

TOWN OF NEWINGTON

SCHOOL CODE COMPLIANCE PROJECT BUILDING COMMITTEE

SPECIAL MEETING MINUTES

January 12, 2012

TOWN HALL CONFERENCE ROOM ONE

- I. Call to Order –Mayor Woods called the meeting to order at 7:35 PM.
- II. Roll Call – Members present: Myra Cohen, Dave Nagel and Marc Finkelstein. Others present: Steve Woods, Mayor; Mark Welch, Oak Park Architects; Mark Roming, M.R. Roming Associates; Lou Jachimowicz, Business Administrator; and Jeff Baron, Dir. of Administrative Services.
- III. Public Participation – None
- IV. Election of officer(s) – Mrs. Cohen made a motion to nominate Maureen Klett as Chairperson of the Committee. Second by Mr. Finkelstein. The motion was withdrawn by Mrs. Cohen and the second was withdrawn by Mr. Finkelstein. A new motion was made by Mrs. Cohen that Mr. Nagle be elected as Chairperson of the Committee. Second by Mr. Finkelstein. The new motion passed unanimously.
- V. Approval of prior meeting minutes – Mrs. Cohen moved that the minutes of the Committee’s September 8, 2011 meeting be approved as written. Second by Mr. Finkelstein. The motion passed unanimously.
- VI. Project status – Mr. Welch briefed the Committee on the work on the project for the interior of the High School, performed by Millennium Builders. The work this past summer dealt with replacing doors and frames in the various stairwells and vestibules.

Mr. Baron provided a financial status report and also an update on the site work that is being performed by a different contractor, Connecticut Carpentry Corp. The Contractor’s access on the site was restricted to one area at a time following the last Project Building Committee meeting, until the Contractor successfully corrects the outstanding issues of that area and then is allowed to move on to the next area . Progress has been slow and inconsistent. The Contractor was instructed to shut down for the winter on November 18th. The walks behind the High School have been corrected. A number of fields

have been disturbed but the improvements at those fields have not been completed, namely the softball fields, field hockey field, baseball field, lacrosse/JV football field, and the soccer fields. The bleachers are on hold. The baseball bleacher pad is still an issue. The baseball dugouts have been removed from Connecticut Carpentry's contract. There has been damage to fencing, a batting cage (which the contractor denies responsibility for), a drain line at the field hockey field, and the water fountain by the baseball bleacher pad. Mr. Baron met with the Town Attorney and apprised him of the current situation. The Town will attempt to continue to move this project forward with the current contractor. Staff and the consultants will meet to determine what needs to be done at each location and what order work should proceed in. They will then meet with the Contractor, to reach some agreement on these items and also to arrive at a determination as to what outstanding Change Order amounts there are. The Contractor also needs to be informed that it needs to commit to a continuous level of activity on site once the weather breaks. The consultants were directed to submit proposals for their extra work for Building Committee approval.

- VII. Planning for the next phase of the project – Mr. Welch and Mr. Jachimowicz reviewed plans to resolve the code problems faced in the band and chorus areas, in a manner that not only addresses code elements but also makes the music program more contemporary. This would involve an abatement project this summer. The risers in these areas are currently non-compliant. Various configuration choices were considered. A small addition on the north wall of the High School would be needed. This would require a separate grant application from the State and three motions from the Town Council. This would be a roughly 1,000 square foot addition. The grant commitment would not be expected to be received from the State until May of 2013. Hazardous materials would be abated this summer. Expansion in the chorale room would avoid the need to eliminate the risers in that area. The risers in the band room would be removed. There would also be floor tile demolition in the hallway. Demolition, abatement, and then re-installing a floor would be a five to six week project. The work to finish the area would be done in 2013. Without storage the needs of the program will not be met. A Plan Completion Test date with the State is scheduled for February 14th. Testing and an abatement plan and specifications are needed. The Town has contacted Fuss and O'Neill regarding this and is still working with them to reach an agreement. A motion was made by Mrs. Cohen to recommend to the CIP Committee that the funds be approved for the abatement phase of this work and for expansion of the band room at Newington High School. Second by Mr. Finkelstein. The motion was approved unanimously.

- VIII. Any Other Business Pertinent to the Committee – There are no cost estimates at present on the dugout. They will be slightly longer than the dugouts that were there previously and have now been removed. The dugouts have been removed from the Connecticut Carpentry contract. Millennium Builders will be asked to complete them instead, as a change order to their contract. When the final drawings are developed, Millennium will give the Town a price, which will be presented to the Committee for action. The Committee agreed by consensus to hold future meetings at 5:00 or 5:30 PM and that the Chairperson would still have authority to authorize Change Orders up to \$10,000 in advance without formal Committee action.
- IX. Public Participation – None.
- X. Committee response to public participation – None.
- XI. Adjournment – the meeting adjourned at 8:58 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services