

Town of Monroe, Connecticut
EMS Building Committee
Minutes

Monthly meeting – Tuesday February 8th, 2022

Monroe Town Hall Annex – 6:00pm

Members Present: Terry Rooney – Chairperson
John Brenna
Domenic Paniccia
David Orr
Mike Vitello

Members Absent: John Ostaszewski
Robert Westlund

Also Present: John Kwasniewski – Burlington Construction
Brian Humes – Jacunski Humes Architects
Don Smith – Chief of EMS
Craig Rosenberg – Deputy Chief of EMS

The Pledge of Allegiance was led by Terry Rooney

I. Roll Call

The meeting was called to order by Terry Rooney at 6:08pm. The attendance was recorded.

II. Approval of Minutes

John Brenna made a motion to approve the minutes for the meeting held on 1/11/22. Domenic Panicia seconded the motion. The motion passed unanimously 5-0.

III. Unfinished Business

A. Building Construction Status

John Kwasniewski provided an update on the building construction. John K stated that the structural steel has been installed on the west elevation. Excavation is on hold due to the ground being frozen. Nagy Brothers was instructed to conduct a survey to determine the amount of ledge on the east side of the building. John K stated the survey revealed an estimate of 312 cubic yards of ledge. The cost to remove the ledge would be \$150 per cubic yard, with a total cost of \$46,800. The committee discussed the possibility of blasting the ledge, or cropping and pinning to it. Brian H said there would be no cost for his engineers to investigate the possibility of cropping the ledge and pinning to it. John K stated he would submit an RFI to Jacunski Humes Architects to ask them to investigate the cropping and pinning option for ledge remediation. Don Smith raised the point that the building heat is being used for the construction project in addition to EMS operations, and the budget for building heat for this fiscal year is almost fully spent. Terry R said that he has spoken to First Selectman Ken Kellogg about this issue and that he acknowledged there is no way around it due to the needs presented by the ongoing construction project.

B. Architect Update

Brian H presented and reviewed the log that Jacunski Humes Architects uses to track progress. John K presented a glossary of construction terms being used at committee meetings. Brian H stated that he had visited the construction site yesterday (2/7/22).

Brian H presented a proposal from Innovative Engineering Services (IES) for the re-engineering of the electrical service feeder material from copper to aluminum. The proposal from IES stipulates a cost of \$4,000.00 for re-engineering services. Terry R stated that the net savings gained by changing from copper to aluminum would be significant, even with the cost of re-engineering. Domenic P made a motion to approve and accept the proposal from IES with the additional stipulation that "IES will provide any and all requirements to obtain final sign-off in order to obtain a certificate of occupancy". Mike V seconded the motion. The motion passed unanimously, 5-0. Brian H stated he would email the IES contract to the committee.

Domenic P made a motion that any change in services for this project made by Burlington Construction or Jacunski Humes Architects must be submitted to the committee in the form of a change order. John B seconded the motion. The motion passed unanimously, 5-0.

IV. New Business

A. Approval of Invoices / Applications for Payment

- i. Terry R presented Burlington Construction application # 00007 in the amount of \$87,177.70. John Brenna made a motion to approve payment. The motion was seconded by Domenic Paniccia. The motion passed unanimously, 5-0.

- 1) The following proposed change orders for additional expenses related to RFI responses from Jacunski Humes Architects were presented by John K to the committee:

#00006 in the amount of \$3503.00

#00007 in the amount of \$328.00

#00008 in the amount of \$3,070.00

#00009 in the amount of \$2,612.00

#00010 in the amount of \$1,283.00

#00011 in the amount of \$3,395.00

#00012 in the amount of \$673.00

Total = \$14,864.00

Domenic P made a motion to approve change orders 00006 through 00012. John B seconded the motion and the committee voted unanimously, 5-0, in favor of the motion.

- 2) The following proposed change orders relating to pricing for owner-furnished electrical systems were presented by John K to the committee:

#00013 in the amount of \$13,233.00

#00014 in the amount of \$16,173.00

#00015 in the amount of \$9,936.00

Total = \$39,342.00

Proposed change orders 00013 through 00015 were clarified by John K for the committee. These items were then tabled so that John K could provide a more complete budget for owner furnished electrical systems.

- 3) The committee reviewed the updated change order and proposed change order log provided by John K.
- 4) The committee reviewed the updated submittals log provided by John K.

- ii. Terry R presented Jacunski Humes Architects invoice #22019 in the amount of \$5,000.00. David O made a motion to approve, John B seconded the motion. During discussion, after issues were raised by Domenic P regarding the payments to Jacunski Humes Architects for additional services, Terry R asked Brian H to draft a letter stating that the remaining balance required for the town to pay to Jacunski Humes would be allotted towards construction administration fees to

the end of the project. Brian H agreed to invoice \$3,500 a month for additional services, and then to invoice the remaining balance once the project was complete. The committee then voted unanimously, 5-0, to approve the invoice.

B. The Financial report was tabled due to the absence of John O.

V. Adjournment

Domenic P made a motion to adjourn. The motion was seconded by Mike V and was approved unanimously, 5-0. The meeting was adjourned at 9:22pm.