

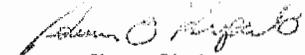
TOWN OF NEWINGTON

ANNA REYNOLDS SCHOOL PROJECT BUILDING COMMITTEE

2022 APR - 8 PM 12: 08

REGULAR MEETING MINUTES

April 7, 2022, Zoom Event


Town Clerk

- I. Call to Order – Committee Chairperson Stephen Woods called the meeting to order at 5:19 PM.

- II. Roll Call – Members present: Stephen Woods, Chairperson; Michael Camillo; Kim Radda; Danielle Drzod; Amy Perrotti; Carol Duggan; and Jeremy Whetzel. Others Present: Paul Dominov and Dave Bascetta, Kaestle Boos Associates; Marnie Liska and Jim Giuliano, Construction Solutions Group; Tom DiMauro, Newfield Construction; James Krupienski, Town Clerk; and Jeff Baron, Director of Administrative Services.

- III. Public Participation – None.

- IV. Take Action on Prior Meeting Minutes - Ms. Perrotti made a motion that the minutes of the March 17, 2022 meeting be accepted as presented. A second to the motion was made by Ms. Radda. The motion passed by a vote of 7 YES to 0 NO.

- V. Take Action on Invoices – There were four invoices. They were from Construction Solutions Group for \$19,928.30, from Innovative Engineering Services for \$2,235.50, from Kaestle Boos Associates for \$8,346.24, and from Versteeg Associates for \$8,550.00; for a total of \$39,060.04. Ms. Perrotti made a motion that the invoices be approved as presented. A second to the motion was provided by Mr. Camillo. There was no further discussion. The motion passed by a vote of 7 YES to 0 NO.

- VI. Construction Manager’s Update – presented by Mr. DiMauro. Mr. Woods opened the discussion by informing the Committee that bids had been opened that afternoon. The bids were over budget but had not yet been evaluated. Mr. DiMauro stated that there were 80 bids and 21 bid packages. Two other trades will open bids next week. He presented a bid tabulation form that showed the bid, the estimate, and the variance from the estimate. There were nine alternates. There has been no evaluation of the bids or of the combination bids. Bids are about 6% over the trade estimate costs. He was pleased with the bidders and the number of participants. His analysis sorted the bids for each package from low to high. Next will be scope review of the low bidders and the bid cost, in an effort to determine what is driving some of the numbers. Some of the bid packages may need to be re-bid. Most packages had plenty of bidders. The final number will be distributed. The initial analysis showed a bid total of \$29,858,403, an estimated amount of \$28,005,975, and a variance of \$1,852,428. Mr.

Woods added that Newfield Construction will have to evaluate these numbers to determine which trades have to be re-bid, for value engineering, etc. Why is the roof number off? The biggest variances are in the site package and the roof package. What was missed? Ms. Drzod asked, if the project was over budget and there are a number of deduct alternates, what does the charter say? Mr. Woods answered that the project had to get on budget and that it had to be on budget before we move forward. The Town made it clear to us that we only have so much money to spend. We need to make it work. Mr. Camillo asked about roofing, noting that some bidders may have had a hard time getting materials. He asked for a copy of Mr. DiMauro's analysis. Mr. DiMauro responded that he would e-mail it to Mr. Woods, who will distribute it. Mr. Camillo stated that his intent was to be able to show in the future where we were and where we came from. Mr. Whetzel stated that alternates are a way to reduce costs. Only a couple will reduce the project cost. Why the variance in the bid amounts for the alternates? Mr. DiMauro responded that, with deduct alternates, not everyone will give you back fair value. The alternate for the courtyard takes most of the value out of the courtyard. Mr. Whetzel noted that taking the value of the courtyard could get the number down from \$1.8 million. Mr. Woods noted that there was more work involved. Some packages may have to be changed and re-bid. Mr. Whetzel stated that we had nine options, that there were different scenarios. Mr. Woods responded that the three professional firms (Newfield Construction, Construction Solutions Group and Kaestle Boos Associates) will work on that over the next two weeks. Ms. Perrotti asked about a package discount. Mr. Woods responded that there were several combination bids and that it would take a couple of days to evaluate them. The Committee does not have hard numbers. We do not know why the bids for the roof were so far off. All of this has not been evaluated yet.

- VII. Architect's Update – Presented by Mr. Dominov. Ms. Mangiagli is out today and is expected to be out for a couple of weeks. They will work with Newfield Construction and Construction Solutions Group on this fresh data. He introduced Dave Bascetta, who will be on the project in the future.
- VIII. Owner's Project Manager Update – provided by Ms. Liska. She is still at Town Hall. The bids opened this afternoon are indeed "hot off the press". There is a lot of work to do to cut costs. Two packages (telecommunications and electrical) haven't been bid yet. There were some changes to allow the clock public address system to interface with the phone system, and some changes for Chief Finance and Operating Officer Lou Jachimowicz. They were nothing big, but they wanted to give time to the consultants and the bidders to react to them. Bids are not complete. Alternate bids don't always make sense. Newfield Construction will meet with the low bidders to vet them. There was also a first school management meeting. They have a good base plan on how to empty the classrooms of furniture prior to the start of abatement. There is no need to change the budget until the numbers are vetted. Mr. Camillo noted that some things were removed earlier from the budget, and asked when does the project go from Rebuild-As-New to Fix-What-Is-Wrong? Ms. Liska responded that it was premature to do that. We have to see why the numbers are off. Mr. Camillo asked if we could get the furniture from someone other than CREC (the Capitol Region

Education Council) as it tends to be expensive? Ms. Liska responded that the furniture had to be from a written bid or from the State Bid List. The Town can't just go to CREC. We will need to actively bid it.

- IX. Any Other Business Pertinent to the Committee –The next Regular Meeting of the Committee is scheduled for April 21st.
- X. Public Participation – None.
- XI. Comments by Members – Ms. Perrotti noted that the Board of Education approved half days for Anna Reynolds School.
- XII. Adjournment – the meeting adjourned at 5:46 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services