


2022 AUG -5 AM 10:55

TOWN OF NEWINGTON

ANNA REYNOLDS SCHOOL PROJECT BUILDING COMMITTEE

REGULAR MEETING MINUTES

August 4, 2022, Zoom Event


Town Clerk

- 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; Danielle Drozd; Amy Perrotti; Carol Duggan and Jeremy Whetzel. Others Present: Jennifer Mangiagli, Kaestle Boos Associates; Eileen Eagle and Jim Giuliano, Construction Solutions Group; Tom DiMauro and Rich Breitenbach, Newfield Construction; James Krupienski, Town Clerk; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Take Action on Prior Meeting Minutes – Ms. Drozd made a motion that the Minutes of the July 21, 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 – There were two invoices. They were from Meyer, for \$272.00, and from EnviroMed for \$9,892.50. The total of the two invoices was \$10,164.50. Ms. Drozd made a motion that the invoices be approved as presented. A second to the motion was provided by Ms. Perrotti. A question on the Meyer invoice was asked, what it was for? It is for moving. Specifically, it is for moving library books to Windsor. A question was also asked, if the EnviroMed invoice was just for abatement monitoring? It is. There was no further discussion. The motion passed by a vote of 5 YES to 0 NO.
- VI. Financial Update – due to technical issues created by Zoom, Ms. Eagle was unable to present a financial update on the project. It was e-mailed to all members and is attached to these minutes. She stated that only a few invoices had come in. There was only one Application for Payment for construction. Other invoices would be forthcoming but there was not a whole lot of activity currently. Mr. Whetzel asked if the project was still on budget? Ms. Eagle responded that it was. Mr. Woods added that for the amount of work that has been done the Media Center doesn't even look like the same room. The project is starting to take shape. He felt that the Committee needs to have a future meeting at the school.
- VII. Architect's Update – presented by Ms. Mangiagli. Before her presentation began, the Chair thanked Kaestle Boos Associates for getting out the responses to submittals. Since the last meeting Kaestle Boos Associates has been reviewing submittals daily,

answering Requests for Information, coordinating site visits, and attending meetings (such as the recent keying meeting). They have also been working on the furniture plan (zooming in on a confirming budget), reviewing the retaining wall mock-up, and reviewing the schedule of values from the trade contractors to verify that they are appropriate and balanced. They also reviewed some Potential Change Orders. These were mostly value management changes for credits.

- VIII. Owner's Project Manager Update – Presented by Ms. Eagle. She stated that all the firms at this meeting had been on-site and had repetitive information to report. There is progress on the project daily. The sitework is cruising along. Hazardous Materials Abatement has concluded for the summer. B Wing has carpet down. The administrative area and C Wing are under construction until the Christmas break. The retaining wall second placement was today. The school will move in on August 15th and 16th. The teachers begin to move in on August 17th. Paving is scheduled for August 9th and 10th, followed by line striping.
- IX. Construction Manager's Update – Presented Mr. Breitenbach. He presented construction photos. The first photo showed infrastructure framing in the MDF Room. This room will be fed by Crown Castle. Mr. Whetzel added that all fiber cabling and connections are in this room. The second photo showed work over by the kitchen. There were lines running through the foundation wall below the kitchen. These are new electrical lines. A concrete pad will go on top of this. The pipes in the photo are all new since last week. The third photo showed the basement below the kitchen, with the concrete scored and cut. The fourth photo shows what this area looks like today. There are new traps and floor drains. The fifth photo showed conduits stubbing up out of the slab. They need to keep the existing service running. The sixth photo was of the boiler room. The seventh photo showed the elevator pit going in. The white membrane is waterproofing. It will be poured tomorrow (8/5) morning. The eighth photo was a view of the retaining wall from the parking lot side. Members could see conduit service in the photo. The ninth photo showed the Reservoir Road entrance. The tenth photo was inside the school. The ceiling grid and panels will be turned back over to the school district. Abatement above the ceiling is done. The final photo showed temporary carpeting that was installed. It will be in use from September through December. The floor had abatement activity. The carpeting was done by others. Upcoming items are the asphalt binder course, the Crown Castle fiber installation, and scaffolding. They are getting the building ready to be occupied.
- X. Any Other Business Pertinent to the Committee - The Committee's next Regular Meeting was scheduled for August 18th.
- XI. Public Participation – None.
- XII. Comments by Members – None.
- XIII. Adjournment – the meeting adjourned at 5:44 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services



Anna Reynolds Elementary School Project Budget Summary CD Estimate

| Line Item | Budget Item Description | Vendor Name | Original Grant Estimate A | Budget Adjustments B | Revised Project Budget C (A+B) | Paid-to-Date D | Balance To Pay E (C-D) | % Completed F D/C |
|--|---|-------------|------------------------------|-------------------------|--------------------------------------|------------------------|------------------------------|-------------------------|
| Design & Professional Fees | | | | | | | | |
| A1 | Architectural Design Fees | KBA | \$ 2,041,900.00 | \$ (906,084.00) | \$ 1,135,816.00 | \$ 782,402.14 | \$ 353,413.86 | 69% |
| A2 | Architectural Reimbursable Expenses | KBA | \$ - | \$ 10,000.00 | \$ 10,000.00 | \$ 2,082.18 | \$ 7,917.82 | 21% |
| Total Architectural Fees | | | \$ 2,041,900.00 | \$ (896,084.00) | \$ 1,145,816.00 | \$ 784,484.32 | \$ 361,331.68 | 68% |
| B1 | Owner's Representative | CSG | \$ 800,000.00 | \$ (218,111.00) | \$ 581,889.00 | \$ 234,602.00 | \$ 347,287.00 | 40% |
| B2 | Hazardous Materials Testing | Enviromed | \$ 330,000.00 | \$ (270,600.00) | \$ 59,400.00 | \$ 51,870.00 | \$ 7,530.00 | 87% |
| B3 | Hazardous Materials Consultant & Monitoring | Enviromed | \$ - | \$ 120,000.00 | \$ 120,000.00 | \$ 9,892.50 | \$ 110,107.50 | 8% |
| B4 | Materials Testing & Inspections | Tri-State | \$ 90,000.00 | \$ (55,000.00) | \$ 35,000.00 | \$ - | \$ 35,000.00 | 0% |
| B5 | Special Inspections Coordinator | Szewczak | \$ - | \$ 4,800.00 | \$ 4,800.00 | \$ - | \$ 4,800.00 | 0% |
| B6 | Third Party Plan Review | Versteeg | \$ - | \$ 11,050.00 | \$ 11,050.00 | \$ 8,550.00 | \$ 2,500.00 | 77% |
| B7 | Commissioning Agent | IES | \$ 75,000.00 | \$ (26,650.00) | \$ 48,350.00 | \$ 9,862.50 | \$ 38,487.50 | 20% |
| B8 | Existing Conditions Investigation | IES | \$ - | \$ 11,000.00 | \$ 11,000.00 | \$ 9,485.00 | \$ 1,515.00 | 86% |
| Total Design & Professional Fees | | | \$ 1,295,000.00 | \$ (423,511.00) | \$ 871,489.00 | \$ 1,108,746.32 | \$ 908,558.68 | 127% |
| Soft Costs | | | | | | | | |
| C1 | Builder's Risk Insurance | | \$ 41,300.00 | \$ 38,700.00 | \$ 80,000.00 | \$ 71,892.00 | \$ 8,108.00 | 90% |
| C2 | Moving & Storage Costs | Meyer | \$ 150,000.00 | \$ - | \$ 150,000.00 | \$ 16,265.89 | \$ 133,734.11 | 11% |
| C3 | Bonding/Financing Costs (Estimated) | | \$ 75,000.00 | \$ 65,000.00 | \$ 140,000.00 | \$ - | \$ 140,000.00 | 0% |
| C4 | Utility Fees | | \$ - | \$ 6,421.00 | \$ 6,421.00 | \$ - | \$ 6,421.00 | 0% |
| C5 | CM Trailer Electrical Usage | | \$ - | \$ 27,000.00 | \$ 27,000.00 | \$ - | \$ 27,000.00 | 0% |
| C6 | Other Costs | | \$ 210,000.00 | \$ (207,000.00) | \$ 3,000.00 | \$ - | \$ 3,000.00 | 0% |
| C8 | Stormwater Turbidity Monitoring | | \$ - | \$ 47,000.00 | \$ 47,000.00 | \$ - | \$ 47,000.00 | 0% |
| C9 | Printing/Mailing/Advertising | | \$ 10,000.00 | \$ (5,000.00) | \$ 5,000.00 | \$ 1,044.83 | \$ 3,955.17 | 21% |
| C10 | State Education Fee (\$0.26/\$1000) | | \$ 7,154.00 | \$ 627.00 | \$ 7,781.00 | \$ - | \$ 7,781.00 | 0% |
| C11 | Legal Fees | | \$ 25,000.00 | \$ - | \$ 25,000.00 | \$ - | \$ 25,000.00 | 0% |
| Soft Costs | | | \$ 518,454.00 | \$ (27,252.00) | \$ 491,202.00 | \$ 89,202.72 | \$ 401,999.28 | 18% |
| FF&E , Technology & Equipment | | | | | | | | |
| D1 | FF&E | | \$ 888,000.00 | \$ (450,500.00) | \$ 437,500.00 | \$ - | \$ 437,500.00 | 0% |
| D2 | Technology Equipment | | \$ 764,500.00 | \$ (489,500.00) | \$ 275,000.00 | \$ - | \$ 275,000.00 | 0% |
| D3 | Playground Equipment & Tables | | \$ - | \$ - | \$ - | \$ - | \$ - | #DIV/0! |
| Total FF&E & Technology | | | \$ 1,652,500.00 | \$ (940,000.00) | \$ 712,500.00 | \$ - | \$ 712,500.00 | 0% |
| Construction | | | | | | | | |
| E1 | Preconstruction Fee | | \$ 165,000.00 | \$ (88,800.00) | \$ 76,200.00 | \$ 76,200.00 | \$ - | 100% |
| E2 | Construction Costs | | \$ 27,503,000.00 | \$ 3,520,637.00 | \$ 31,023,637.00 | \$ 665,981.96 | \$ 30,357,655.04 | 2% |
| Total Construction Costs/GMP | | | \$ 27,668,000.00 | \$ 3,431,837.00 | \$ 31,099,837.00 | \$ 665,981.96 | \$ 30,433,855.04 | 2% |
| F1 | Owner Contingency TRACKING | | \$ 2,324,146.00 | \$ (1,144,990.00) | \$ 1,179,156.00 | \$ - | \$ 1,179,156.00 | 0% |
| G1 | Grand Total | | \$ 35,500,000.00 | \$ - | \$ 35,500,000.00 | \$ 1,863,931.00 | \$ 33,636,069.00 | 5% |

Original Owner Contingency = Contingency = 6.55%

Current Owner Contingency = 3.32%