

TOWN OF NEWINGTON

2022 NOV -4 AM 11: 36

ANNA REYNOLDS SCHOOL PROJECT BUILDING COMMITTEE

REGULAR MEETING MINUTES


Town Clerk

November 3, 2022, Zoom Event

- I. Call to Order – Committee Chairperson Stephen Woods called the meeting to order at 5:17 PM.
- II. Roll Call – Members present: Stephen Woods, Chairperson; Mike Camillo; Kim Radda; Danielle Drozd; Amy Perrotti; Carol Duggan; and Jeremy Whetzel . Others Present: Jennifer Mangiagli, Kaestle Boos Associates; Eileen Eagle and Jim Giuliano, Construction Solutions Group; Rich Breitenbach, Newfield Construction; Maureen Brummett, Ph.D., Superintendent of Schools, and Lou Jachimowicz, Newington Public Schools Chief Finance and Operations Officer; James Krupinski, Town Clerk; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Take Action on Prior Meeting Minutes – Minutes of the October 20, 2022 meeting and the corrected minutes of the October 6, 2022 meeting were distributed to Committee members in advance of the meeting. Ms. Duggan made a motion that they be accepted as presented. Mr. Camillo provided a second to the motion. There was no discussion. The motion passed by a vote of 7 YES to 0 NO.
- V. Take Action on Invoices – There were no invoices for the Committee’s consideration, and no action was taken.
- VI. Architect’s Update – presented by Ms. Mangiagli. Kaestle Boos Associates continues to work on the same items as presented at previous meetings: reviewing change orders, submittals, and requests for information; attending weekly meetings and on-site reviews. The furniture package will be presented at the next meeting of the Building Committee. The Board of Education needs to sign off on it before the next Building Committee meeting. They are proposing re-using some student chairs, and that needs to be acceptable. Most student desks are new. Kaestle Boos Associates wants to go over the plan with the Board of Education first. The Building Committee does have the option of using State contracts to purchase this furniture. Mr. Woods asked if furniture would be purchased as the site became complete? Ms. Mangiagli responded that yes, that was the case, but the Town needed to be aware of escalation. Mr. Woods then asked if there are dates that the State Contractors have to hold the price until? Ms. Mangiagli stated that she thought so, but she would have to check the contract. Ms. Duggan asked, if furniture was purchased and there wasn’t space for it, could it go into the older classrooms? Mr. Woods responded that it would probably have to be stored.

Sales associates typically know about increases and give the customer advance warning. Mr. Whetzel asked if, in areas of moving things around, can we source them through other Town departments or schools? Ms. Eagle stated that we do internally what we can to save money.

- VII. Owner's Project Manager Update – Presented by Ms. Eagle. Some invoices came in to her and they will be presented to the Committee for their next meeting. She has been working with Craig Holland of the school system to develop technology. She has been working with Mr. Holland and with Jennifer Frick. Ms. Eagle has also been working on Hazardous Materials monitoring. She has received invoices from EnviroMed Services and they need a new purchase order. She has been working on a bid for environmental services, which is due in early December. Mr. Woods stated that only money for the first phase was encumbered. Ms. Perrotti asked if we were over budget or ahead of schedule? Mr. Woods replied that we were currently under budget but would probably go over budget. If you have to re-test, it is more expensive. In the A and C wings, testing was done every five feet. \$120,000 is budgeted for monitoring. Another \$35,000 is being requested for clearance testing. Ms. Perrotti stated that she knows it is expensive. She asked if these are for Phase 1 areas? Ms. Eagle responded that technically, they are in Phase I. She only put in for the summer abatement. There have been several unforeseen items that affect the budget as well. Ms Perrotti asked if she would explain what is going out to bid. Ms. Eagle said that she would. Mr. Woods added that EnviroMed is used in all the schools.
- VIII. Construction Manager's Update – Presented Mr. Breitenbach. He concurred that unforeseen environmental testing would be needed. As they demolish walls, they will find potentially hot conditions, that require testing. He presented project photos. The first photo was of the elevator disconnect panel box. There are brown and orange cables running through it. It is 480-volt service. It is being installed this week. Then Eversource will be asked to install the service by shutting down the school's service when school is closed. Newfield Construction have their portion in hand and are installing it now. He mentioned the elevator disconnect at an earlier meeting. It is not an issue any more. It is one thing off their list. The second photo showed the elevator addition, with brick façade on the wall. The third photo was of the D-F Wing, with brick behind the scaffolding. The fourth photo showed that the lower level entrance is in, and it showed the elevator shaft. Elevator installation is largely complete. The fifth photo was another angle of the block in the elevator shaft. The sixth photo showed the upper level in A wing. They are adding block around the lower frame. The photo showed block for the machine room also. The seventh photo was of additional work the mason is doing on site in the vestibule area. It was taken last week. The eighth photo shows what this area looks like now. The vestibule is framed and mechanical ductwork is in the ceiling, along with refrigerant piping. They have cleaned up a lot in the last few weeks, which is reflected in the ninth photo. Ductwork is now overhead and no longer on the ground. The tenth photo still shows some ductwork on the ground. The eleventh photo shows piping overhead. The twelfth photo shows the north classroom in C Wing. The toilet room is plumbed up. The thirteenth photo shows that they are working their way out of the mechanical area. The fourteenth photo shows

pipng for winter conditions and temporary heat that is being provided to the spaces. He discussed why temporary heat is needed.

- IX. Any Other Business Pertinent to the Committee – Mr. Woods asked if action was needed now for a purchase order to EnviroMed? Mr. Baron replied that even though they were over the \$30,000 charter threshold, EnviroMed was selected as the result of an earlier RFP. No action was needed to encumber money.
- X. Public Participation – None.
- XI. Comments by Members – Ms. Perrotti stated that the school looks great. She can see a big change. Mr. Woods concurred, the project has come a long way.
- XII. Adjournment – the meeting adjourned at 5:45 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services

STATE OF CONNECTICUT
DEPARTMENT OF CONSUMER PROTECTION

Attached is your Liquor Permit authorizing you to sell such alcoholic liquor as is provided by law under your permit number. You must take this permit to the Town Clerk in the town of address to be filed and stamped as authorized for business. This permit is not in effect until filed with the Town Clerk. This permit is not transferable. Questions regarding this permit can be emailed to dcp.liquorcontrol@ct.gov.

In an effort to be more efficient and Go Green, the department asks that you keep your email information with our office current to receive correspondence. You can access your account at www.elicense.ct.gov to verify, add or change your email address. Current email address on file: swn@aldi.us

ALDI #65
CHRISTOPHER R DANIELS
ALDI
295 RYE ST
SOUTH WINDSOR, CT 06074-1219

901634

STATE OF CONNECTICUT ♦ DEPARTMENT OF CONSUMER PROTECTION

This permit is not in effect until filed with the Town Clerk CGS Section 30-53

LIQUOR PERMIT

This certifies that

CHRISTOPHER R DANIELS
2640 BERLIN TPKE
NEWINGTON, CT 06111-4111

is authorized to sell such alcoholic liquor as is provided by law under permit number

GROCERY BEER
PERMIT #: LGB.0015165

Trade Name: ALDI #65
Backer: ALDI INC

Effective Date: 09/19/2022
Expiration Date: 09/18/2023

Michelle Seagull
Michelle Seagull, Commissioner

TOWN CLERK

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