

TOWN OF NEWINGTON

2022 SEP 16 AM 11:56

ANNA REYNOLDS SCHOOL PROJECT BUILDING COMMITTEE

REGULAR MEETING MINUTES


Town Clerk

September 15, 2022, Zoom Event

- I. Call to Order – Committee Chairperson Stephen Woods called the meeting to order at 5:28 PM.
- II. Roll Call – Members present: Stephen Woods, Chairperson; Amy Perrotti (left at 5:35 PM); Carol Duggan; Jeremy Whetzel; and Kim Radda (arrived at 5:35 PM). Others Present: Jennifer Mangiagli and Paul Dominov, Kaestle Boos Associates; Eileen Eagle and Jim Giuliano, Construction Solutions Group; Rich Breitenbach and Tom DiMauro, Newfield Construction; Maureen Brummett, Ph.D., Superintendent of Schools, Lou Jachimowicz, Newington Public Schools Chief Finance and Operations Officer; Scott Hoagland, Information Systems Specialist; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Take Action on Prior Meeting Minutes – Ms. Perrotti made a motion that the Minutes of the August 18, 2022 meeting be accepted as presented. A second to the motion was made by Ms. Duggan. The motion passed by a vote of 4 YES to 0 NO.
- V. Take Action on Invoices – There were seven invoices. They were two from Meyer totaling \$5,806.68; one from IES for \$3,287.50; one from Newfield for \$980,772.77; two from Kaestle Boos Associates totaling \$13,696.36; and one from Freeman Companies for \$150.00. The total of the seven invoices was \$1,003,952.67. All have been reviewed by the Owner's Project Manager. Ms. Duggan made a motion that the invoices be approved as presented. A second to the motion was provided by Ms. Perrotti. There was no discussion. The motion passed by a vote of 4 YES to 0 NO.
- VI. Financial Update – presented Ms. Eagle. She presented a revised budget, with the changes shaded in green, and showing a Paid to Date total of \$4,032,795.63. The Project is still on budget. Mr. Woods noted that it should be "Paid and Encumbered" as not all the items shown have been paid to date.
- VII. Architect's Update – presented by Ms. Mangiagli. There is a lot going on during construction. Kaestle Boos Associates reviewed the Newfield Application for Payment, attended weekly site meetings and walk throughs, and answered Requests for Information. She presented updated renderings of drawings previously shared. They were updated with the colors for the building based on the submitted products from the

manufacturer's colors as submitted. Mr. Whetzel commented that he loved the retaining wall in the rendering. Will it have that kind of stone? Ms. Mangiagli responded that the colors on the building have been updated and other building features have been updated (such as the loss of the building canopy that does not show). We have updated the building. What is not completely updated is the stone veneer on the wall and the wall at the front – it was in the original design, but due to value management it was scaled back. There were PCO's that were previously reviewed that took that stone veneer off. That retaining wall is a concrete retaining wall that has a pattern that looks like wood paint. It has a texture to it, so if you were to feel it or walk up close to it, it feels like a wood painting design along the whole wall. Those seating areas at the front, that was a value engineering item that was taken and those are now going to be benches. There was a little disclaimer that says there are some site items that have not been updated in this rendering.

- VIII. Owner's Project Manager Update – Presented by Ms. Eagle. The first reimbursement of \$536,179 came through. The next reimbursement request has been put together. She has been speaking with Mr. Jachimowicz and Principal Jason Smith on a weekly basis, and resolving any issues. Furniture is still moving forward.
- IX. Construction Manager's Update – Presented Mr. Breitenbach. He presented project photos. The first photo was of the exterior of the building. They have been working on the A and C wings, demolishing the exterior walls. Structural columns are left. They are coordinating the exterior walls and sequencing activity with the trade contractors. The second photo was of the main corridor in C wing. They tied in mains under the slab. The third photo showed the outside, looking at the courtyard. The shed will be salvaged and re-used. The fourth photo showed the elevator addition. The blocking is going up. The fifth photo was also of the elevator addition. They are working their way up. The block is going up to the roof level. They will tie in the elevator to the existing beams. The sixth photo showed the underground conduits that feed the electrical room. They had to run them underground and to move the shed. The seventh photo was of the inside lower level. Conduits are stubbing up concrete has been replaced. The underpost plumbing is done also. The eighth photo showed the new boilers in the boiler room. They are set to be tested at the end of the month. The ninth photo showed a view from behind the boilers. The boilers will be started on September 30. They are working through much of the A and C wings, and then will finish this phase by the end of December. Mr. Woods noted that they had finished a lot of work.
- X. Any Other Business Pertinent to the Committee - The Committee's next Regular Meetings are scheduled for October 6 and 20. Mr. DiMauro asked that a revised Potential Change Order 13 be approved by the Committee. Mr. Baron noted that the change was \$3, but that it could not be presented to the Town Manager for signature until it had been approved by the Building Committee. The revised figure is a credit of \$13,994.17. The original approved amount was a credit of \$13,997.17. A motion was made by Ms. Radda to approve Potential Change Order 13 for a credit of \$13,994.17. A second to the motion was provided by Ms. Duggan. There was no further discussion. The motion passed by a vote of 4 YES to 0 NO.

- XI. Public Participation – None.
- XII. Comments by Members – None.
- XIII. Adjournment – the meeting adjourned at 5:48 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services