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 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 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
excavate near the pipe. The concern is that if the ground around the main falls away, settlement could occur and the line could crack. The line is now closer than we thought to the building. Mr. Tomcak added that the Town Engineer had reached out to MDC. The work would take a couple of weeks for MDC to complete. Downes Construction would be working on the other side of the building. It is not as simple as lopping off a section of the line and moving it. This would require drawings to be re-submitted. Rebar (steel reinforcement bar) is already on site. Re-fabricated rebar would take a few weeks. A question as to the length was asked. It is 700 feet. Mr. Harpie informed the Committee that the line services the Town Hall, the pools and the bus garage. Mr. Mortensen asked how old the line was. It was installed in 1959. MDC is not concerned about the age of the line. Mr. Harpie felt MDC was adamant, at least initially, about relocation. The Town Manager told the Committee that MDC is willing to work with us. They have been a good partner. Mr. Harpie stated that the issue was the Contractor being able to run heavy vehicles over their right of way. Mr. Schweitzer pointed out that MDC did not require plating. Mr. Tomcak stated that the water line was five feet below ground. Mr. Harpie noted that our subcontractor was concerned about the vibration from heavy vehicles. MDC was friendly, professional, and helpful. Mr. Arcari stated that the hardest part of the project was dealing with the unforeseen items in the site work. The Town has been very lucky so far with the amount of unsuitable soils. The project is in a good place. Even if the water main has to be replaced, the Town will get a community asset. Mr. Claffey asked how much of the 700 feet is located somewhere other than on Mazzoccoli Way. Mr. Arcari replied that, roughly, it extends from where you turn the corner onto Garfield Street to where the east edge of the current Town Hall building is. Mr. Mortensen noted that we are working with MDC. There will be a cost. The Town has supported MDC in the past. There has been give and take on all kinds of issues. Whatever is decided about the water main, do it right. Move the line and get a new line if that is doing it right. The Town needs to keep a good relationship with MDC. Mr. Claffey asked if there were any issues with the electrical service. Mr. Tomcak replied that there were none that he knew of. There was a new service off Cedar Street. Mr. Harpie stated there might also be a sanitation issue. Mr. Tomcak replied that there is a plan in place for a temporary tie in. MDC needs to get up to speed on that plan by reviewing the details. Ms. DelBuono asked if this was the sewer line at the end of the project. Mr. Arcari responded that this was the temporary sewer line that would exist until halfway through the demolition when the new line will be put in place. Mr. Claffey asked that MDC review of water and sewer lines be kept as an agenda item. Mr. Tomcak attempted unsuccessfully to show the 28 photographs he had of the project. Mr. Baron will get them posted on the Town’s website.

The Committee’s next meeting will be on August 21st. Mr. Arcari stated that it was not uncommon for Project Building Committees to hold a sitewalk. The Committee could meet at the job site and then adjourn to the meeting room. Mr. Tomcak then presented pending and approximate changes, which totaled a credit of $70,777. This included seven items. The first was a credit for back taping joints at the exterior sheathing. This credit of $11,855 will be presented at the next meeting. The second was a
credit for the fire alarm allowance (a credit of $5,825). The third was premium time for the concrete and sitework contractors to get the project back on schedule (a random order of magnitude, not to exceed, cost of $38,084). $5,000 to $7,000 has been spent so far. There will be no work this Saturday (July 20th). Mr. Claffey asked about the reason to go with Saturdays. Mr. Tomcak responded that this was necessitated by the additional soil removal. The fourth item was additional fuel contaminated soil removal (a random order of magnitude cost of $4,232). This will be presented by Mr. Tomcak at the next meeting. The fifth item was the general trades’ potential savings (a credit of $90,499). Mr. Tomcak suggested holding that credit. The sixth item was a credit for the gas piping due to the actual size needed (this is a random order of magnitude credit of $2,000). The size of the piping can be reduced. The seventh and final item was for additional walkway pads on the roof (a random order of magnitude cost of $1,587). Mr. Tomcak noted that two Change Order Proposals had been rejected, one for the parapet detail at the gymnasium and one for the duct sock in the gym, which will sag a little bit.

Mr. Woods stated that during discussion of the project at a recent Board of Parks and Recreation meeting, a question was asked if there were windows in the gym. Mr. Arcari replied that there are not. The gym has recessed masonry panel. Mr. Woods asked if the Committee could get a cost. He asked if a gym would be built today without windows. Mr. Arcari replied that some are and some are not. There are also no skylights, in order to allow for the future installation of solar panels on the roof. Mr. Arcari offered to get pricing for windows but stated that it was an owner’s decision. Mr. Claffey asked when they were taken out. He was told that occurred during the value engineering process. Mr. Harpie asked how many windows there had been. Mr. Arcari responded that there had been five on the west side and five on the east side facing the library. There were none on the south side. The design team had to reduce the amount of glazing at roughly $80 per square foot versus the masonry cost of roughly $50 per square foot. Mr. Tomcak added that this occurred during the value engineering process that was early on in the project. Mr. Arcari offered to find out what it would cost. Mr. Harpie stated that he had a little bit of a battle on the balance with what the Town Hall is receiving. He knew that the Committee had talked about solar panels. Mr. Claffey asked if there was an advantage or disadvantage to windows. Mr. Woods stated that Parks and Recreation thought it would have windows for natural light. Ms. DelBuono stated that she did not want to increase the cost of the project. Mr. Harpie also stated that he preferred to stay where we are. Mr. Claffey asked where the project was with having solar panels on the roof. Is there a review process for that? Mr. Arcari replied that there is no solar display array in the budget. This was something the Facilities Director was going to look at. Mr. Claffey stated that he would like to have some renewable resource. The Town Manager stated that when the Facilities Director’s vacancy is filled the Town can look at that. A solar array can go on the roof. Mr. Arcari was directed to get an estimate for adding windows in the gymnasium. Mr. Arcari concluded this agenda item by stating that it was not uncommon for things to be re-evaluated.

VIII. Public Participation — None.
IX. Comments by Committee Members – Mr. Mortensen asked if there was any response to Mr. Bachand’s e-mail. Mr. Arcari stated that as part of the site plan approval process the property line was moved. The Town Hall is within the property boundary. Ms. DelBuono added that Mazzoccoli Way will be paved at the end of the project. Mr. Claffey asked if the Town had come out and said anything. Mr. Arcari replied that there had been a detailed staff review with the Town Engineer and the Town Planner. Mr. Harpie stated that the MDC wants a list of items. We feel confident that we can validate those things. That is all we can do. At some point it becomes a circular argument.

X. Adjournment – the meeting adjourned at 6:15 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron,
Director of Administrative Services
New Problem,

Mr. Harpie,

Please share with all building committee members and bring up on the record during the next building committee meeting.

Can someone explain if the little oversight of the new town hall building being placed in the public right of way had been resolved before construction had begun?

I’m guessing it has been corrected, as it would be the mother of all encroachments stories.

See snip of site logistics plan.

Thank you
John Bachand
56 Maple Hill Ave