

TOWN OF NEWINGTON

2019 JUL 19 PM 1:36 TOWN HALL RENOVATIONS PROJECT BUILDING COMMITTEE


Town Clerk

SPECIAL MEETING MINUTES

July 17, 2019

Town Hall Lower Level, Conference Room L101

- I. Call to Order – Mr. Harpie called the meeting to order at 5:03 PM.
- II. Roll Call – Members present: Joe Harpie, Chairperson; Jim Marocchini, Beth DelBuono, Anthony Claffey, Rod Mortensen, Ed Murtha, and Don Woods. Others present: Roy Zartarian, Mayor; Tanya Lane, Town Manager; Frank Tomcak, Downes Construction Company; Tom Arcari, Quisenberry Arcari + Malik Architecture; Mark Schweitzer, Colliers International; and Jeff Baron, Director of Administrative Services.
- III. Approval of Prior Meeting Minutes – Mr. Murtha made a motion that the Corrected Minutes of the June 26, 2019 meeting be approved as written. A second to the motion was made by Mr. Marocchini. The motion passed by a vote of 7 YES to 0 NO.
- IV. Public Participation – An email dated July 9, 2017, from John Bachand, 56 Maple Hill Avenue was read into the record at Mr. Bachand's request, by Mr. Claffey. The e-mail had been distributed to all Committee members in advance of the meeting.
- V. Consider and Take Action on Change Order Requests – Presented by Mr. Tomcak. There are four Change Order Proposals (COP) for which he is requesting approval by the Committee. They are COPs 7, 8, 15, and 18. COP No. 7 is a credit for abatement of the old junior high school floor that is no longer required. The credit amount is \$103,500. COP No. 8 was for the removal of a retaining wall discovered while excavating. It was buried and adjacent to the old exterior stairwell. The cost to remove this is \$3,856.80. COP No. 15 is to reconcile errors that were carried in the concrete and steel subcontractor bids. These resulted in a credit of \$140,000. COP No. 18 is for the balance of the old junior high school polluted and asbestos containing soil removal. The added cost for this COP is \$91,216.14. The four COPs combined result in a credit of \$148,427.06. This would increase the Owner's Contingency and decrease the Guaranteed Maximum Price. Mr. Woods asked if the soil abatement was completed. He was assured that it was. Mr. Woods asked if the Construction Manager was still holding some credits, specifically a credit of \$105,000. Mr. Tomcak told him that some credits were still being held. Mr. Arcari told the Committee that the design team had reviewed the values of the four COPs and recommends their approval. Ms. DelBuono made a motion that the Committee approve the Change Order proposals of Downes Construction Company numbered 7, 8, 15, and 18, as presented, and totaling a credit of \$148,427.06. A second to the motion was made by Mr. Mortensen. Discussion: Mr. Claffey felt that this motion would combine these four Change Order Proposals together as one pot. Although he recognized

that the savings would go back to the Owner's Contingency, there were totals after each Change Order Proposal that would affect different subcontractors. He felt the Committee should vote on each one separately. Ms. DelBuono offered to withdraw her motion. Mr. Mortensen withdrew his second of the original motion and Ms. DelBuono withdrew her motion. Ms. DelBuono then moved that the Committee approve Change Order Proposal No. 7 from Downes Construction Company, dated July 9, 2019, for a credit of \$103,500. A second to the motion was made by Mr. Mortensen. There was no discussion. The motion passed by a vote of 7 YES to 0 NO. Ms. DelBuono then moved that the Committee approve Change Order Proposal No. 8 from Downes Construction Company, dated July 9, 2019, for an additional charge of \$3,856.80. A second to the motion was made by Mr. Mortensen. Discussion: Mr. Harpie noted that this was post execution of the Town Manager's approval of the COP, as the Committee had authorized. Mr. Baron added that that the Town Manager approved the work of the COP to allow the project to proceed. This vote by the Committee was acceptance of the COP to become a change order. The motion passed by a vote of 7 YES to 0 NO. Ms. DelBuono then moved that the Committee approve Change Order Proposal No. 15 from Downes Construction Company, dated July 11, 2019, for a credit of \$140,000. A second to the motion was made by Mr. Mortensen. There was no discussion. The motion passed by a vote of 7 YES to 0 NO. Ms. DelBuono then made a motion that the Committee approve Change Order Proposal No. 18 from Downes Construction Company, dated July 10, 2019, for an additional charge of \$91,216.14. A second to the motion was made by Mr. Woods. There was no discussion. The motion passed by a vote of 7 YES to 0 NO.

- VI. Consider and Take Action on Fund Transfers – No transfer out of the Owner's Contingency to cover additional costs was necessary, as the net result was a credit to the Town of \$148,427.06.
- VII. Any Other Business Pertinent to the Committee – Mr. Tomcak was asked by the Chair to update the Committee on the project. Mr. Tomcak began with a financial summary. A Change Order for \$14,013.01 was taken out of the Construction Manager's Contingency. This was to provide access to the site, as discussed at the previous meeting. Mr. Harpie asked about the process to be followed for Change Orders to be taken out of the Construction Manager's Contingency. Mr. Baron responded that a pencil copy would be submitted by the Construction Manager to the Town's representative from Colliers, for review. After a reasonable period of time, Colliers would indicate that the Change Order is acceptable or request revisions. Requested revisions would be made and the Change Order Proposal resubmitted to Colliers. Once it is acceptable to them, Colliers would respond by e-mail to the Construction Manager. The final version would then be forwarded to the Town Manager's Office, where receipt is acknowledged and the document is filed with the project's other financial records. Mr. Harpie told the Committee that any unused Construction Manager's Contingency would come back to the Town. Mr. Murtha asked about the \$14,013.01 cost for the road. Mr. Tomcak responded that Downes Construction had tracked the time and material for this Change Order Proposal in the field. Mr. Arcari added that the site had been unworkable. It was not accounted for in the Phasing Plan for the Construction Manager to create

constructability access. Mr. Tomcak's report showed that the remaining Construction Manager's Contingency was \$817,795.99. Mr. Tomcak then provided the Committee with a progress (schedule) update. Work completed includes the old junior high school soil removal, fuel contaminated soil removal, basement excavation, concrete pouring of the basement footings, some miscellaneous pier footings, excavation for the exterior north wall footings, and the temporary handicapped ramp outside the existing Community Center. Work in progress includes excavation that will turn into the east elevation of the new Town Hall, first floor utility coordination, and preparation for pouring the basement wall. The basement will be done in two pours. 70% is scheduled for July 19th, and the remainder for the middle of the following week. Work to start includes the concrete wall pour for the basement, preparation for footings along the north side of the building (which will start next week), after which preparation of footings along the east side of the new building will begin, and the underground footing/floor drains in the basement. Other work to start includes the waterproofing of the basement walls up to six feet and backfilling, the slab pour for the basement, the shoring for the basement, and the complete waterproofing and backfilling around the basement. Critical milestones include Mechanical-Electrical-Plumbing (MEP) coordination throughout the building. The construction manager is working out minor kinks in the MEP process. The electrical storage closet is still an important issue. Mr. Claffey asked if the Fire Marshal had completed his review of the plans; had they been stamped, approved, etc. Mr. Arcari responded that the design had been reviewed by the Fire Marshal. Mr. Tomcak added that shop drawings will be reviewed by the design team and, if found acceptable, will then be forwarded to the Fire Marshal for his review.

The other Critical Item was working around the 8" water main on the east side. The Metropolitan District Commission (MDC), the water and sewer authority serving Newington, is concerned that the main could be compromised by construction activity. They have recommended relocation of the pipe so that it is out of the way. Another possible course of action could be the use of sheet piling. Costs are being evaluated. The greater probability is that the pipe will have to be relocated. Mr. Tomcak reported that it will re-sequence the way in which Downes Construction will have to work. Downes Construction will have to work on the west side while the pipe is being relocated, then it would work on the east side of the new building once MDC has completed their work. Ms. DelBuono asked how we found this out. Mr. Arcari responded that the original plan was to relocate the water main. During value engineering it was decided to move the building so we didn't have to move the water main. The building couldn't be moved too far because the gas line was on the other side. Later on the stairs for the new building were widened. This put them closer to the water line. The water line's actual location is a little closer to the building. The design team has developed a number of schemes to get the building eight feet from the water line. MDC still has concerns. They are considering the options. It is not a bad idea to move the water line if the cost is viable. Ms. DelBuono asked if MDC was involved in the beginning of the project. Mr. Arcari replied that formal submission to MDC was not made. Generally they want you to be ten feet away. He explained that sheet piling involves shoring around the pipe that would allow us to

