

## SPECIAL MEETING MINUTES

### SCHOOL CAREER TECHNICAL PROGRAM RENOVATION PROJECT BUILDING COMMITTEE

February 18, 2015

Town Hall Main Level Conference Room 1

- I. Call to Order – The meeting was called to order at 3:08 PM by Mr. Castelle, acting Chairperson.
- II. Roll Call - Members present: Clarke Castelle, Acting Chairperson; and Dave Nagel. Others present: Rusty Malik, Quisenberry Arcari Architects; Lou Jachimowicz, Chief Finance and Operations Officer; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Approval of Prior Meeting Minutes –Mr. Nagel made a motion that the minutes of the January 12, 2015 meeting be approved as written. A second to the motion was made by Mr. Castelle. The motion passed unanimously.
- V. Consider and Take Action on Wallace Middle School Bids – Bids were opened for the work at the John Wallace Middle School for the Academy of Aerospace Engineering. There were two base bid line items, each to be awarded separately. The first line item was for abatement and demolition work. The second, and more substantial, base bid line item was for alteration and reconstruction. Before bids were opened there were concerns that bids might come in over budget, and so a deduct alternate was included that could reduce the cost of the project by subtracting from the total of the second line item, for alteration and reconstruction. The deduct alternate item was for a different window and wall system. The lowest bid received for just the alterations and reconstruction line item (i.e., not accepting the deduct alternate) was Millennium Builders, at \$1,460,500. Enfield Builders was second, at \$1,474,000. The project architect spoke with both firms about the scope of work that was included in their bids. Millennium stated that they did not carry a cost for the steel for the wall and window system in their bid as it was not quoted to them by the manufacturer. Millennium agreed to honor their bid amount while also accepting that they own the cost of the steel for the wall and window system. The project was designed with a small amount of demolition, for plumbing and electrical items, in the alterations and reconstruction line item. Millennium also did not include these items in their bid amount. Much of the electrical demolition has been performed by the Board of Education to reduce the cost of the project and to shorten the timeline to complete the work. If the deduct alternate were to be accepted, Scope

Construction would have the lowest bid total for alterations and reconstruction (\$1,487,600 base bid less \$130,000 deduct alternate). Enfield Builders would be second. The window and wall system specified in the base bid was a Sentria system, which includes a higher end, foamed in place, panel. Sentria tends to have longer lead times for delivery than the deduct alternate manufacturer and is less flexible. The deduct alternate system specified was for Kingspan panels and Efcow windows. Kingspan is a laminated panel where the insulation is sealed in at the factory. It has the same energy efficiency as the Sentria. The project schedule is tight and the product lead time could come into play, which was not anticipated last year when the project was originally designed. The Project Architect has spoken with Scope Construction but would want to further verify certain details before locking in to an award. Potential project budgets for award to either Millennium Builders, Enfield Builders or Scope Construction Company were provided to the Committee.

Mr. Nagel made a motion that the Committee recommend to the Newington Town Council that they accept the bid of Scope Construction Company for the alteration and reconstruction line item, and also Scope's deduct alternate bid amount, for the John Wallace Middle School Academy of Aerospace and Engineering projects, for a combined total of \$1,357,600, subject to confirmation by Quisenberry Arcari Architects that Scope Construction Company will provide an acceptable window and panel detail and that Accurate Insulation will include the radon pit and water pool demolition items not carried by Scope Construction Company. He further moved that the Committee recommend that the Town Council accept the combined project budget of February 18, 2015 that includes the Scope Construction Company's bid. Second to the motion from Mr. Castelle. Discussion: the decision was based on schedule and cost considerations. If Scope Construction is unable to verify the two items in the motion, the Committee will meet again on February 23<sup>rd</sup> to reconsider. Mr. Jachimowicz stated that he would be comfortable with either Millennium, Enfield or Scope as the contractor, and that the deduct alternate window and wall system was also acceptable. The motion passed unanimously by a vote of 2 YES to 0 NO.

The work included in the first line item, for abatement and demolition, needs to occur earlier. The lowest amount bid for this line item was \$224,900. This amount was bid by both Accurate Insulation, LLC and by Rudolph Netsch Construction Company, Inc. Netsch submitted bids for both line items (abatement & demolition and alterations & reconstruction), and bid the number for abatement and demolition that they received from Accurate without providing any markup. They submitted a letter that was distributed to the Committee, requesting that they be allowed to withdraw their bid for the abatement and demolition line item. Mr. Nagel made a motion that the Committee recommend to the Newington Town Council that they accept the bid of \$224,900 from Accurate Insulation, LLC for the abatement and demolition line item of the John Wallace Middle School Academy of Aerospace and Engineering bids. A second to the motion was made by Mr. Castelle. Discussion: the complexity of the bids is due, at least in part, to the fact that there are two different rates of reimbursement from the State which required the Town to treat all the work at John Wallace Middle

School as two separate projects. The motion passed unanimously by a vote of 2 YES to 0 NO. Mr. Baron will present a memo to the Town Manager requesting expeditious action from the Town Council on the abatement and demolition award. That work is expected to take about three weeks. The alteration and reconstruction award can occur in the usual manner, as this work would not start until the abatement and demolition work is substantially complete.

- VI. Kellogg Middle School and Newington High School Update – the work at Martin Kellogg Middle School is largely completed. Outstanding items are the installation of the folding walls, scheduled for the last week of March, and the installation of the technology closet HVAC improvements that were detailed in the change order that was approved at the Committee’s January meeting. Design for the High School project has begun. It is anticipated that this project will be a phased approach. The architect is going over various design concepts with a Board of Education user group. When completed they will be presented to the Committee for consideration and acceptance.
- VII. Other Business Pertinent to the Committee – The next meeting of the Committee will be held when action is required on the plans and specifications for the High School work, prior to submission to the State.
- VIII. Public Participation – None.
- IX. Response to Public Participation – None.
- X. Adjournment – the meeting adjourned at 4:06 PM.

Respectfully submitted,

*Jeff Baron*

Jeff Baron  
Director of Administrative Services