

## Minutes of the Suffield Permanent Building Commission

Regular Meeting Thursday July 16, 2015

### **PBC Members Present**

Joe Sangiovanni, Chairman

Bill Gozzo, member

Cathie Ellithorpe, member

### **Also Present**

Julie Oakes, Facilities Manager

Mike McNaboe, Enterprise Builders

**Call to order:** The meeting was called to order at 7:10 p.m.

**No public comment**

**No correspondence**

**Approval of Minutes** The minutes of 06-18-15 were approved as written and the minutes of 05-21-15 were approved with a wording clarification.

### **Kent Memorial Library Project**

Chairman Sangiovanni gave an update on the application to the EPA for PCB abatement. The EPA issued a quick response that was very detailed; describing what was wrong, missing or deficient in TRC's application.

Foremost, the application was made for a Self-Implementing Plan (SIP) when it should have been a risk based, encapsulation plan for cleanup. This was a major error on TRC's part.

Also, not enough measurements were taken of the sealant areas and no plan was given for future testing and monitoring. There were no figures or diagrams included in the report, making it difficult for the EPA to follow. TRC has had the response since June 25 and they anticipate the follow up report to be ready by July 21. Mr. Cloonan sent a letter to Enterprise builders authorizing them to stop work on the windows until EPA's final decision has come back.

The glass panel railings for the interior ramp ways were discussed. They are expensive but give a high quality look to the design. Chairman Sangiovanni went over the contingency budget. The amount spent so far is approximately \$325,755 leaving a remaining balance of \$149,597. The glass panels would use up most of the contingency. Mr. McNaboe said metal railings were being investigated at a lower cost. The Chairman will be meeting with The Library Foundation to discuss possible funding options.

The paving of the road in front of the bank and library was discussed. Ayotte's quote for both portions was accepted. Mr. McNaboe will give back a credit to the Town if the parking area included. Enterprise will oversee the paving project. The stamped concrete area in the walkway will be removed. The Commission decided to go with a speed table and painted markings.

Mr. McNaboe presented several change orders that were previously approved but need Mr. Cloonan's and Mr. Ireland's signatures. Ms. Oakes will reach out to Mr. Ireland to verify the smoke barrier design. The engineer did a pre-balance report and he has some questions on the diffusers. Enterprise will do a survey and see if they can be repaired.

Mr. Tommasini provided some drawings to move the location of the overflow drain on the roof. Chairman Sangiovanni made a **motion** to move the overflow drain from the front of the building to the side of the building. Mr. Gozzo seconded, all in favor. Motion passed unanimously.

Ms. Oakes explained a change that was presented to her by Mr. Tommasini to lift the 6 inch sprinkler pipe up 3 inches higher in one section. The pipe coming through the addition is hanging low causing an obstructed view. Lifting it up three inches will cause one section to be angled, but overall it will look better and is approved.

The weep holes in the parapet wall were constructed as designed, but they are covered by the white roof membrane. Mr. Tommasini suggested wrapping the membrane up the entire wall, and then the weep holes won't be needed. Tecton will draw up the revised plan and present it as a change order.

Ms. Hemond expressed concern about the book drop not being water proof and being in an area where water will be cascading down from the roof. Ms. Oakes showed her a picture of the area and reassured Ms. Hemond that excess water will not be a problem for patrons. Chairman Sangiovanni clarified that replacing the shelving in the historical room is not part of Enterprise's renovation plan. Ms. Hemond will need to bring that issue up with the Library Board.

#### **Invoices**

Ms. Ellithorpe made a motion to pay Application for Payment #5 Project 473 to **Enterprise Builders** in the amount of **\$210,856.30** for work performed at the Kent Library. Mr. Gozzo seconded, all in favor. Motion passed unanimously.

Mr. Gozzo made a motion to pay Application for Payment #5 Project 474 to **Enterprise Builders** in the amount of **\$286,235.46** for work performed at the Kent Library. Ms. Ellithorpe seconded, all in favor. Motion passed unanimously.

Ms. Ellithorpe made a motion to pay Application for Payment #3 **Commercial Roofing** in the amount of **\$13,200** for final payment on the Phase 5 Middle School Roof. Mr. Gozzo seconded, all in favor. Motion passed unanimously.

Ms. Ellithorpe made a motion to pay invoice # 153740 to **TRC** in the amount of **\$2,985.00** for work at the Spaulding School Roof. Mr. Gozzo seconded, all in favor. Motion passed unanimously.

Mr. Sangiovanni made a motion to pay invoice #2210-E to **IMTL** in the amount of **\$2,270.00** for testing at the Kent Library project. Ms. Ellithorpe seconded, all in favor. Motion passed unanimously.

Mr. Gozzo made a motion to pay invoice #37017 to **Tecton Architects** in the amount of **\$1,740.00** for work performed at the Kent Library. Ms. Ellithorpe seconded, all in favor. Motion passed unanimously.

Mr. Sangiovanni made a motion to pay invoice #21642771 to **Westside Oil** in the amount of **\$2,100.00** for gas line work on the Spaulding School Roof. Ms. Ellithorpe seconded, all in favor. Motion passed unanimously.

Ms. Ellithorpe made a motion to pay Invoice #15-1274 to **Silver-Petrucelli** in the amount of **\$10,132.50** for CA at the Kent Library Project. Mr. Gozzo seconded, all in favor. Motion passed unanimously.

Invoices #150719 for \$5,293.54 and #154259 for \$16,236.00 from **TRC** were **tabled** for the next meeting.

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

**Next Meeting Date** The next meeting of the PBC was tentatively set for Wednesday July 29<sup>th</sup> or Thursday July 30, 2015 pending cost estimates for the railings.

Submitted by  
Linda Zaffetti

Joseph J. Sangiovanni, Chairman of the PBC