was not in disagreement at all with that approach. He had reached out to Quisenberry Arcari Malik to get in contact with DTC for their feedback on the fix. Mr. Harpie asked if the design team had any comment on that? Mr. Arcari responded that they would have DTC look at this. Mr. O'Neill stated that additionally, it was sent it over to the technician who made the recommendation to up the springs in the isolators. He sent that over to Downes to see if there were any comments back to that. Mr. Harpie stated that the Committee request is for more information. Has it been determined whether the decibel level (or however this being measured), the isolation of this piece of equipment, at what level that is and at what level it should be at to get rid of most of that vibration? Is there any measuring stick when we can say if we can mess with the isolators we should, I know there is a general understanding that it will be reduced, but I guess, is there anything more specific in terms of the degree of the reduction that we can point to? The referendum was so many months ago, can we tell them anything? I know there aren't any guarantees in life, lots of warranties, but not guarantees, he found that over the years, but how do you measure that? Any thoughts on that? At this point Mr. Woods announced that he had to leave the meeting to work at the Extravaganza. If this was the last meeting of the Committee, he felt that it was great getting to know the professionals on the project.

- VI. Consider and Take Action on Change Order Requests –Mr. Woods made a motion that the Committee approve the change order proposals presented at this meeting, COP #s 350, 351, 355, 389, and 391, for a net total of \$18,267.93 and that the Committee also accept COP # 392, for a credit of (\$2,000.00). A second to the motion was made by Ms. Budrejko. There was no discussion on the motion. The motion passed by a vote of 5 YES to 0 NO. Mr. Harpie asked if fund transfers were needed? Mr. Baron replied that they were not needed.
- VII. Any Other Business Pertinent to the Committee – None.
- VIII. Public Participation – None.
- IX. Comments by Committee Members – None.
- X. Adjournment – the meeting adjourned at 5:46 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron,
Director of Administrative Services