

Minutes of the Suffield Permanent Building Commission

Thursday February 5, 2015

PBC Members Present

Joe Sangiovanni, Chairman
Bill Gozzo, member
Cathie Ellithorpe, member

PBC Members Absent

Kevin Goff
Glen Neilson

Also Present

John Cloonan, Public Works Director
Julie Oakes, Facilities Manager
Jackie Hemond, Library Director
Brian Baril, Enterprise Builders

Call to order The meeting was called to order at 7:06 p.m.

No public comment

No correspondence

Approval of Minutes: Ms. Ellithorpe made a motion to approve the minutes of January 22, 2015 as written. Mr. Gozzo seconded, all in favor motion passed unanimously.

Kent Memorial Library Project

At the last meeting a number of value engineering items were discussed. The PBC has asked the architects to evaluate them. Ms. Oakes presented Mr. Tommasini's comments about the skylight in the entrance. The PBC had voted to delete it as a cost savings however the architect's fee to remove it will cost \$3,000 and may offset any savings realized. There are three areas in the waffle ceiling that need to be filled and there is an area where the gussets need to be extended. It is a bit more complicated than just removing it. Mr. Baril will need to do shop drawings and will get a cost for deleting the guard rail and adding the concrete. Tecton won't need to do anything; the change will be documented in the as-builts.

The commission wants to go with a fin-wall glass so that all the windows are by Old Castle. There will need to be an additional metal plate at the top of the structure. The glass fin wall needs to have a longer fin and the fin support plate above the window needs to be extended. You will see an 11 inch plate as kind of a shelf, the width of the curtain wall. Discussion followed as to the size of the plate required. Chairman Sangiovanni assured Mr. Baril that the PBC definitely wants to go with Old Castle.

Mr. Baril presented preliminary change orders to be signed by Mr. Cloonan for the glazing reclassification and the change to Old Castle. Mr. Baril will finalize the other VE requests and will include the credit for the use of the building instead of a construction trailer.

For the ceiling, Tecton architect Mr. Tommasini was recommending going with the white Chicago metallic hanging grid to mimic the existing waffle ceiling. All the upper piping and conduits would be painted black to hide them. Mr. Baril will put in a PCO for an additional \$15,000 to change to the 3 x 3 grid product. The commission took a consensus vote to go forward with this change.

Mr. Baril proposed a credit to not remove the trees and to not remove the rail fence. The credit for the trees was rejected and a \$200 credit was issued for the rail fence. A credit was requested for the excess fill material to be trucked by the town to Ffyer Place. The contractor set the unit cost at \$100 for a 16 yard truck load for an approximate total savings of \$6,000.

There was discussion about the 6" sprinkler pipe mains on the outer perimeter of the upper level. Chairman Sangiovanni presented the two options for routing the 6" sprinkler pipe mains. The original design shows the 6" sprinkler pipes along the outer perimeter of the upper level in front of the north and south facing windows with

cutouts through the tops of the book cases. An alternate route for the 6" pipes would be to come in from the ceiling of the addition at the highest point, straight above the ramps adjacent to the interior courtyard with branches off from that where needed. The alternate route is preferred by the sprinkler company because it avoids core drilling through multiple bookcases with pipe drops at each change in building elevation. Steve Smith, the architect, recommends leaving the layout as designed with the six inch mains along the outer perimeter of the upper level. He feels that by routing the 6" mains around the perimeter adjacent to the window valences will be less visible. An on-sight measurement by John Cloonan and Joe Sangiovanni determined that a 6" main would not be completely hidden by the window valences. Mr. Smith notes that the alternate route would put the pipes in direct line of sight and will affect the tree mural. A 6" pipe would need to go through the existing tree artwork. The artist is willing to incorporate the pipe into the mural. After discussion with the other members and Mr. Baril, Chairman Sangiovanni summarized the consensus of the members present by stating "We respectfully declining the architect's advice and we will go with the alternate location for the sprinkler pipes."

Mr. Baril described a location problem with the CL&P main power transfer switch that is located south of the KML building close to Bank Lane. The switch would be difficult to move because it is used as a feeder to Highland Park Market and the First National Bank. According to CL&P, moving it would require a very involved, coordinated shutdown of power. There are a couple of other alternatives to moving the switch, but he doesn't want to affect any parking. CL&P is waiting for our decision.

Mr. Baril talked about other change orders including a dry gas system in the historic records room. He also received a sketch from Tecton detailing changes to the ceiling of the elevator mechanical room and door to make them both fire rated. Ms. Ellithorpe asked if we have a change order to redistribute the costs for the general conditions and Mr. Baril said yes, he had submitted it. He will also be issuing a PCO for credit on not using a construction trailer. He is waiting for a sketch to complete the change on the drainage grates and metal grid for the north and south side door areas.

Mr. Sangiovanni wants Mr. Tommasini to find another solution to the open stair area in the lower level of the new entrance so people won't hit their heads. He needs a more permanent solution than a bench. Mr. Cloonan asked Ms. Hemond about the Library Commission's decision about the expected uses of the walls in the lower entrance area. She will check with Sam Coatti about location and size of dedication plaques. She will coordinate with Mr. Chafetz about where monitor screens will be placed for location of any extra electrical needs.

Ms. Ellithorpe wants to check with both architects and Mr. Flanders about why there are guardrails near the windows. Why do we have to protect just these windows and not all of them? The elevator company asked if we want to install an elevator monitor. Chairman Sangiovanni wants to put in the data line for it, but we need to decide later who will do the elevator service maintenance. Mr. Baril said we are already running conduit there, so the Town will be able to pull their own wire there and not require a change order.

Ms. Oakes asked Mr. Tommasini for specs on walk off mats and she was given a website. There were three choices including recessed and flush slabs with tile and Berber carpet. Ms. Ellithorpe recommended going wall to wall with a walk off mat in the front entrance vestibule to avoid any tripping hazards. She will send Enterprise a product specification.

Chairman Sangiovanni recommended powder coated steel shelving for the books. He suggested Mr. Hemond contact Mr. Bob White for assistance. She has a list of suppliers to look through first. Ms. Hemond noted that the Historic District Commission only agreed to pay for the packing and moving of historical records. They will have a special meeting to discuss funding to cover these additional costs.

Mr. Cloonan asked Ms. Hemond about an agenda item regarding the rehabbing of the bathroom and break room. He reminded Ms. Hemond that Mr. Flanders would need to see stamped plans if any changes were to be made.

Mr. Baril gave an update on current activity. The mockup temporary wall on the upper level southwest corner has been built. He had a good meeting with TRC and Hazpros today; they are on the same page. Submittals are being put together for mockup abatement. The construction schedule has been updated but it is not yet on Procure. They are still on track for March 2nd start date.

There was a discussion about different types of PCB remediation techniques. The benefits of cleaning vs. encapsulation were discussed. Henry Laliberte from TRC is in charge of letting us know what we have to do. He thinks cleaning is the way to go. It involves washing with specialized product that pulls out most of the oils and then applying a solvent, and then muriatic acid etching before painting. Mr. Baril stated that since this is a performance based spec, no management plan is required for the EPA.

Town Hall Renovations

Mr. Sangiovanni said that the PBC has a responsibility to explore all the options for renovating the town hall. The Board of Selectmen and the Board of Finance don't have the expertise or time to do it. It's the job of the PBC to explore and then present the options. Paper storage is needed for current files that need to be accessible and old records need to be categorized and packed away. We will need to evaluate the EDM space needs study to see if it is still valid.

Fletcher Thompson will have the completed plans by mid-February.

Mr. Cloonan informed the group that at the last ACCE meeting, they wanted Public Works to look at John Wood's office for a server room. He is working on getting cost estimates for having the server moved there. A PBC tour is needed to evaluate the space.

No Invoices

Other Business

Chairman Sangiovanni thinks we need a couple more members on the PBC. He is looking at the process for adding members. He would like the committee to consider two candidates who have expressed interest in joining. He believes it is a good idea since it would guarantee a quorum at all meetings if some members can't attend.

Adjourn There was a motion made and seconded to adjourn at 9:20 p.m.

Next Meeting Date The next meeting of the PBC will be Thursday February 19, 2015.

Submitted by
Linda Zaffetti

Joseph J. Sangiovanni, Chairman of the PBC