

TOWN OF NEWINGTON

TOWN HALL RENOVATION PROJECT BUILDING COMMITTEE

MINUTES

July 16, 2009

TOWN HALL CONFERENCE ROOM 1

- I. Call to Order – Chairperson Bottalico called the meeting to order at 3:01 pm.
- II. Roll Call – Members present: Jay Bottalico, Tom Bowen, Dan Carson, and Steve Woods. Others present: Chuck Boos and Diana McNeil, Kaestle Boos Associates; Kevin Leach, Leach Consulting Company; John Salomone, Town Manager; Robert Korpak, Director of Facilities Management; Lou Jachimowicz, Business Administrator; and Jeff Baron, Director of Administrative Services.
- III. Public Participation - None
- IV. Lower Level Project Status – Presented by Mr. Korpak. Asbestos abatement was completed over the weekend. The project is back on track with demolition. There are cracks in the foundation wall by the courtyard, where water is leaking through. This is a prior condition that was hidden behind walls, as evidenced by a trough along the floor and a floor drain that was under the lockers. It will need to be addressed by a block wall, which will result in a change order.
- V. Revised Construction Budget for the Remaining Renovations – Mr. Leach presented pre-referendum phase estimate handouts, including site work estimates, soft cost estimates, and an estimates summary. It presumes a November referendum, and included a 2.5% escalation for bidding in April. The estimate was \$8,454,761 for trade/construction costs, and \$10,025,000 at the time of bid with construction contingency, escalation, general conditions, and overhead & profit included. When soft costs, such as owner's contingency, architect's fees, moving expenses, etc. are included, the amount increases to a total project estimate of \$11,531,000. These estimates do not include the forecasting of any programmatic changes. Staff will work on attempting to reduce the total amount down under \$10 million, inclusive of soft costs. Mr. Woods made a motion that the Town Hall Renovations Project Building Committee accept the preliminary estimate for Phase II of the Town Hall renovations of \$11,531,000. Second by Mr. Carson. The motion passed unanimously by a vote of 4 YES to 0 NO.

- VI. Consider and Take Action on Referendum Request to Town Council – No action taken. Committee members and the Town Manager were asked to be present when this matter comes before the Town Council.
- VII. Any Other Business Pertinent to the Committee – None.
- VIII. Public Participation – None.
- IX. Response to Public Participation – None.
- X. Adjournment – The meeting adjourned at 4:05 pm.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services