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TOWN OF NEWINGTON

TOWN HALL RENOVATIONS PROJECT BUILDING COMMITTEE

SPECIAL MEETING MINUTES


Town Clerk

May 29, 2019

Town Hall Lower Level, Conference Room L101

- I. Call to Order – Mr. Harpie called the meeting to order at 5:00 PM.
- II. Roll Call – Members present: Joe Harpie, Chairperson; Jim Marocchini, Beth DelBuono, Rod Mortensen, Ed Murtha, and Don Woods. Others present: Roy Zartarian, Mayor; Frank Tomcak, Downes Construction Company; Kyle Baron, Quisenberry Arcari + Malik Architecture; Marc Schweitzer, Colliers International; Tanya Lane, Town Manager; and Jeff Baron, Director of Administrative Services.
- III. Approval of Prior Meeting Minutes – Mr. Murtha made a motion that the minutes of the May 1, 2019 meeting be approved as written. A second to the motion was made by Mr. Marocchini. The motion passed by a vote of 6 YES to 0 NO.
- IV. Public Participation – None.
- V. Construction Manager's Report – presented by Mr. Tomcak. He began by presenting a financial update, the highlight of which was the identification of potential change orders, which would be paid for out of the Owner's Contingency. This amount was reduced from the previous meeting to now show a total savings of \$4,308. These were discussed later on in his presentation. He presented a schedule update. Work completed included the fiber optic cable (running from the Police Department to the Library) termination and testing. The former Transition Academy demolition is substantially complete. There is some cleanup left to go. Underground utility coordination at the basement level is complete. Control lines have been established for the new building layout. Work in progress includes the removal of impacted soil and the foundation from the former junior high school site. This is 80% complete. There are approximately 1,200 tons left to remove. This will be finished next week. The excavation for the new footings and foundation started with the elevator pit. The other work in progress is the Phase I minor demolition debris removal and cleanup. Work to start includes delivery of rebar, which will start tomorrow. Other work to start will include preparing the subgrade for concrete, and the geotechnical engineer's inspection and concrete placement starting at the basement. A critical item was the urban fill removal from the old junior high school area. Mr. Tomcak presented a table on the soil removal from this area, showing that the allowance carried in the Guaranteed Maximum Price of \$187,500 had been exceeded by \$1,384.88 as of May 24th. Much of the soil was classified as Polluted, which is less expensive to dispose of than soil that is classified as Asbestos Containing Material. At the previous meeting it was anticipated that the soil would be removed at the Asbestos Containing Material rate. Some of the vinyl tile from the old junior high school is mixed in with this soil that has been classified as Polluted. \$100,000 of the anticipated cost from

the previous meeting will be credited back to the project. The main stoop from the old junior high school that was buried was not shown on the drawings. There is also a 50 foot retaining wall that will need to be removed. The potential change order cost was identified as \$2,116. The project is probably a couple of weeks behind at this point due to soil removal, since some of the soil had to be handled in a different manner than originally anticipated. The soil that has been classified as Polluted was stockpiled and tested. The north part of the site was blocked while awaiting the test results. Two 8-person crews will need to work on premium time for removal of concrete and site materials to get the project back on schedule, at an estimated cost of \$38,084. This will be addressed in a separate Change Order. Other potential change orders were presented by Mr. Tomcak. A Change Order request of \$3,174 to relocate the gas line is being reviewed by the design team. They are also reviewing proposed credits. The relocated natural gas line for the existing Town Hall, which required trenching, was shown in a photo. There were also photos of the Transition Academy demolition. Some patching in his area will take place in the following week. A picture of the site was shown. The subcontractor is also taking out large chunks of concrete, which reduces the amount of soil to be removed. The Change Order Proposal for changes to the parapet detail (that was discussed during the May 1st meeting) was rejected. The Downes Construction requisition for May is in process.

Mr. Murtha asked about the number of truckloads of removed soil. Mr. Tomcak replied that there had been 80 truckloads of Polluted soil and 25 of Asbestos Containing Material so far. He presented a drawing showing the perimeter of the old junior high school and the old gymnasium. Looking at the soil that remains to be removed, a portion appears to be clean soil. Mr. Tomcak hopes to wrap up soil removal in this area in the following week. The clean soil is going to a Connecticut location. Mr. Murtha asked if this was the Town's soil. Mr. Tomcak replied that it was not, and that it would be hauled away. Mr. Mortensen asked if Downes Construction had found anything unusual on the site. Mr. Tomcak responded that they had not. Mr. Harpie asked a question about how the credits would work. Mr. Schweitzer responded that credits would come off of Downes Construction's contract. Mr. Marocchini asked if change orders were processed in batches or individually. Mr. Tomcak replied that he was processing them as soon as he has the cost. He also observed that the saving grace for the project was that Downes Construction did not have to abate floor tile. Mr. Marocchini asked who had determined the Polluted soil classification. Mr. Tomcak answered that it came from the Town's industrial hygienist, EnviroMed. Mr. Mortensen spoke about safety – school will be out in a few weeks, the Parks and Recreation playground program and others will be crossing Garfield Street, there will be the Extravaganza. Downes Construction will have to be ahead of the curve on safety. Mr. Tomcak replied that Downes Construction had already fielded concerns about pedestrians and safety. A flag person will be at the gate on a full time basis. Ms. Lane added that Parks and Recreation was requesting that parents drop children off at Mill Pond Park. Everyone is trying to work together. Mr. Woods concluded comments on this topic by stating that a Recreation Supervisor is present when children are crossing Garfield Street. Mr. Harpie asked if the Project Architect had any comments. Mr. Kyle Baron stated that he was working closely with Mr. Tomcak, and that his firm had been reviewing and responding to change order requests and requests for information. Mr. Harpie observed that the value management numbers for the project

were holding up so far. Mr. Murtha asked about street seeping. Mr. Tomcak replied that it was done at the end of the day and it would be done twice a day as needed, as it had been on the day of the meeting. Mr. Murtha asked about catch basins. Mr. Tomcak replied that catch basins had silt packs. Mr. Harpie asked about the other high risk items, other than the soil removal. Mr. Tomcak stated that there was \$75,000 for items in Addendum 5, which was a post-bid laundry list that included the basement footing drains. Right now these costs are around \$100,000. Another high risk item is MEP coordination that is just underway. Mr. Harpie asked about the Police Dispatch area work. Mr. Kyle Baron responded that only work involving the dispatch area is for a new door. Mayor Zartarian asked about the source of generator power for Police Dispatch. Mr. Tomcak said he believed that was provided by the police department's generator. He also offered to look at plans for the police department area with the Police Chief at the next Committee meeting so the Chief would not have any surprises. Mr. Harpie asked about the overtime action plan. Mr. Tomcak responded that this would be implemented during the week of June 10th, and that he was confident it would get the project back on schedule. Mr. Schweitzer stated that there were also payments in the past month to both IES (Mechanical-Electrical-Plumbing commissioning agent) and EnviroMed (industrial hygienist). Mr. Harpie asked if the project was still within the cash flow. Mr. Schweitzer replied that it was.

- VI. Consider and Take Action on Change Order Requests – there were no formal Change Order requests for the Committee to take action on.
- VII. Consider and Take Action on Fund Transfers – as the Committee did not take any action on Change Orders, they did not need to move any funds from the Owner's Contingency.
- VIII. Any Other Business Pertinent to the Committee – Mr. Marocchini stated that a comment had been relayed prior to the meeting about inappropriate parking in the Garfield Street parking lot. Mr. Tomcak stated that, as part of Downes Construction's quality control efforts, a wall assembly would be constructed in the near future. Bricks had been ordered for this 6' by 8' panel of brick, with a window. It provides an opportunity to observe constructability and quality. It will also allow the Committee to visualize the brick. It will be located on the job site. Mr. Mortensen encouraged more picture updates. The Committee agreed to meet again on June 19th.
- IX. Public Participation – Rose Lyons, 46 Elton Drive, spoke about communication.
- X. Comments by Committee Members – Mr. Harpie stated that the Construction Manager's report would be posted to the Town's website. On Change Orders, there are different classifications. Perhaps the Committee could articulate those better. He appreciates her comments as always.
- XI. Adjournment – the meeting adjourned at 5:40 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron,
Director of Administrative Services