

TOWN OF NEWINGTON

SCHOOL CODE COMPLIANCE PROJECT BUILDING COMMITTEE

SPECIAL MEETING MINUTES

April 22, 2014

TOWN HALL CONFERENCE ROOM ONE

- I. Call to Order –Chairperson Nagel called the meeting to order at 5:03 PM.
- II. Roll Call – Members present: Dave Nagel, Chairperson; Myra Cohen, Clarke Castelle, and Bob Tofeldt (arrived at 5:15 PM). Others present: Lou Jachimowicz, Chief Finance and Operations Officer; Mark Welch, Oak Park Architects; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Approval of prior meeting minutes – Mrs. Cohen made a motion that the minutes of the December 12, 2013 meeting and the minutes of April 17, 2014 be approved as presented. Second to the motion was made by Mr. Castelle. The motion passed unanimously.

Project status – presented by Mr. Baron. The 2013 hazardous material abatement work and associated items by Millennium Builders has been completed. The tennis court work has been completed and the opening ceremonies were held on April 9th. On the athletic fields, items are still outstanding. Connecticut Carpentry will not be doing any more work on this aspect of the project. Staff has been meeting with the Town Attorney since October. Staff and the Town Attorney met with Connecticut Carpentry and their attorney on December 20th. The issues are Connecticut Carpentry's performance, stones in the soil adjacent to the walk by the soccer fields, and the same walk being too close to raised manholes. Two quotes were received from another contractor to correct the stones in the soil and to move the walk away from the manholes, totaling \$46,886. There have also been \$16,970 in additional payments to the landscape architect for unanticipated project administration services from the length of time it has taken Connecticut Carpentry to complete their work. The Town is holding \$68,817.26 of Connecticut Carpentry's open purchase orders. The difference between that amount and the Town's additional out of

pocket expenses is less than \$5,000. There has been no contact with Connecticut Carpentry since New Year's Eve. Staff has contacted the Town Attorney from time to time and has notified him that the Committee will be looking to take corrective action on the soccer field walks once the spring sports season concludes in late May or early June, using the contractor who supplied the quotes.

- V. Consider and take action on bid award for 2014 work – bids were opened for the High School Band Room addition and the auditorium area air conditioning on April 3rd. Eight bids were received. Pioneer Builders of Newington was the low bidder, at \$827,870. The Town and the Project Architect have experience with this contractor. Mr. Baron distributed a Final Project Budget, dated April 17, 2014. The anticipated expenditure for construction is the amount of the bid. Mrs. Cohen made a motion that the School Code Compliance Project Building Committee recommend that the Newington Town Council accept the bid of Pioneer Builders of Newington of \$828,870 for the Newington High School Band Room addition and auditorium area air conditioning work, and the Final Project Budget as presented. Mr. Castelle made a second to the motion. The motion passed unanimously by a vote of 3 YES to 0 NO. The Town Council members who are also on the Committee were asked if they would request that the Town Council waive their rules of procedure to discuss and take action on this recommendation later in the evening, in order to keep the project on track.
- VI. Any other business pertinent to the Committee – The Committee will continue to meet on an as needed basis as determined by the needs of the project. As in the past the Chair may continue to verbally authorize change order work under \$10,000 in advance of formal Committee action in order to keep the project on track and to allow for completion of work in a timely manner.
- VII. Public Participation – None.
- VIII. Committee response to public participation – None.
- IX. Adjournment – The meeting adjourned at 5:18 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services