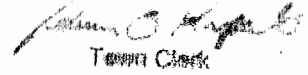


TOWN OF NEWINGTON

ANNA REYNOLDS SCHOOL PROJECT BUILDING COMMITTEE

2022 AUG 19 AM 11:22

REGULAR MEETING MINUTES


Town Clerk

August 18, 2022, Zoom Event

- 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; Kim Radda; Danielle Drozd; Amy Perrotti; Carol Duggan; Jeremy Whetzel; and Mike Camillo (arrived at 5:25 PM). Others Present: Jennifer Mangiagli, Kaestle Boos Associates; Eileen Eagle and Jim Giuliano, Construction Solutions Group; Rich Breitenbach, Newfield Construction; Maureen Brummett, Ph.D., Superintendent of Schools, Lou Jachimowicz, Newington Public Schools Chief Finance and Operations Officer; James Krupienski, Town Clerk; and Jeff Baron, Director of Administrative Services.
- III. Public Participation – None.
- IV. Take Action on Prior Meeting Minutes – Ms. Duggan made a motion that the Minutes of the August 4, 2022 meeting be accepted as presented. A second to the motion was made by Ms. Radda. The motion passed by a vote of 6 YES to 0 NO.
- V. Take Action on Invoices – There were six invoices. They were from Newfield Construction, for \$1,122,274.48, three from Kaestle Boos Associates for \$10,087.12, one from Innovative Engineering Services for \$8,931.25, and one from Tri-State Materials Testing Lab for \$1,662.00. The total of the six invoices was \$1,137,442.60. All have been reviewed by the Owner's Project Manager. Ms. Duggan made a motion that the invoices be approved as presented. A second to the motion was provided by Ms. Drozd. There was no discussion. The motion passed by a vote of 6 YES to 0 NO.
- VI. Architect's Update – presented by Ms. Mangiagli. There is a lot going on. Kaestle Boos Associates reviewed the Application for Payment No. 2 from Newfield Construction. They also reviewed pencil change orders 1-13 from Newfield Construction. They continued to review submittals and attend on-site field visits, review and answer Requests for Information, and attend meetings each week on the hot issues of the time. They are still finalizing the furniture information into the State's format to verify we are on track with the budget. Kaestle Boos Associates will bring furniture to the Building Committee on the first meeting in October. They expect to have all documentation that will go to the State. They will report more on specifics next month.

- VII. Owner's Project Manager Update – Presented by Ms. Eagle. All temporary spaces are complete as of last Monday and Tuesday (August 15 and 16). The swing corridor has been built. The gymnasium and cafeteria, which housed items over the summer, are now empty in anticipation of the start of school. A traffic flow meeting was held and the traffic flow was tested and reviewed. She presented a project budget document (attached). Not much has changed on the project budget, just invoices. The project is still on track and on budget. Thirteen potential change orders (PCOs) were reviewed with Newfield Construction and presented to the Building Committee for consideration.
- VIII. Construction Manager's Update – Presented Mr. Breitenbach. The thirteen PCOs included value management items that were already included in the budget, and are showing as zero-dollar values here. PCOs 2,3,5,6,7,9, and 10 are related to construction activities in the field. Ms. Perrotti asked for an explanation of PCO number 2, what is this credit for? Mr. Breitenbach asked Ms. Mangiagli to explain. She stated that the metal panels were put out to bid by Newfield Construction, as a part of the general trades contract. The initial list provided to the Building Committee included that. A scope review was conducted. There was some concern about the metal panels. They were way over budget. They were taken out of the general trades contract, and the scope of work was given to another subcontractor. There are still metal panels on the project, but they are provided by another subcontractor. Ms. Perrotti stated that she wanted to make sure metal panels are elsewhere in the project. Ms. Mangiagli stated that there will not be an "add" in the future of an equivalent amount for metal panels. Mr. Breitenbach presented construction photos. The first photo showed the trench behind the gym for underground conduit for the main electrical service. The second photo showed two new backflow slabs. This will allow for placement of boiler panels. The third photo showed the courtyard elevator foundation. The fourth photo showed the front main entrance. A partition wall fence separates construction work from students and staff. The fifth photo showed a view looking north out of Reservoir Road. The first three inches of binder course asphalt are down along with the line striping and mulch. The sixth photo showed the inside of the building. The wall shown separates the construction zone from the students. There are exit signs overhead. Newfield Construction walked the building yesterday with the Fire Marshal, the Building Inspector, Ms. Eagle, and school Principal Jason Smith. They are getting ready to open the building on Monday (August 22nd). The Fire Marshal will be back to check on items on Monday. Mr. Woods asked if formal action was needed on COPs 1-13. Mr. Baron stated that it was. Ms. Perrotti made a motion that Proposed Change Orders 001 through 013, for a credit of (\$446,436.38) be approved by the Committee as presented. A second to the motion was made by Mr. Camillo. There was no discussion. The motion passed by a vote of 7 YES to 0 NO.
- IX. Any Other Business Pertinent to the Committee - The Committee's next Regular Meeting is scheduled for September 1st. Dr. Brummett informed the Committee that Channel 3 was coming tomorrow (August 19th) to feature renovations at the school.
- X. Public Participation – None.

- XI. Comments by Members – Ms. Duggan stated that it was impressive how much has been done in so little time. The teachers will be ready for the start of school. She encouraged the other Building Committee members to give the teachers a pat on the back if they see them. Ms. Perrotti thanked everyone for their hard work. She asked if there will be a parent update on traffic? Dr. Brummett responded that yes, there would. Jason Smith was coordinating that with Mike Morgan and then it will be sent out. Mr. Woods stated that not everything went as smoothly on a daily basis as it looked. Everyone worked together to get through issues and the project is still on budget and on schedule.
- XII. Adjournment – the meeting adjourned at 5:46 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron
Director of Administrative Services



Anna Reynolds Elementary School Project Budget Summary CD Estimate

Line Item	Budget Item Description	Vendor Name	Original Grant Estimate A	Budget Adjustments B	Revised Project Budget C (A+B)	Paid-to-Date D	Balance To Pay E (C-D)	% Completed F D/C
Design & Professional Fees								
A1	Architectural Design Fees	KBA	\$ 2,041,900.00	\$ (906,084.00)	\$ 1,135,816.00	\$ 789,669.37	\$ 346,146.63	70%
A2	Architectural Reimbursable Expenses	KBA	\$ -	\$ 10,000.00	\$ 10,000.00	\$ 4,902.07	\$ 5,097.93	49%
	Total Architectural Fees		\$ 2,041,900.00	\$ (896,084.00)	\$ 1,145,816.00	\$ 794,571.44	\$ 351,244.56	69%
B1	Owner's Representative	CSG	\$ 800,000.00	\$ (218,111.00)	\$ 581,889.00	\$ 234,602.00	\$ 347,287.00	40%
B2	Hazardous Materials Testing	Enviromed	\$ 330,000.00	\$ (270,600.00)	\$ 59,400.00	\$ 51,870.00	\$ 7,530.00	87%
B3	Hazardous Materials Consultant & Monitoring	Enviromed	\$ -	\$ 120,000.00	\$ 120,000.00	\$ 24,027.50	\$ 95,972.50	20%
B4	Materials Testing & Inspections	Tri-State	\$ 90,000.00	\$ (55,000.00)	\$ 35,000.00	\$ 1,662.00	\$ 33,338.00	5%
B5	Special Inspections Coordinator	Szewczak	\$ -	\$ 4,800.00	\$ 4,800.00	\$ -	\$ 4,800.00	0%
B6	Third Party Plan Review	Versteeg	\$ -	\$ 11,050.00	\$ 11,050.00	\$ 8,550.00	\$ 2,500.00	77%
B7	Commissioning Agent	IES	\$ 75,000.00	\$ (26,650.00)	\$ 48,350.00	\$ 9,862.50	\$ 38,487.50	20%
B8	Existing Conditions Investigation	IES	\$ -	\$ 11,000.00	\$ 11,000.00	\$ 9,485.00	\$ 1,515.00	86%
	Total Design & Professional Fees		\$ 1,295,000.00	\$ (423,511.00)	\$ 871,489.00	\$ 1,134,630.44	\$ 882,674.56	130%
Soft Costs								
C1	Builder's Risk Insurance		\$ 41,300.00	\$ 38,700.00	\$ 80,000.00	\$ 71,892.00	\$ 8,108.00	90%
C2	Moving & Storage Costs	Meyer	\$ 150,000.00	\$ -	\$ 150,000.00	\$ 16,489.61	\$ 133,510.39	11%
C3	Bonding/Financing Costs (Estimated)		\$ 75,000.00	\$ 65,000.00	\$ 140,000.00	\$ -	\$ 140,000.00	0%
C4	Utility Fees		\$ -	\$ 6,421.00	\$ 6,421.00	\$ -	\$ 6,421.00	0%
C5	CM Trailer Electrical Usage		\$ -	\$ 27,000.00	\$ 27,000.00	\$ -	\$ 27,000.00	0%
C6	Other Costs		\$ 210,000.00	\$ (207,000.00)	\$ 3,000.00	\$ -	\$ 3,000.00	0%
C8	Stormwater Turbidity Monitoring		\$ -	\$ 47,000.00	\$ 47,000.00	\$ -	\$ 47,000.00	0%
C9	Printing/Mailing/Advertising		\$ 10,000.00	\$ (5,000.00)	\$ 5,000.00	\$ 1,044.83	\$ 3,955.17	21%
C10	State Education Fee (\$0.26/\$1000)		\$ 7,154.00	\$ 627.00	\$ 7,781.00	\$ -	\$ 7,781.00	0%
C11	Legal Fees		\$ 25,000.00	\$ -	\$ 25,000.00	\$ -	\$ 25,000.00	0%
	Soft Costs		\$ 518,454.00	\$ (27,252.00)	\$ 491,202.00	\$ 89,426.44	\$ 401,775.56	18%
FF&E, Technology & Equipment								
D1	FF&E		\$ 888,000.00	\$ (450,500.00)	\$ 437,500.00	\$ -	\$ 437,500.00	0%
D2	Technology Equipment		\$ 764,500.00	\$ (489,500.00)	\$ 275,000.00	\$ -	\$ 275,000.00	0%
D3	Playground Equipment & Tables		\$ -	\$ -	\$ -	\$ -	\$ -	#DIV/0!
	Total FF&E & Technology		\$ 1,652,500.00	\$ (940,000.00)	\$ 712,500.00	\$ -	\$ 712,500.00	0%
Construction								
E1	Preconstruction Fee		\$ 165,000.00	\$ (88,800.00)	\$ 76,200.00	\$ 76,200.00	\$ -	100%
E2	Construction Costs		\$ 27,503,000.00	\$ 3,520,637.00	\$ 31,023,637.00	\$ 1,788,256.44	\$ 29,235,380.56	6%
	Total Construction Costs/GMP		\$ 27,668,000.00	\$ 3,431,837.00	\$ 31,099,837.00	\$ 1,788,256.44	\$ 29,311,580.56	6%
F1	Owner Contingency TRACKING		\$ 2,324,146.00	\$ (1,144,990.00)	\$ 1,179,156.00	\$ -	\$ 1,179,156.00	0%
G1	Grand Total		\$ 35,500,000.00	\$ -	\$ 35,500,000.00	\$ 3,012,313.32	\$ 32,487,686.68	8%

Original Owner Contingency = Contingency = 6.55%

Current Owner Contingency = 3.32%