

Minutes of the Suffield Permanent Building Commission

Meeting Thursday, January 21, 2016

PBC Members Present

Joe Sangiovanni, Chairman
Glen Neilson, Vice Chairman
Cathie Ellithorpe, member
Bill Gozzo, member
Absent: Kevin Goff

Also Present

John Cloonan, DPW Director; Julie Oakes, Facilities
Jackie Hemond, Library; Karen Berasi, Superintendent
Larry Plano, School facilities
Lester Smith, Resident

Call to order: The meeting was called to order at 7:00 p.m.

Public Comment None

No Correspondence None

Approval of Minutes Ms. Ellithorpe made a motion to approve the minutes of January 7, 2016 with one wording correction. Mr. Neilson seconded, all in favor. Motion approved unanimously.

Kent Memorial Library Project

Chairman Sangiovanni gave an update of the EPA requirements. On the air sample testing, 5 out of the 15 tests slightly exceeded the limit of 200 ppm. He thinks the tests were run in December before we had the HVAC system properly balanced. There may not have been proper ventilation at that time. TRC will redo the tests when we tell them it is ready. On the granite surface testing, four tests didn't pass. The areas will be re-encapsulated. The contractor will have to heat the area for the product to work properly and then TRC will come back and retest the granite. The samples cost \$475 each so all of this testing is very expensive. Ms. Oakes said that Mike McNaboe is still waiting for the balancing report and he will share it with Mr. Ireland from Silver Petrucelli when it is ready.

Mr. Cloonan presented some Enterprise Builders change orders that need approvals:

Ms. Ellithorpe made a motion to approve P1-047 to replace an existing damper for \$2,175 on the renovation project at KML. Mr. Sangiovanni seconded, all in favor. Mr. Neilson was opposed. Motion approved.

Mr. Gozzo made a motion to approve P1-048 to put in additional emergency lighting for \$7,124. Mr. Neilson seconded, all in favor. Motion approved unanimously.

Ms. Ellithorpe made a motion to approve P1-034 for \$56,461.00 to for Haz-Pros encapsulation Mr. Gozzo seconded, all in favor. Motion approved unanimously.

Mr. Neilson made a motion to approve P1-045 for \$1,043.00 to add more exit signage due to the sprinkler design. Ms. Ellithorpe seconded, all in favor. Motion approved unanimously.

Mr. Neilson made a motion to table P1-033 for \$71,002.00 for contract delays. Mr. Gozzo seconded, all in favor of tabling.

Mr. Flanders did a preliminary walkthrough for the certificate of occupancy today. He found some issues that need to be addressed. The laminate on the main stair tread is splitting in places. There is a lot of movement of the glass and posts on the glass railings. A few of the sprinklers also need some attention. The existing guardrail around the spiral staircase is only 30 inches high. It needs to be fixed for safety.

Mr. McNaboe from Enterprise needs to make a punch list of remaining items that will be reviewed by the architect. There is a switch in the historical room that is hidden behind the air handler. Also, some grab bars are at the wrong height. The seating in the auditorium is not to code. The aisle width for exiting is too narrow. The architect will take a look at this.

There is approximately \$103,000 left in the contingency budget.

Security Upgrades at Schools

The architects from Kaestle Boos (KBA) will be at the next meeting of the PBC. Some changes need to be made to the Spaulding School design. There is a desk in the foyer which will be removed. They can't use a coat closet for an office so the architects will need to address this. Mr. Neilson has a question about how they will install the new doors into the existing frames. Also the bollards are not substantial enough to prevent damage like a jersey barrier would. Mr. Flanders and Mr. Neilson checked for environmental issues. The 12 x 12 tiles can be covered with sheetrock and they don't have to be removed. The floors are 9x9 tiles, which have already been abated. Mr. Muska will be the clerk of the works on these projects. He will put together a project schedule. It is a very tight schedule that needs to be completed by June 30th. Mr. Flanders noted that he had a request for the original electrical plans from the high school construction project. He is hesitant to release these, as they were not as-built plans. He will need to make people aware of this so as not to get any change orders later on.

Town Hall Project

Mr. Cloonan and Ms. Oakes met with the 3 hazmat consultants who bid on the job, to make sure they all understand the scope. The structural engineer Szewczak has been hired to look at the building. The plan is to bundle the Town Hall and Bridge Street School hazardous waste studies together to get a better price. A building at Babb's and two buildings at the highway garage are also included.

High School Agri-Science Building

Mr. Flanders presented some photographs of the roof area. There are screw heads coming through the plywood and into the metal. Mr. Sangiovanni asked if it was from the moisture. Mr. Flanders said there are a lot of loose and missing screws. The consultant, HB Fishman is doing a very thorough job inspecting. There is a section of missing felt, and there is no ice and water shield under the metal. Mr. Cloonan stated that the area around the Reznor unit is still leaking, but the main roof leaks have been stopped.

The CECO inspector has signed off on the installation. Mr. Cloonan said that CECO will only warrantee the material, not the installation. Mr. Mozes from H.B. Fishman thinks only the middle area is an issue.

Executive Session a motion was made and seconded to go into executive session to discuss the bids for the hazmat contractors. At 8:58 p.m. the committee came out of executive session.

Mr. Gozzo made a **motion** to hire ATC for the environmental consulting work at the Town Hall and Bridge Street School Projects. Mr. Neilson second. All in favor, motion passed.

Invoices

Mr. Neilson made a motion to **table** the invoice for **Silver Petrucelli**. Ms. Ellithorpe seconded, all in favor.

Ms. Ellithorpe made a motion to pay **TRC** for hazmat testing on the Spaulding School roofing project, invoice #176087 for \$1,469.50. Mr. Gozzo seconded, all in favor. Motion passed unanimously.

Adjourn There was a motion made and seconded to adjourn at 9:05 p.m.

Next Meeting Date The next meeting of the PBC will be held in January 28th.

Submitted by
Linda Zaffetti