

TOWN OF NEWINGTON

ANNA REYNOLDS SCHOOL PROJECT BUILDING COMMITTEE

2022 JUL 25 AM 9:43

REGULAR MEETING MINUTES


Town Clerk

July 21, 2022, Zoom Event

- I. Call to Order – Committee Chairperson Stephen Woods called the meeting to order at 5:23 PM.
- II. Roll Call – Members present: Stephen Woods, Chairperson; Michael Camillo; Kim Radda; Danielle Drozd; Amy Perrotti; and Jeremy Whetzel. Others Present: Jennifer Mangiagli, Kaestle Boos Associates; Eileen Eagle and Jim Giuliano, Construction Solutions Group; Tom DiMauro and Rich Breitenbach, Newfield Construction; Maureen Brummett, Superintendent of Schools; James Krupinski, Town Clerk; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Take Action on Prior Meeting Minutes - Mr. Camillo made a motion that the Corrected Minutes of the July 7, 2022 meeting be accepted as presented. A second to the motion was made by Ms. Perrotti. The motion passed by a vote of 6 YES to 0 NO.
- V. Take Action on Invoices – There were two invoices. They were from Construction Solutions Group, for \$15,230.00, and from Newfield Construction for \$665,981.96. The total of the two invoices was \$681,211.96. Ms. Radda 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 6 YES to 0 NO.
- VI. Architect's Update – presented by Ms. Mangiagli. Since the last meeting Kaestle Boos Associates has been reviewing the Application for Payment from Newfield Construction, coordinating site visits, reviewing submittals and responding to Requests for Information. Mr. Woods asked about submittals. Ms. Mangiagli replied that they were mostly about architectural-related things. She concluded by stating that Kaestle Boos Associates had also been working with the school district on the whole furniture package.
- VII. Owner's Project Manager Update – Presented by Ms. Eagle. She stated that the project was going well and moving along quickly. A lot of sitework is done. There has been abatement. There have been moving meetings to discuss moving back into the building during the week of August 16th. There was a traffic planning meeting today for the pattern of the parent/student drop off. She has also spoken with the Commissioning Agent, IES. They are getting involved in the project. They will start joining some meetings and making site visits. She has been working on Furniture, Fixtures and

Equipment and signage. This is mostly preliminary information that is being gathered. It will be presented to the Building Committee at a later time. There were only two invoices approved so there was not a whole lot of change with the budget. There are some Potential Change Orders that are in the works, so there will be some further financial updates on August 4th. Mr. Woods commented that it is nice when a project runs smoothly.

- VIII. Construction Manager's Update – Presented Mr. Breitenbach. Asbestos abatement was a major activity this summer. Testing was completed today. The containment is being taken down now. They are in the process of restoring classes for use this fall, making sure that everything is functional in the temporary classrooms. Craig Holland has access to these spaces as well, to get everything ready for the coming school year. The School Facilities has been actively viewing the classrooms, putting whiteboards back up and getting the classrooms ready for re-occupancy. The carpet is scheduled to be replaced, through the Owner and outside the project budget. Newfield is coordinating those efforts for an August 1st date. Rooms will be cleaned up a little bit more before we bring carpet in and once carpets are down we can come in with our final cleaning and get then ready for the August 17th date to turn everything back over. From that point forward Newfield will be working within their own construction area. A lot of the site work for this fall will involve paving. Newfield will pave the North lot, form the entrance by Reservoir Road up through the parents drop off loop and approximately 75 parking spaces around that area. Paving is scheduled for August 9th and 10th. Newfield will follow that up with temporary striping on the binder course of asphalt, then parking lot and directional signage, which is something discussed in the meeting today. Once completed, Newfield will be falling back to the staging access area around the site, the area they will be occupying from September through December of this year. Mr. Breitenbach presented photos of construction. The first photo was of temporary classroom #5, with ceiling grid, and lights. The second photo showed asbestos containment in the area outside the gym. The third photo showed an area in the wing where abatement took place behind the sinks. The fourth photo showed cabinet relocations. The fifth photo showed site drainage structures that are largely in. The sixth photo showed site drainage piping in the north lot. The seventh photo showed additional soil in the north lot. The eighth photo showed a grease trap being set. The ninth photo showed telecommunication lines that will be covered with asphalt. The tenth photo showed the area adjacent to the new ABF room. The eleventh photo showed concrete under slabs. Newfield has been trying to avoid dust issues as they relocate the fire alarm and security panels. The twelfth photo is of the front of the building. Mr. Woods asked about security. Mr. Breitenbach responded that background checks for all subcontractors had not resulted in any issues so far. There were hard hat numbers, but no security badges. Ms. Perrotti asked if the area by the playscapes was usable. Mr. Breitenbach offered to share the site logistics plan. A large portion of the playscape was available for student use. Councilor Camillo asked if the workers were being vetted? Mr. Breitenbach responded that background checks were being conducted that met national and state standards.

- IX. Any Other Business Pertinent to the Committee - The Committee's next Regular Meeting was scheduled for August 4th.
- X. Public Participation – None.
- XI. Comments by Members – None.
- XII. Adjournment – the meeting adjourned at 5:44 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services