

Minutes
1928 Building Committee
Tuesday, July 30, 2024
Town Hall Council Chambers/Webinar
4:30 P.M.

Attendees:

Peter Mastrobattista, Chair

Joe Capodiferro, Town Council Liaison

Jean Baron

Dan Kleinman

Jack Kemper

Russ Arnold, Director of Public Works/Town Engineer

Kat Krajewski, Assistant Town Manager

Devon Aldave, Clerk of the Committee

Chris Nardi, Silver/Petrucci + Associates

A. Call to Order.

The meeting was called to order at 4:36 P.M.

B. Pledge of Allegiance.

The committee members recited the Pledge of Allegiance.

C. Public Comment.

None.

D. Minutes.

1) To approve the minutes from the June 11, 2024, meeting.

Upon a motion made and seconded (Capodiferro/Kleinman) it was unanimously VOTED: to approve the minutes from the June 11, 2024, meeting.

E. Correspondence.

None.

F. Reports.

1) Chair Report. (Mastrobattista)

a. Review of Committee Schedule

The committee reviewed the committee schedule.

2) Town Council Liaison Report. (Capodiferro)

No report.

3) FHS Building Committee Report. (Fagan)

Kat Krajewski reported that Ribbon Cutting Ceremony & Open House will take place on Monday, August 26th at 5pm at the new Farmington High School.

4) Architect Report. (Nardi/Stein)

Chris Nardi reported that Silver/Petrucci + Associates is finalizing comments on reports that will be sent to Commissioning Agent and the Third Party Professional Engineer Reviewer. Silver/Petrucci + Associates is also finalizing drawings and specs which will be reviewed by the committee today in preparation for the renovation bid.

5) Value Engineering Subcommittee Report. (Mastrobattista)

Peter Mastrobattista reported that the Value Engineering Subcommittee met prior to this meeting to identify several additional alternates to be included in the renovation bid package. More discussion on this topic will take place during the discussion for Agenda Item G-6.

6) Communications Subcommittee Report. (Baron/Kleinman)

Kat Krajewski reported that the upcoming Town Newsletter will include a blurb on the 1928 Building project. This article includes information regarding the bidding timeline and the decision to separate sitework from the renovation bid package.

**7) Interior Design & Finishes Subcommittee Report.
(Baron/Greco/Kemper)**

No report.

8) Professional Partnership Subcommittee (Capodiferro/Fagan)

No report.

9) Financial Report. (Blonski)

Kat Krajewski reviewed the invoice tracking sheet with the committee which is recorded with these minutes as Attachment A. The report that was included in the agenda has been updated to include an invoice from Innovative Engineering Services which was received by Town Staff after the agenda was finalized.

G. New Business.**1) To approve the attached invoice from Silver Petrucci + Associates in the amount of \$29,111.00.**

Upon a motion made and seconded (Capodiferro/Baron) it was unanimously VOTED: to approve the invoice from Silver/Petrucci + Associates in the amount of \$29,111.00.

2) To approve the attached invoice from Silver Petrucci + Associates in the amount of \$15,038.25.

Upon a motion made and seconded (Capodiferro/Baron) it was unanimously VOTED: to approve the invoice from Silver/Petrucci + Associates in the amount of \$15,038.25.

3) To approve the attached invoice from Colliers Engineering & Design in the amount of \$11,182.50

Upon a motion made and seconded (Capodiferro/Kleinman) it was unanimously VOTED: to approve the invoice from Colliers Engineering & Design in the amount of \$11,182.50.

4) To approve the attached invoice from Colliers Engineering & Design in the amount of \$5,040.00.

Upon a motion made and seconded (Capodiferro/Kleinman) it was unanimously VOTED: to approve the invoice from Colliers Engineering & Design in the amount of \$5,040.00.

5) To award the contract for sitework to J. Iapaluccio, Inc. in the amount of \$1,325,000.00.

Kat Krajewski reviewed the sitework bid tally sheet with the committee and explained that J. Iapaluccio, Inc. was the lowest bidder. The cost estimate for sitework originally estimated that sitework would cost \$1.2 million, so the bid is over the estimate. However, Town Staff and the professional partners recommend that the sitework contract be awarded to J. Iapaluccio, Inc. for the following reasons:

- J. Iapaluccio, Inc. is the low bidder
 - Russ Arnold has also spoken with the Superintendent of J. Iapaluccio, Inc. and they believe they can identify savings to lower the cost.
- J. Iapaluccio, Inc. is the sitework contractor for the FHS Building Project
 - Russ Arnold explained that having one contractor working the entire site for both projects is advantageous as coordination between two firms will not be required.
- The Town of Farmington has had good experiences working with J. Iapaluccio, Inc. in the past
 - Russ Arnold stated that J. Iapaluccio has always been fair in their change order requests on the FHS Building Project.
 - The Town worked successfully with J. Iapaluccio on the Rails-to-Trails project several years ago.

Upon a motion made and seconded (Baron/Capodiferro) it was unanimously VOTED: to award the contract for sitework to J. Iapaluccio, Inc. in the amount of \$1,325,000.00.

6) To approve the final plans and project manual(s) as prepared for bidding for renovation.

Chris Nardi reviewed the drawings and specs with the committee which are linked here:

https://drive.google.com/drive/folders/13Y8I0VLIIIJvSmSwreYti6TOMTyw3r3E?usp=drive_link

Chris Nardi and Peter Mastrobattista explained that the VE Subcommittee met prior to the 1928 Building Committee meeting and approved alternates to be included in the renovation bid package. The alternates discussed are recorded with these minutes as Attachment B. Alternate #2 has been changed – the generator will be included in the base bid and will also be included as a Deduct Alternate.

Peter Mastrobattista reviewed the tentative timeline for the renovation bid package:

- August 2 – bid package is released
- August 16 – mandatory site walkthrough for interested contractors
- September 10 – bid opening
- September 17 – 1928 Building Committee awards bid

Upon a motion made and seconded (Capodiferro/Baron) it was unanimously VOTED: to approve the final plans and project manual(s) as prepared for bidding for renovation.

H. Other Business.

Peter Mastrobattista stated that Town Staff received an invoice from Innovative Engineering Services that was received after the meeting agenda was finalized. The invoice is recorded with these minutes as Attachment C.

Upon a motion made and seconded (Mastrobattista/Capodiferro) it was unanimously VOTED: to approve the invoice from Innovative Engineering Services in the amount of \$437.46.

I. Adjournment.

Upon a motion made and seconded (Kemper/Capodiferro) it was unanimously VOTED: to adjourn at 5:16 P.M.

Respectfully Submitted,

Devon Aldave
Clerk of the Committee

**1928 Building Committee
Invoice Tracking**

<i>Silver Petrucelli + Associates</i>		
Contract Amount- 1928 Building Project	\$	885,000.00
Invoice Date	Invoice Amount	
8/1/2023	\$8,400.00	Professional Services- July 2023
9/1/2023	\$33,600.00	Professional Services- August 2023
10/1/2023	\$56,000.00	Professional Services- September 2023
11/1/2023	\$84,000.00	Professional Services- October 2023
12/1/2023	\$56,000.00	Professional Services- November 2023
1/15/2024	\$28,000.00	Professional Services- December 2023
2/1/2024	\$42,000.00	Professional Services- January 2024
3/1/2024	\$86,739.00	Professional Services- February 2024
4/1/2024	\$112,000.00	Professional Services - March 2024
5/1/2024	\$33,280.00	Professional Services- April 2024
6/1/2024	\$29,111.00	Professional Services- May 2024
7/1/2024	\$15,038.25	Professional Services- June 2024
Invoice Total:		\$584,168.25
Remaining Balance:		\$300,831.75

**1928 Building Committee
Invoice Tracking**

Innovative Engineering Services

Contract Amount- 1928 Building Project	\$ 43,750.00	
Invoice Date	Invoice Amount	
5/17/2024	\$2,001.00	Commissioning Services - April 2024
7/22/2024	\$437.46	Commissioning Services - June 2024
Invoice Total:	\$2,438.46	
Remaining Balance:	\$41,311.54	

Colliers Engineering & Design

Contract Amount- 1928 Building Project	\$ 25,591.00	
Invoice Date	Invoice Amount	
6/6/2024	\$11,182.50	Professional Services - May 2024
7/26/2024	\$5,040.00	Professional Services - June 2024
Invoice Total:	\$16,222.50	
Remaining Balance:	\$9,368.50	

SECTION 012300 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract. No extensions of time shall be granted for accepted alternates.
- D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

- A. **DEDUCT ALTERNATE #1: Exterior Wall Metal Framing:** Deduct from the Base Bid the demolition of the existing interior metal framing and the provision and installation of new at the existing exterior walls. The new substrates and finishes are to be installed on the existing metal framing.
- B. **ADD ALTERNATE #2: Generator Replacement:** Add to the Base Bid the labor, material, and equipment for the removal and replacement of the existing generator and all associated components for a complete installation in lieu of relocating and connecting to the existing. Refer to Section 263213 "Engine Generators" for additional information.
- C. **DEDUCT ALTERNATE #3: Stone Cladding:** Deduct from the Base Bid the provision and installation of dimensional stone cladding and its associated system as well as cast stone and instead include the provision and installation of EIFS. Refer to Section 072413 "Polymer-Based Exterior Insulation and Finish System (EIFS)" for additional information.
- D. **DEDUCT ALTERNATE #4: Type O Windows:** Deduct from the Base Bid the provision and installation of Type O windows in the Multi-Purpose Gym 120.
- E. **DEDUCT ALTERNATE #5: Lobby/Security 101 Flooring:** Deduct from the Base Bid the provision and installation of porcelain floor tile and wall base from Lobby/Security 101 and instead include the provision and installation of luxury vinyl tile (**LVT-1**) and rubber base (**RB-1**). Refer to individual sections for additional information.

END OF SECTION 012300



INNOVATIVE ENGINEERING SERVICES, LLC
 T 203.467.4370 - F 203.793.7729
 www.iesllc.biz
 33 North Plains Industrial Road
 Wallingford, CT 06492

July 22, 2024

Invoice No.: 19348

Town of Farmington
 One Monteith Drive
 Farmington, CT 06032

Professional Services For Period Ending 6/30/2024

Project: 24047 Town of Farmington 1928 Building Project

Commissioning Services for renovations to be made to the 1928 section of the current Farmington High School Building for use as municipal offices. Estimated Construction cost is \$14,426,053.00

Professional Services

	Phase Fee	% Complete	Fee Earned	Prior Billing	Current Fee
Pre-Construction	\$6,900.00	64.34	\$4,439.46	\$4,002.00	\$437.46
Construction	\$19,350.00	0.00	\$0.00	\$0.00	\$0.00
Occupancy & Warranty	\$2,500.00	0.00	\$0.00	\$0.00	\$0.00
TAB	\$15,000.00	0.00	\$0.00	\$0.00	\$0.00
Total Professional Services	\$43,750.00		\$4,439.46	\$4,002.00	\$437.46
Invoice Amount					\$437.46