

Minutes of the Suffield Permanent Building Commission

Regular Meeting Thursday August 6, 2015

PBC Members Present

Joe Sangiovanni, Chairman
Kevin Goff, member
Cathie Ellithorpe, member
Glen Neilson, member

PBC Members Absent

Bill Gozzo

Also Present

Julie Oakes, Facilities Manager
John Cloonan, DPW Director
Mike McNaboe, Enterprise Builders

Call to order: The meeting was called to order at 7:05 p.m.

No public comment

No correspondence

Approval of Minutes Ms. Ellithorpe made a motion to approve the minutes of 7-16-15 with a wording change from roof to wall. All in favor, motion passed unanimously.

Kent Memorial Library Project

Chairman Sangiovanni gave an update on TRC's corrected report for the EPA risk based clean-up plan for PCB encapsulation and abatement. We are still waiting for EPA's approval; there is no time limit for a response for risk based plans. There was a hazmat contingency of \$79,900. We've spent \$14,614 of it and will most likely spend the remainder during the course of the project.

The railings for the interior ramps were discussed. Mr. McNaboe has now received firm estimates. The building official requires updated railings for code. There is only a difference of about \$24,000 between the picket and the glass style railings. The chairman wants to do it right and use the better quality and better looking glass paneled railings. The railings were an omission on the part of the architect, Silver-Petrucelli, and they were not included in the original library budget.

The paving of Bank Lane will be done by Ayotte Construction Company. Enterprise will oversee the project and the bank has approved the contractor allowing for a seamless job for both sections of the roadway. It will be funded with a separate capital account and the work will be tested for compaction by IMTL. The Town Engineer has increased the base thickness of the pavement because the road is heavily traveled. Mr. Cloonan brought up removing the speed bump and the stamped concrete section at the cross walk. Only stop signs will be used.

Mr. McNaboe turned in some PCO's that were approved at the last meeting that need town signatures on them to move forward. Scanned copies will be sent to Mr. McNaboe.

New PCO's 474- Project 2

Glen made a **motion** to approve **P2-020-r2** for a credit for asphalt paving in the amount of (\$15,100). Ms. Ellithorpe seconded, all in favor, motion passed unanimously.

Mr. Neilson made a **motion** to approve **P2-036** for a precast retaining wall cap in the amount of \$2,240. Mr. Goff seconded, all in favor, motion passed unanimously.

P2-031 For added recessed lighting poured into the sidewalks. The PBC does not want them and will take the credit instead. This PCO was **denied**.

P2-030 Is for the clear glass 12" smoke barriers that hang down from the ceilings. They will be needed in the addition only. The waffles in the existing building will act as smoke barriers. \$3,793.00

P2-031 Is for second floor lighting and data drops for the librarians. This is on hold while EBI gets prices.

P2-032-R1 This is for additional work on the parapet by Eagle Roofing for more rubber material. This is on hold as the roofer is reducing the price.

473-Project 1

P1-012 This is for changing the sprinkler system design from light hazard to ordinary hazard. This is pending because John Ireland is revising it.

P1-017 Mr. Neilson made a **motion** to approve the glass panel railings change order for \$159,236. Ms. Ellithorpe seconded, all in favor. Motion approved unanimously.

P1-026 for the metal railings is now **VOID**.

Mr. Neilson made a **motion** to postpone **p1-019a and p1-019b** and to present them to ACCE for next year. It will allow the lights to be turned on and off with a wall control panel and not by shutting them off at the circuit breaker. Mr. Goff seconded, all in favor. Motion approved.

The PCO's for electrical upgrades were discussed and determined to all be critical to getting the library reopened and up to code. Silver Petrucelli was told about these electrical issues early on in the project. The PBC had originally stated that everything electrical needs to be changed.

Mr. Neilson made a **motion** to approve all electrical change orders. These approvals include **P1-020, P1-021, P1-022, P1-023, P1-024 and P1-025**. Mr. Goff seconded, all in favor. Motion approved unanimously.

The stamped concrete will be removed in the road and also in front of the doorway. EBI will be giving more credit for this.

The PBC had originally told Silver Petrucelli that we wanted the entire library repainted and repointed. This was an oversight and was not included in Silver Petrucelli contract. Enterprise will come up with a price to paint the entire existing building including waffles. Since the waffles were recently painted during the roof project, they may just need to be power washed.

Mr. McNaboe discussed the schedule. The big hurdle is the windows and the long lead time for the glass panels for the railings. The elevator is now in, the new transformer is in, there is power in the building and the piping will go in soon. EBI did a survey of the floor registers and found that 80% of them can be saved. The others will be fabricated to match. He will price up the new ones. The florescent lights are all the T8 type, which do not use PCBs in the ballasts. The glass and store front are going in on the addition. The paving date of Bank Lane is Sept 14th after the Suffield on the Green event. The repointing of the granite paver restoration starts next week.

Mr. Tommasini needs to find a TP dispenser that uses the current roll size that is presently ordered for town supplies at the other buildings.

Roof Projects

We have hired Friar Architects to do the A&E on the Spaulding School roof project.

The middle school roof grounding project is wrapping up. The UL certification will be completed next week. Mr. Flanders will perform his inspection afterwards.

Other Business

Chairman Sangiovanni gave an update on the Vo-Ag Large Animal Facility Roof. A CECO inspector came out and found an additional hole in the roof. Our construction attorney recommended Associated Builders who is a CECO certified installer to do the repairs. CECO discouraged them from getting involved with the project. We will get a written report that will be forwarded to Haynes.

The fire pump arbitration has been completed and Haynes Construction was awarded \$215,251.69 out of their original contract amount of \$362,247.00.

Invoices

Mr. Goff made a motion to pay **Enterprise Builders** Application 6 for Project 474 in the amount of \$446,057.89. Mr. Neilson seconded, all in favor. Motion approved unanimously.

Ms. Ellithorpe made a motion to pay **Enterprise Builders** Application 6 for Project 473 in the amount of \$246,760.60. Mr. Goff seconded, all in favor. Motion approved unanimously.

Mr. Goff made a motion to pay **Silver Petrucelli** invoice #15-1247 for construction administration in the amount of \$9,984.50. Mr. Neilson seconded, all in favor. Motion approved unanimously.

Mr. Goff made a motion to pay **Silver Petrucelli** invoice #15-460 for conceptual study on the Town Hall steps in the amount of \$500.00. Ms. Ellithorpe seconded, Mr. Neilson was opposed. Motion approved.

Ms. Ellithorpe made a motion to pay **Silver Petrucelli** invoice #15-1448 for architectural services for the Kent Library project in the amount of \$978.50. Mr. Goff seconded, all in favor. Motion approved unanimously.

Mr. Goff made a motion to pay **IMTL** invoice #2210-F for special inspections at the Kent Memorial Library project in the amount of \$1,470.00. Mr. Neilson seconded, all in favor. Motion approved unanimously.

Adjourn There was a motion made and seconded to adjourn at 8:35 p.m.

Next Meeting Date The next meeting of the PBC was set for 9-3-15.

Submitted by
Linda Zaffetti for

Joseph Sangiovanni, Chairman of the PBC