

TOWN OF NEWINGTON

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ANNA REYNOLDS SCHOOL PROJECT BUILDING COMMITTEE 2022 OCT 24 AM 9:59

REGULAR MEETING MINUTES

October 20, 2022, Zoom Event


Town Clerk

- I. Call to Order – Committee Chairperson Stephen Woods called the meeting to order at 5:22 PM.
- II. Roll Call – Members present: Stephen Woods, Chairperson; Amy Perrotti; Carol Duggan; and Jeremy Whetzel . 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; and Principal Jason Smith; James Krupienski, Town Clerk; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Take Action on Prior Meeting Minutes – Two members came in after the start of the previous meeting, but their attendance was not reflected in the minutes. Mr. Baron was directed to issue Corrected Minutes for the Committee’s consideration at the next meeting.
- V. Take Action on Invoices – There were eleven invoices. They were from Kaestle Boos Associates, for \$ 6,116.36, one from Meyer for \$255.68, one from Newfield Construction for \$744,698.25, and eight from TriState Materials Testing for \$12,025.00; The total of the eleven invoices was \$763,095.29. Mr. Woods stated that all have been reviewed and approved 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 Mr. Whetzel. There was no discussion. The motion passed by a vote of 4 YES to 0 NO.
- VI. Financial Update – presented Ms. Eagle. She showed an updated project budget, with total payments of \$3,513,727.46. She will distribute a .pdf of the spreadsheet to all Committee members.
- VII. Architect’s Update – presented by Ms. Mangiagli. Her firm had reviewed Application for Payment Number 4 from Newfield Construction. Her firm had also reviewed Potential Change Orders 14, 15, 18, and 20-23, and recommended their approval. It had provided a furniture question to school administrators. There will be a meeting with State on furniture on November 21st. The furniture package will be purchased through State Contracts, so various groupings can be pulled back if necessary. Furniture will be

discussed at the next meeting of the Building Committee. Kaestle Boos Associates will include estimates. They are trying to stay within budget for this item.

- VIII. Owner's Project Manager Update – Presented by Ms. Eagle. She attended many of the same meetings as the architect and construction manager. She has been spending time at the site, in meetings and resolving things on site. She also had meetings with the Owner. She has been keeping things moving. Ms. Perrotti asked if anything interesting had been resolved? Mr. Woods responded that Mr. Breitenbach would have that in the Construction Manager's update.
- IX. Construction Manager's Update – Presented Mr. Breitenbach. He presented project photos. The first photo was of the administrative space, what will be a conference room. As they have exposed the wall they have been revealing steel issues. Steel will support the roof in place of the temporary columns shown in the picture. The second photo showed the inside of the building, what will be a toilet room. It showed vents and drain lines, and electrical boxes roughed in. The third photo was of C Wing, with duct work overhead. This photo showed sprinkler piping with flexible whips. They are replacing the sprinkler heads. The fourth photo showed the elevator addition, and the slab from the corridor to the elevator. The fifth photo was of the elevator shaft where the door will be. The elevator is scheduled for delivery on October 24th. The sixth photo showed the lower elevator, looking at the elevator shaft. They are also doing work on the roof, cutting in roof drains and metal framing to raise the height of the parapet. They are working through steel conditions that have been uncovered. There are seven Potential Change Orders for the Committee's consideration. PCO 14 was for mechanical changes to the elevator, for \$11,130.77. PCO 15 was for Main Level areas A & C Fire Protection Main Re-Work, for \$5,970.92. PCO 18 was for changes to the phone system in the temporary spaces, for \$1,290.30, PCO's 20-22 were for no charge to the Owner, and PCO 23 was to cut Phone Lines in Room 5, for \$209.49. Ms. Perrotti asked how the phone line cut charges were arrived at? Mr. Breitenbach responded that the cut in PCO 23 was not made by a member of the construction team, which is why there is a charge. A motion to approve the PCO's as presented was made by Mr. Whetzel. A second to the motion was provided by Ms. Perrotti. The motion passed by a vote of 4 YES to 0 NO. Ms. Perrotti stated that the schedule called for the project be about 2-1/2 weeks behind by the end of the second stage, and that this would have an impact on those who expected to move back into these areas. Mr. Breitenbach responded that they are working through things, like classroom A which will not be shipped for a few weeks. A look at the exterior walls will help us to know what we should expect to see in other areas. Things will be quicker on other areas. Mr. Whetzel asked about the delivery schedule. Mr. Breitenbach responded that things are improving, but electrical items have been a problem for their lengthy lead times. It is one of the unfortunate things they have to deal with. Mr. Whetzel asked about extending the schedule to the first week of June. Mr. Breitenbach responded that their date is about a week before the end of the school schedule (if there are no snow days). Mr. Smith added that the goal is to try to get this work done before the end of the school year. Mr. Woods stated that Mr. Smith is kept abreast of all of this and is informed of decisions. He may not like them, but he is informed.

- X. Any Other Business Pertinent to the Committee - The Committee's next Regular Meetings are scheduled for November 3 and November 17. Ms. Perrotti stated that it was great to be in the school during the previous meeting. She asked if there was any update on the wall outside the school? Mr. Woods responded that the Contractor was still gathering information. It was back in the Contractor's court. There should be a resolution by the next Building Committee meeting.
- XI. Public Participation – None.
- XII. Comments by Members – Ms. Duggan apologized for her tardiness to the meeting. She was stuck in traffic on Cedar Street.
- XIII. Adjournment – the meeting adjourned at 5:57 PM.

Respectfully submitted,

Jeff Baron

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Director of Administrative Services