

SPECIAL MEETING MINUTES

SCHOOL CAREER TECHNICAL PROGRAM RENOVATION PROJECT BUILDING COMMITTEE

April 9, 2014

Town Hall Lower Level Conference Room L100

- I. Call to Order – The meeting was called to order at 4:42 PM. Members present: Dave Nagel, Marc Finkelstein, and Clarke Castelle. Others present: Mayor Stephen Woods; William Collins, Ph.D., Superintendent of Schools; (left at 5:07 PM) Lou Jachimowicz, Chief Finance and Operations Officer; Rusty Malik and Jim Healy, Quisenberry Arcari Architects (left at 5:18 PM); and Jeff Baron, Director of Administrative Services.
- II. Public Participation – None.
- III. Other Business Pertinent to the Committee – This Committee had not met since the municipal election and needed to select a Chairperson. Mr. Castelle made a motion to nominate Dr. Finkelstein as the Committee Chairperson. A second to the motion was provided by Mr. Nagel. The motion passed unanimously. The Committee agreed to return to this agenda item later in the meeting.
- IV. Discuss and Take Action on Martin Kellogg Middle School STEM Academy bid– Presented by Mr. Jachimowicz. Bids were opened on April 7th. Three bids were received, with base bid amounts ranging from \$625,242 to \$654,268. All bids exceeded the construction budget, and so the three alternate bid items would not be considered. The lowest bid received was from Martindale and Salisbury Construction Company of Vernon. Mr. Castelle stated that he had a potential conflict of interest and recused himself from any discussion or voting on this agenda item. Mr. Jachimowicz distributed a handout that resulted from his meeting with Martindale and Salisbury that identified a number of value engineering items that could be removed from the project without materially altering the scope of work. He recommended five items to the committee: exterior building signage, purchase of operable wall panels, relocation of a neutralization tank and associated valve work, window wall shades, and certain appliances. Either removing or changing these items would lower the construction contract amount with Martindale and Salisbury to \$571,732. After subtracting out the architect’s fee, bid costs, and contingency, \$500,000 of available funds remain. The difference would be made up by a transfer of \$75,000 from the Board of Education’s Capital Improvement Plan (CIP) Account. Chairperson Finkelstein asked about the cost of deferring the wall panel purchase. The cost would simply be the cost of materials, as all parts necessary for later installation would be provided, except for the panels themselves. The Chair asked if deleting the

window wall shades would compromise the classroom situation. The amount of sunlight would have an impact on the classroom. It is anticipated that this would be the first item purchased by the Board of Education or restored to the project if a credit was to be received. The Chair also asked what wouldn't get accomplished. In addition to the five items identified, money would be taken from the Board's CIP account, their \$125,000 annual appropriation. Some funds have already been committed to other work. This CIP account has five major categories: furniture, painting, security devices, technology and carpeting. Less money would be available to the Board to fund these needs. The Mayor felt the Committee would be smart to move forward as the bids were competitive. It would be considered catastrophic to delay this project. The Committee would be reaping the benefits of a softer market. Mr. Malik identified the major cost driver as being the MEP (Mechanical, Electrical and Plumbing) equipment, for which the lowest bidder carried \$300,000. Mr. Malik did not feel there was that much equipment in the bid and could not explain why it would cost that much. Mr. Nagel made a motion that the Committee recommend to the Newington Town Council that it accept the bid of Martindale and Salisbury Construction Company of Vernon, including the value engineering reductions identified, for the amount of \$571,732 and that the Newington Town Council also accept the proposed project budget, which includes the supplemental appropriation transfer of \$75,000 from the Board of Education's CIP account. A second to the motion was made by Dr. Finkelstein. The motion passed by a vote of 2 YES (Dr. Finkelstein and Mr. Nagel) and 1 Abstention (Mr. Castelle, who had recused himself earlier). The Committee requests action from the Town Council at the Town Council's April 22nd meeting as there is a lead time to order materials and the Contractor would need to mobilize on or about May 1st in order to complete this project in time for the start of the 2014-15 school year.

- V. Any other Business Pertinent to the Committee – Mr. Jachimowicz reported that, with adoption of the budget earlier in the week, the John Wallace Middle School Project was still on an August of 2015 timeline for completion. This project would include demolition/abatement, reconstruction and interior build out. The Town Council will be asked to pass three motions on April 22nd for the grant application with the state for the hazardous materials abatement. A grant commitment is needed. The abatement project would need to be assigned to a Project Building Committee. A decision will need to be made on how to structure the project: a general contractor to manage the entire project, have a separate project for abatement only, or to use a construction manager. Mr. Malik will provide guidance to the Committee at the next meeting. Planning, bidding, demolition and abatement would be completed by around Christmas, leaving approximately eight months for the build out. Build out could be either metal studs or brick and block construction. Review and approval by local code officials is anticipated. The Committee agreed to schedule its next meeting on May 6th at 4:30 PM. Mr. Malik was asked to prepare a list of decisions and calendar milestones for the John Wallace Middle School project for that meeting.

- VI. Consider and take action on High School Career Tech Renovations Design proposals – The Town issued RFP No. 2, 2013-14 for architectural services for the High School Career Technical Program renovations project and responses were received from six firms in November. Four firms, Quisenberry Arcari Architects, Friar Associates, Silver/Petrucelli + Associates, and Tecton Architects were interviewed on Valentine’s Day. Fee proposals were received from each of the firms interviewed, a summary of which was distributed by Mr. Baron. The interview panel, consisting of Dr. Finkelstein, Mr. Castelle, Mr. Jachomowicz, and Mr. Baron, agreed that Quisenberry Arcari was the firm that best met the needs of the Town. Quisenberry Arcari Architects understood the program at the High School. They are also doing the middle schools’ project design and so it is a natural progression for them to also do the High School. Their fee was competitive, at \$19,500 for the programming and schematic design phase and 4.56% of the budgeted project construction costs. Mr. Castelle made a motion that the Committee recommend to the Newington Town Council that it appoint the firm of Quisenberry Arcari Architects, LLC of Farmington as the Project Architect for the Newington High School Career Tech Program Renovations project, for the fee of \$19,500 for programming and schematic design, plus 4.56% of the budgeted construction cost. A second to the motion was provided by Mr. Nagel. Discussion: Mr. Castelle stated that the Committee has had a good experience with Mr. Malik and his firm, that they had a strategic advantage from working on the middle school projects, and that they clearly understood what the Board of Education and its staff was looking for. Mayor Woods asked about funding. Mr. Baron responded that \$250,000 was currently budgeted and available for the High School project. Work on the High School project is scheduled for 2015-16. The motion passed unanimously by a vote of 3 YES to 0 NO.
- VII. Public Participation – None.
- VIII. Response to Public Participation – None.
- IX. Adjournment – the meeting adjourned at 5:29 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services