

SPECIAL MEETING MINUTES

SCHOOL CAREER TECHNICAL PROGRAM RENOVATION PROJECT BUILDING COMMITTEE

December 28, 2015

Town Hall Main Level Conference Room 1

- I. Call to Order – The meeting was called to order at 7:05 PM by the staff liaison, Mr. Baron.
- II. Roll Call - Members present: Timothy Manke and Carol Anest. Others present: Lou Jachimowicz, Chief Finance and Operations Officer; and Jeff Baron, Director of Administrative Services.
- III. Introductory Comments – Robert Tofeldt, Sr. has been selected to serve on the Committee by the Board of Education, but has not yet been appointed by the Town Council, who held their latest meeting before the Board’s selection. All members of the Committee are new. Activities of the Committee are governed by the Newington Code of Ordinances, Chapter 8, Article X. Project Building Committees, a copy of which was distributed to each member. The 2012 charge of the Committee was also distributed, giving the Committee responsibility for the Career Technical Program Renovation Projects at Kellogg Middle School, Wallace Middle School, and Newington High School. Previous members of the Committee have selected a project architect, Quisenberry Arcari Architects, of Farmington. The project at Martin Kellogg Middle School, which became the biomedical STEM Academy, were completed in 2014. The project at John Wallace Middle School, for the aerospace engineering STEM Academy, is substantially complete. The project at the High School is in the planning stages.
- IV. Election of Officers –No action was taken. Those members in attendance wanted to wait until Mr. Tofeldt was present before selecting a Chairperson. Mr. Baron will continue to draft minutes and agendas.
- V. Public Participation – None.
- VI. Consider and Take Action on Change Order Requests – Mr. Baron presented the four Change Order requests received from Scope Construction since the previous meeting and a handout on the financial status of the project. One was a credit and three were for additional expenditures. Sufficient funds are available to cover the net total of \$9,197.44 for these four requests. Mr. Jachimowicz provided project background and explanation for the Change Order Requests. Due to the amount of hazardous material abatement activity the Wallace project has two state grants for the same project. There is significant state support for the project, roughly 54-

55% of the eligible project cost. The former School Facilities Unit is now the Department of Construction Services under the State's Department of Administrative Services. Code review is now the Town's responsibility, placing more reliance upon the Town's Building Department. Due to the widespread presence of PCBs, the Environmental Protection Agency has determined that any exposure to PCBs is bad. The State has taken a zero tolerance policy with regards to PCBs. This has curtailed activity around the state. If abatement is performed outside the grant, the Town can just abate the area of the project. If testing to satisfy the grant requirements is done before abatement and PCBs are found, that condition throughout the entire school would have to be addressed. This requires the Board of Education staff to strategize when planning a project to maximize reimbursement. The John Wallace project is 99% complete. The first Change Order Proposal occurred because the wiring size to feed a panel was too small. This is Change Order Proposal 26, for \$2,350.74. Change Order Proposal 27, for \$5,558.70, is for an emergency lighting issue. There are actually two lighting issues, of which this change order proposal only addresses a part. It is the Town's belief that the engineer specified the wrong lights for the area. They are not bright enough and they didn't work properly. The Change Order Proposal is to install emergency lights that allowed the STEM Academy to receive a Certificate of Occupancy from the Building Department. Change Order Proposal 28 is for a credit of \$900.00. The marker board to be credited has dimples in the back. It was negotiated for value. Change Order Proposal 29 is for \$2,188.00 and is the cost to cover the Change Orders on the Contractor's Performance and Payment Bond, required to be at 100% of the project cost. Mr. Manke made a motion that the Committee accept Change Order Proposals 26 through 29, as presented, for a total of \$9,197.44. A second to the motion was made by Ms. Anest. There was no further discussion. The motion passed unanimously by a vote of 2 YES to 0 NO. Ms. Anest requested that a future meeting be held at John Wallace Middle School in order to allow the Committee to view the STEM Academy.

- VII. Newington High School Project – Mr. Jachimowicz reported that the planning for this project was about 90% complete. The Middle School programs will feed the High School program. Ms. Anest expressed her desire to see the auto mechanic program, and some of the other traditional programs that were eliminated, return. Mr. Jachimowicz responded that the number of qualified teachers was small, and those were snapped up by the technical schools. This has been a discussion that has taken place frequently over the past three to four years, as the schools have moved to a STEM environment with more contemporary skills, where the Board of Education felt it could develop a good program. The culinary arts and computer science programs are well subscribed at the high school by non-college bound students. Ms. Anest asked if there were fewer students going to magnet schools, will these renovations save the Town money in the long run? Mr. Jachimowicz responded that it appears so, although it is early yet. The district can't compete on the pre and elementary school levels, but the number of Newington students going to middle and high school magnets is going down. The district is keeping all but a few of the middle and high school students. The program areas at the high school

will continue with the biomedical and aerospace focus developed in the middle schools. This includes medical technician and nursing on the biomed side, math and engineering on the aerospace side. There will be improvements to the culinary arts program. There will be a digital arts program, with computer based art and photography. The timeframe will be for completion in either January of 2017 or September of 2017, depending on the construction schedule. Abatement and demolition work will need to be done first, followed by rebuilding. The Architect is being asked to develop a design approach that will work from a time perspective. The Committee agreed to meet again in mid-to-late January, tentatively January 25th, to review plans and project costs.

- VIII. Other Business Pertinent to the Committee – For future meetings, some Mondays are preferable, but not the second or third Mondays of the month. Meetings could start at 6:00, 6:30 or 7:00. A meeting notice will need to be posted for a walk through of the middle school STEM Academies, which the Superintendent or his staff will coordinate with Committee members to determine the best date and time.
- IX. Public Participation – None.
- X. Response to Public Participation – None.
- XI. Adjournment – the meeting adjourned at 7:52 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services