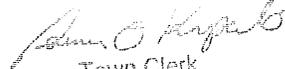


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TOWN OF NEWINGTON

TOWN HALL RENOVATIONS PROJECT BUILDING COMMITTEE

  
Town Clerk

**CORRECTED SPECIAL MEETING MINUTES**

September 11, 2019

Town Hall Lower Level, Conference Room L101

**Corrections Are In Bold**

- I. Call to Order – Mr. Murtha, in the absence of Chairperson Joe Harpie, called the meeting to order at 5:00 PM.
- II. Roll Call – Members present: Ed Murtha, Acting Chairperson; Jim Marocchini, Beth DelBuono, Anthony Claffey, and Rod Mortensen. Others present: Roy Zartarian, Mayor; Tanya Lane, Town Manager; Frank Tomcak, Downes Construction Company; Tom Arcari and Chris O'Neill, Quisenberry Arcari + Malik Architecture; Mark Schweitzer, Colliers International; and Jeff Baron, Director of Administrative Services.
- III. Approval of Prior Meeting Minutes –Mr. Mortensen made a motion that the minutes of the August 21, 2019 meeting be approved as written. A second to the motion was made by Mr. Marocchini. The motion passed by a vote of 5 YES to 0 NO.
- IV. Public Participation – None.
- V. Consider and Take Action on Change Order Requests – Presented by Mr. Tomcak. There is one Change Order Proposal (COP) for which he is requesting approval by the Committee. It is for relocation of the water main as was discussed at the previous meeting. The dollar amount he mentioned at the last meeting has not changed. Some material costs have been provided in the copy of the COP that was distributed to Committee members in advance of the meeting. Mr. Murtha asked about the duration of this work, and was told it was expected to take four weeks. Mr. Murtha asked about the depth of the line. Mr. Tomcak replied it would be **six** feet deep along Garfield Street and a little **less** further in, along Mazzoccoli Way (**five feet**). The work would start on Garfield Street. They would work their way up Garfield, around the corner onto, and then along, Mazzoccoli Way. Mr. Marocchini noted that this would correlate with the road closure notice issued earlier in the day by the Town. Mr. Tomcak replied that if the Change Order was approved this evening, the survey work would be performed through the end of this week and they (site contractor Gerber Construction) would mobilize on Monday. Ms. DelBuono asked why this had to go through the Town. The Town Manager responded that a purchase order was needed quickly to move the project along in order to avoid winter conditions. A transfer could occur later from the project to the general fund. Mr. Arcari added that many projects have utility fees in the soft costs. Mr. Marocchini stated that this work was not a part of the project until recently. Mr. Claffey noted that it was not a soft cost to begin with. Town Manager Lane summed up by stating that it was

taken out of the general fund as a matter of expediency. Mr. Mortensen added that the amount could be transferred back from the project at the end of the project. Mr. Marocchini made a motion that the Town Hall Project Building Committee accept Change Order Proposal No. 23, for installation of approximately 700 feet of a new 8 inch water main, for the amount of \$154,865.54. A second to the motion was provided by Mr. Mortensen. Discussion: Mr. Marocchini stated that the Metropolitan District Commission (MDC) would not allow the Town to proceed without moving the water line. Mr. Tomcak added that the new building was less than ten feet from the existing water pipe. Mr. Arcari provided further explanation. As was discussed at the last meeting, the building was tight between the Mazzoccoli Way corridor and the gas line. Moving the building allowed us to save the roughly \$150,000 cost of relocating the water line. Then the gym was expanded towards Mazzoccoli Way by about eight feet. The water line was also not exactly where the survey showed it. Mr. Arcari showed drawing that allowed him to identify the “pinch point” of the building where the foundation walls that extend outwards underneath the building to encroach to about six feet within the location of the water line. The specifications for the project called for the Contractor to make protections for the water line. When the site subcontractor applied for a permit, the MDC said they wanted us to move the line. Mr. Claffey asked if the retaining wall was always part of the design. Mr. Arcari said that it was. Mr. Murtha asked how this would affect Mazzoccoli Way. Mr. Arcari responded that Mazzoccoli Way would be as it had been designed. It was no narrower than currently designed. This design had narrowed Mazzoccoli Way at the end of the road, where it went from 26 feet wide down to 24 feet wide at the very end. The existing opening of Mazzoccoli Way (before the project started) onto Garfield Street was very wide, 36 feet wide. As Mazzoccoli Way passed the former turnaround circle, it got a little narrower, 18 feet wide. The proposed design is for a constant 24 foot width, widening to a full 24 foot width all the way through. The Mayor asked about two way traffic. Mr. Arcari responded that this was 24 feet between the two parking areas. His firm had met with Town staff during design and gotten comments from them. It had also received feedback from the Town Plan and Zoning (TPZ) Commission in 2017 for traffic calming. Because Mazzoccoli Way was no longer opened up to Cedar Street there was no longer a demand for a 30 foot wide road. The roadway was reduced to slow traffic, increase the pedestrian corridor, and to discourage parking in the corridor. Mr. Murtha asked if the Fire Department was on board. Mr. Arcari responded that he understands that there is now a letter that the Newington Volunteer Fire Department does not support the design. A 24 foot roadway does not provide a safety issue. The Fire Department will have a concern about the turn around. He may need to review their concerns. They had signed off previously. He showed a drawing that demonstrated there was enough width for the footprint of a ladder truck. He understands that the Fire Department does not wish to back the truck up. The other options are for a hammerhead T-turn or for removable bollards/barrier by Cedar Street that could be removed to allow a fire truck egress onto Cedar Street after a call. Mr. Claffey asked if the bollards would be built to accommodate that truck. Mr. Arcari replied that they could be part of the 24 foot roadway. The plan has left enough space for a 60 foot corridor in the future if the road were to be re-opened onto Cedar Street. This would require traffic studies and possibly a street widening. Ms. DelBuono asked if the removable bollards would be considered a “right in/right out”. Mr. Arcari responded that hadn’t been discussed. Right in/right out alluded to a traffic

pattern. Mr. Marocchini stated that the Fire Marshal was comfortable with getting trucks out. Mr. Arcari added that Downes Construction will also need emergency egress as part of their work. It wouldn't take a big effort. The Mayor asked about removing bollards in the wintertime. Mr. Arcari responded that a certain amount of maintenance would be required. Ms. DelBuono said she had been asked that if this were an error or omission, shouldn't there be a shared cost. Mr. Arcari replied that this was not an error or an omission. The Building Committee didn't want to move the water line to save money. The Town mad the building bigger. It was unforeseen. Ms. DelBuono asked if this was done at a Building Committee meeting or at a staff meeting. Mr. Arcari replied that it was done at a staff meeting during the value engineering process. They were trying to get down the cost of the project. Scope changes for the value engineering process were presented back to the Building Committee. Mr. Claffey asked if there were no bump out, would the retaining wall still be affecting the water line. Mr. Arcari felt that was speculative. The motion passed by a roll call vote of 5 YES to 0 NO.

VI. Consider and Take Action on Fund Transfers – Mr. Marocchini made a motion that the Town Hall Building Committee approve the transfer of \$154,865.54 from the Owner's Contingency line item to the Construction line item. A second to the motion was provided by Mr. Mortensen. Discussion: Mr. Claffey asked about the repayment of the purchase order amount. Mr. Baron replied that was a separate matter. The motion passed by a roll call vote of 5 YES to 0 NO.

VII. Any Other Business Pertinent to the Committee – Mr. Marocchini asked the Project Architect to get together with the Fire Chief on the egress matter. The Town Council didn't pass the §8-24 referral on to TPZ the previous evening. Ms. DelBuono asked if it was realistic to pass it on. Mr. Arcari responded that he was hoping to meet with the Fire Marshal either the following day or on Friday (September 13<sup>th</sup>). If all were on the same page he would hope for verbal approval. The §8-24 hearing is to make sure there are no life and safety issues. The TPZ and staff will comment to the Town Council. There is no action required by this Building Committee. Mr. Mortensen pointed out that the Committee was hoping not to affect the timeframe or winter condition costs. He asked Mr. Tomcak if he had any better handle on the timeline effect. Mr. Tomcak responded that he has been updating the master schedule. Some of the trades will have to come back after the water main work is done. The mason will have to come back. Steel starts Monday (September 16<sup>th</sup>). Possibly they have to come back as well. Mr. Murtha asked if we were behind on the project. Mr. Tomcak replied we were not. Mr. Mortensen stated that with any project the Town does there would be value engineering. The true cost of the Town Hall was made artificially low. The cost now is in line with what other Committees had stated. This is where problems start showing up. There is a need to get this project moving forward faster. There is a need to get this project on track. There is a need to be more positive. Mr. Arcari introduced Chris O'Neill to the Committee. He is the second longest employee of Quisenberry Arcari + Malik, and is taking over for Kyle Baron. Mr. Tomcak stated that Downes Construction has been working every Saturday since June to keep the project on track. He feels they have done a good job of doing so. Mr. Claffey asked if everything was in place once everything from the water main

relocation was put back. Mr. Tomcak replied that the project has received large deliveries and will continue to do so. Ms. DelBuono disputed Mr. Mortensen's comments, stating that the Town Hall cost was not artificially low. The cost was not picked out of the air. Changes to the project were made. The Committee thought that was the project cost at the time.

- VIII. Public Participation – None.
- IX. Comments by Committee Members – None.
- X. Adjournment – the meeting adjourned at 5:55 PM.

Respectfully submitted,

*Jeff Baron*

Jeff Baron,  
Director of Administrative Services