

TOWN OF NEWINGTON

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ANNA REYNOLDS SCHOOL PROJECT BUILDING COMMITTEE JUN 15 AM 8:57

REGULAR MEETING MINUTES

June 3, 2021, Zoom Event

  
Town Clerk

- I. Call to Order – Committee Chairperson Stephen Woods called the meeting to order at 5:20 PM.
- II. Roll Call – Members present: Stephen Woods, Chairperson; Michael Camillo, Chris Miner, Steven Silvia, Cindy Stamm (left the meeting at 6:42 PM), Carol Duggan, and Jeremy Whetzel. Others present: Paul Dominov and Jennifer Mangiagli, Kaestle Boos Associates; Chris Cykley and Marnie Liska, Construction Solutions Group; Lou Jachimowicz, Chief Finance and Operating Officer; Jason Smith, Reynolds School Principal; James Krupienski, Town Clerk (left at 5:51 PM, rejoined the meeting at 6:42 PM); and Jeff Baron, Director of Administrative Services.
- III. Take Action on Prior Meeting Minutes – Mr. Whetzel made a motion that the Committee accept the minutes of the May 6<sup>th</sup> meeting as written. A second to the motion was made by Ms. Stamm. There was no discussion. The motion passed by a vote of 7 YES to 0 NO.
- IV. Public Participation – None.
- V. Architect’s Status Report – presented by Ms. Mangiagli. Creating the vision sessions were held to understand the goals and priorities of the project. It is a different type of learning. It is a very supportive group. There were programming sessions with the staff on site. There were also technology and food service meetings. The architect also checked out existing conditions and started on a three-dimensional model. All disciplines are putting into that model actively. This led to the further development of concepts. These will need to be vetted by September. They are coming to a crossroads soon and will need a construction manager to talk about phasing and the cost of concepts. Upcoming decisions will be needed on the construction manager, the commissioning agent, hazardous materials testing (further testing is needed), whether to have local officials do code review or to hire a peer reviewer (Mr. Woods stated that it is budgeted but he will need to discuss this with the Building Department now that CSG is on board), roof pull testing (this is recommended for the roof deck and will impact some design decisions and costs), and photovoltaic systems (they are in the Education specifications but not the baseline budget). Mr. Jachimowicz stated that with Power Purchase Agreements there is typically no cost adjustment. This structure is what the Board of Education has entered into in the past and what the Town Manager is believed to be exploring now. The roof will need to be evaluated for structural capability. Mr. Woods added that the Building Committee would at least like to see penetrations in the roof for down the road. Mr. Dominov added that a Construction Manager is needed to help guide the Committee and the Architect at this point. Mr. Woods stated that the Building Committee will try to get a construction manager on board as soon as possible. Ms.

Mangiagli stated that everybody has been helpful and cooperative. Mr. Silvia stated that he had heard Dr. Brummett say that early work needed to be done. What was this early work? Ms. Mangiagli stated that there had been a discussion about what early work could be done. Kaestle Boos did not say to the owner that early work had to happen. She was asked about lighting replacements. She suggested holding off on investing in new light fixtures. Mr. Silvia asked about replacing the asbestos floor in the cafeteria and lobby area. Ms. Mangiagli stated that when the question came to them, they stated that the Town could do this (some abatement over the summer). Ms. Stamm stated that Dr. Brummett did not say they would do this. She was asked to talk with Steve Woods, which she did, and also issued a memo. Mr. Woods concluded discussion on this topic by stating that no decisions were made that anything would happen.

- VI. Owner's Project Manager Status Report – Presented by Ms. Liska and Mr. Cykley. Mr. Whetzel stated that he was glad they were on board. Mr. Woods stated that this was a great Building Committee and that they wouldn't be the ones to hold you up. Ms. Liska stated that Kaestle Boos has been wonderful in bringing CSG up to speed. She offered, once the short list was down to four firms, to provide a Request for Proposals (RFP) document that would outline what the Construction Manager was responsible for, which would be the basis of the fee proposal. She also spoke about the draft schedule, which currently runs through the end of the school year in 2023. It might make sense to go to the end of August 2023 instead. A construction schedule will be needed to develop the fee proposal. Now is the time to get a Commissioning Agent on board. Construction Solutions Group has an RFP if the Building Committee wants it. On hazardous materials, Mr. Jachimowicz sent all the information that he had. They are going through that now. What is left will have to be dealt with. The design documents will take that into consideration. The roof has not been tested yet, or the flashing. Greenwood Roofing had a recommendation on pull testing. This will reveal the condition of the existing roof deck; and is expected to cost between \$300 and a thousand dollars. She has a meeting scheduled with Principal Jason Smith. CSG is looking to determine what grades are in what classrooms, and how much space they need for phasing, and where they can save space. Mr. Silvia asked if the pull test was on the critical path. Ms. Liska stated that she wanted a hard quote. It would be based on the quantity of pull tests done. She will get a price to the Building Committee for the next meeting.
- VII. Consideration of Construction Manager Qualification Statements – Mr. Silvia made a motion that: in accordance with Connecticut General Statutes §1-200(6)(E) and §1-210(b)(24), the Anna Reynolds School Project Building Committee hereby moves to go into Executive Session, to discuss Owner's Project Management Services and Construction Manager proposals, and invites the Committee members; Construction Solutions Group members Chris Cykley and Marnie Liska; Board of Education Chief Finance and Operations Officer Mr. Lou Jachimowicz; Anna Reynolds School Principal Mr. Jason Smith; and Director of Administrative Services Mr. Jeff Baron. A second to the motion was provided by Mr. Camillo. There was no discussion. The motion passed by a vote of 7 YES to 0 NO at 5:51 PM. The Committee came out of Executive Session at 6:42 PM. Mr. Silvia made a motion that the Building Committee names as its four finalists for Construction Manager, and requests written proposals from: Consigli Construction Company, Inc., of Hartford; Downes Construction Company, LLC, of New Britain; Gilbane Building Company, of Glastonbury; and Newfield Construction, of Hartford. A second to the motion was made by Mr. Camillo. There

was no discussion. The motion passed by a vote of 6 YES to 0 NO. Ms. Liska was directed to work with Mr. Baron in getting out a Request for Proposals (RFP) and to copy the whole Building Committee on the RFP.

- VIII. Any Other Business Pertinent to the Committee – None.
- IX. Public Participation – None.
- X. Comments by Members – None.
- XI. Adjournment – the meeting adjourned at 6:46 PM.

Respectfully submitted,

*Jeff Baron*

Jeff Baron  
Director of Administrative Services