TOWN OF NEWINGTON

TOWN HALL RENOVATIONS PROJECT BUILDING COMMITTEE

SPECIAL MEETING MINUTES

September 18, 2019

Town Hall Lower Level, Conference Room L101

I. Call to Order — Chairperson Joe Harpie called the meeting to order at 5:01 PM. It began with a moment of silence in honor of Frank Aieta, who recently passed away.

II. Roll Call — Members present: Joe Harpie, Chairperson; Jim Marocchini, Rod Mortensen and Ed Murtha. 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 corrected minutes of the September 11, 2019 meeting be approved as written. A second to the motion was made by Mr. Marocchini. The motion passed by a vote of 4 YES to 0 NO.

IV. Public Participation — None.

V. Project Update — Presented by Mr. Tomcak. He began with the financial status report, showing the total anticipated final Guaranteed Maximum Price (GMP) to be $27,967,423.61. The approved change order requests, with credits, nets out to a total of $116,732.72. Mr. Arcari inquired if this total included the water main change order approved at the previous meeting, and was told that it did. Mr. Tomcak also presented the Change Order Approval Summary Table, listing all the approved additions, and all the approved deletions, and the total of each. Mr. Harpie said he appreciated this analysis. It shows a good, balanced approach and management of dollars, that we can all take pride in. Mr. Tomcak moved on to the project schedule update. We are approaching the next chapter in the life of the project. For work in progress, steel erection has started. He expects to be halfway through steel erection for the Town Hall portion of the building by the end of the week (September 20th). Then a section of the Community Center portion of the building steel erection will be installed. After the water main work is completed the steel erector will have to re-mobilize. The concrete is 80% completed at this point. The anchor bolt survey went smoothly. It went as far as it could. On utilities, Eversource is waiting for the water main relocation work to be completed, then they are expected to start their activity. Downes Construction will need temporary lighting for the Town Hall portion of the building in the next two to three weeks. Regarding utility coordination, there has been some evaluation of the second floor. The ceiling on that floor will need to be lowered 2 to 4 inches. The water main relocation is progressing. 130 to 140 feet has
been installed so far. Steel work will continue through the second week of October. Under Other Critical Items, modeling is still occurring for utilities on the third floor. Mr. Tomcak stated that he is concerned about the effect of winter weather. The mason will be starting on the stairs to get a jump on their work.

There is also the matter of water proofing versus damp proofing on the east side, in the areas below grade. Mr. Tomcak is getting pricing (approximately $35,000) and reviewing it with the design team. Mr. Arcari added that originally the geotechnical engineer (Welti) did not indicate that water proofing was needed. Now, damp soil has been observed up to a certain height. Welti now recommends water proofing. This has been isolated to about 6 to 8 feet down, rather than the whole wall. He requested that the Committee discuss giving the authority to proceed with water proofing after the cost has been vetted. Mr. Mortensen asked if the approximately $35,000 would be for the whole east side of the building. Mr. Arcari responded that yes, it would include the gym, as well as the part of the Town Hall that is being built now. Mr. Murtha asked about the difference between damp proofing and water proofing. Damp proofing is an asphalt product. Water proofing is a sprayed on membrane or a membrane that is sealed. Mr. Arcari stated that he thinks that water proofing was a good idea. Mr. Mortensen agreed. Mr. Marocchini asked how the Committee wished to handle this. Mr. Arcari stated that he is still vetting the cost. The consensus of the Committee was that they were giving the Construction Manager verbal authorization to proceed with water proofing on the east side of the building so long as the cost did not exceed the figure provided ($35,965).

Mr. Tomcak continued his presentation with eight photographs. The first showed steel beams. The second showed decking placed so far. The third photograph showed the First and Second Floors. The fourth shows the elevation of the wall on the left. The fifth was of the water main work on Garfield Street. The sixth photograph was of more steel erection by Structural Steel Works, who has been doing a wonderful job on the project so far. The seventh shows the southwest corner of the new building and was taken before lunch on the day of the meeting. The final photograph showed more steel. Mr. Mortensen mentioned creating an archive for the future. Mr. Tomcak replied that part of Downes Construction’s contractual obligation was to turn over photos of the project to the Town, either electronically or in a three ring binder.

VI. Consider and Take Action on Change Order Requests – Presented by Mr. Tomcak. There are numerous Change Order Proposals (COP) for which he is requesting approval by the Committee this evening. COP #4 is for a $350 credit to reconcile the fire alarm allowance. A larger share of the cost had been given back to the Committee as part of the value engineering process. Further reconciliation showed that there was still $350 to return to the Town. Mr. Marocchini made a motion that the Committee accept COP #4 for fire alarm allowance reconciliation, for a credit of $350.00. A second to the motion was made by Mr. Mortensen. There was no discussion. The motion passed by a vote of 4 YES to 0 NO. The next COP to be considered is #12. Mr. Tomcak noted that this change was a net of zero dollars to the GMP. Mr. Mortensen made a motion that the Committee accept COP #12, set up fence for lay down area, for no change to the GMP amount. A
second to the motion was made by Mr. Marocchini. There was no discussion. The motion passed by a vote of 4 YES to 0 NO. COP #20 was the fence by the handicapped ramp. There also was no change to the GMP for this item. Mr. Murtha made a motion that the Committee accept COP #20, set up fence for temporary handicapped ramp, for no change to the GMP amount. A second to the motion was made by Mr. Mortensen. There was no discussion. The motion passed by a vote of 4 YES to 0 NO. The next item for consideration was COP #24. The Metropolitan District Commission (MDC) had required a survey of the storm sewer line, along with additional protection for the water main line. Mr. Harpie asked if the $7,284.51 was MDC’s figure for the work. It was not, these are charges incurred by Downes Construction and their subcontractors. Additional stone was needed to protect the water main. Mr. Murtha asked if the old water main line was being removed. Mr. Tomcak responded that it was being left in the ground. Mr. Marocchini then made a motion that the Committee accept COP # 24, to excavate for test pits and for additional protection for the existing water main, for a total of $7,284.51. A second to the motion was made by Mr. Mortensen. There was no further discussion. The motion passed by a vote of 4 YES to 0 NO. COP # 28 is for the cost to remove 29 tons of asbestos containing material (ACM) and soil from near the southwest corner of the new basement. Mr. Mortensen made a motion that the Committee accept COP #28, to remove ACM soil, approximately 29 tons from the southwest corner of the basement, for $3,862.35. A second to the motion was made by Mr. Murtha. There was no discussion. The motion passed by a vote of 4 YES to 0 NO. COP #31 was for panel partition finish changes. This will be an item for the Construction Manager’s contingency, for which there is no charge, and no Committee action is needed. COP #33 is for security and telephone/data patches. The funds for this were included in the GMP, so even though there will be a change order to the subcontractor, there is no change in the GMP. Mr. Mortensen made a motion that the Committee accept COP #33, to add video cables and patch panels, for no change to the GMP. A second to the motion was made by Mr. Marocchini. There was no discussion. The motion passed by a vote of 4 YES to 0 NO. COP #35 is a credit of $15,000 for deleting abuse resistant sheet rock at the Transition Academy. Mr. Marocchini made a notion that the Committee accept COP #35, to delete abuse resistant sheet rock no longer required, for a credit of $15,000.00. A second to the motion was made by Mr. Mortensen. There was no discussion. The motion passed by a vote of 4 YES to 0 NO. COP #37 is for the material cost for electrical panels for life safety systems to be electrical panels with fuses, for a cost of $21,096.03. This includes the fire alarm system. Mr. Murtha made a motion that the Committee accept COP #37 for material upcharge only for fuse-able panels, for a cost of $21,096.03. A second to the motion was made by Mr. Mortensen. There was no discussion. The motion passed by a vote of 4 YES to 0 NO.

VII. Consider and Take Action on Fund Transfers — There was no action taken on this item.

VIII. Any Other Business Pertinent to the Committee – Mr. Marocchini stated that seeing steel going up on the building should make people feel better. Mr. Tomcak noted that a pending item was the removal of fuel contaminated soil from the site. There is a place in Leominster, Massachusetts that will take it. This will result in a longer hauling time, and increase the cost by $14 more dollars per ton. They need to move it to make room for the
south wall of the gym. There is also a need for global fill. $56,000 to $57,000 is the total cost for this work. Mr. Tomcak is waiting on manifest tickets before submitting a COP. The site subcontractor, Gerber Construction, will be anxious to bill for it. Mr. Tomcak also noted that they still have to get the water main relocated almost to Cedar Street. Mr. Harpie noted that the project has taken pretty significant change order advances. Mr. Arcari was asked to provide an update on Mazzoccoli Way. Mr. Arcari will have to complete a drawing showing the means of egress from Mazzoccoli Way. This will be a gate with only public safety officials having a key. A preliminary review will also be needed by the State Department of Transportation. Mr. Murtha asked if the gate will be electrical or manual. Mr. Arcari responded that it would be a manual gate. The Fire Department’s vehicle could only go right on to Cedar Street. It would have to be reconfigured so that no cars can turn off of Cedar Street. He felt that this was a good compromise that makes sense. He noted that it would also be beneficial to have another means of egress from the site for public safety during busy events. He will draw a sketch and get it reviewed. The width of Mazzoccoli Way will stay the same. There will be a cost. Mr. Harpie asked if this would be a fire lane. Mr. Arcari responded that it will be a drive. The Committee agreed to schedule a tentative meeting for October 2nd (if approval is needed for the Change Order Mr. Tomcak spoke about), and to have a meeting on the third Wednesday of October, October 16th.

IX. Public Participation – Rose Lyons, 46 Elton Drive, spoke about her concerns regarding Mazzoccoli Way.

X. Comments by Committee Members – None.

XI. Adjournment – the meeting adjourned at 5:53 PM.

Respectfully submitted,

Jeff Baron

Jeff Baron,
Director of Administrative Services