

Minutes of the Suffield Permanent Building Commission

Meeting Thursday, February 25, 2016

PBC Members Present

Joe Sangiovanni, Chairman
Cathie Ellithorpe, member
Bill Gozzo, member
Glenn Neilson, member
Kevin Goff, member

Also Present

Julie Oakes, Facilities Manager
Jack Muska, Consultant Larry Plano, School Facilities
Bill Hoff, School Finance Ted Flanders, Building Official
Heather Van Deusen Daniel Holmes
Bob Brooks, Library Commission
Lester Smith, Resident Donna Blanchette, Resident

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

Public Comment: None

Correspondence: None

Approval of Minutes: Mr. Goff made a motion to approve the minutes of February 11, 2016. Mr. Gozzo seconded, motion passed unanimously.

Kent Memorial Library Project

Chairman Sangiovanni gave an update on the PCB abatement. The recent wipe test at the southeast window has passed. The last test that needs to be done is for the airborne PCB's. We are waiting for the HVAC system to be running properly before that test is attempted. EBI and the HVAC contractors met this week to discuss how to get a better balance on the system. They will add a backflow preventer at one of the returns. The ventilation system can be activated for the test to approximate what the airflow would be like when the building is fully occupied.

Mr. Brooks from the Library Commission commented about the noise level of the new HVAC system. Chairman Sangiovanni explained that a lot of the noise is related to the balancing issue. The contractors are aware of it and will do their best to address it. However, there is only so much they can do based on the poor original design of the building. For instance, dampers can't be added to the underground ducts.

Mr. Neilson discussed the meeting with Mr. Czarnecki from EBI. After analyzing the numbers and reworking the schedule, he proved that not as much work time was lost as EBI initially stated. The original claim was for \$71,002 and after negotiation Mr. Czarnecki reduced the amount to \$36,985.72 for a savings of \$34,016.28 for the project. EBI will send a revised change order to us reflecting the reduced claim amount.

There are a small number of punch list items remaining on the project such as painting the ceiling pipes and the HVAC balancing. Mr. Flanders mentioned some remaining issues with the smoke detectors and the auditorium. He described how the railing that was removed from the window was retrofitted to create a cane guard under the front stairway behind the bench. The spiral staircase is being addressed. The Library Commission doesn't want it removed, so there will need to be a smoke shroud installed at the bottom of it. The railing height will be increased according to code. Mr. Cloonan will talk to Mr. Ireland about a smoke shroud near the ramps as well. Mr. Flanders has spoken to the First Selectman about the need to remove seats in the auditorium for egress. He can issue a partial Certificate of Occupancy with the auditorium locked until the seat issue is addressed. There is also uncertainty about where the ADA viewing area will be. The library staff has made some requests for placement, but there may be a conflict with ADA requirements. This location needs to be finalized within the upcoming week. Ms. Oakes will follow up with Ms. Hemond.

Security Upgrades at School Entrances

Mr. Muska gave an update on the bid opening that occurred yesterday. Aresco Construction was the low bid at \$358,000. The next two higher bidders came in over budget. The preliminary reference checks have been positive. Aresco's schedule is aggressive; they plan to work at all 4 schools during the April break and they gave an estimate of mid-May for completion. Discussion ensued about the need for bollards vs. planters in front of the entrances. A meeting will take place with the architect to finalize the alternates. The contract will be signed in early March. The Award letter will go out tomorrow. KBA has worked with Aresco at the Naugatuck schools and had good results. Mr. Neilson asked if the contractor knows it is a prevailing wage project and requires certified payroll as well as a 25% minority set aside. The architect Kaestle Boos, Aresco will be meeting with the PBC and school officials at the next meeting on March 3rd.

Mr. Goff made a motion to approve the award of the School Security Upgrade Project to Aresco Construction. Ms. Ellithorpe seconded, all in favor. Motion approved unanimously.

Executive Session: A motion was made and seconded to dispense with the executive session.

Other Projects

The Town Hall structural report came in from Szewczak Associates. The report looks good; there are no serious structural problems. He recommended marking all the rods in the docks planks with an x-ray before the project begins. There are some holes that need to be filled. Szewczak recommended that the roof for the new addition should not be higher than existing roof. He would also recommend a two inch wide expansion joint between the new and the old buildings.

Ms. Oakes informed us that the abatement study is underway at the Town Hall and Bridge Street School. The contractor, ATC, will be taking an inventory survey then they will schedule the sampling. Reports will follow a couple of weeks later which will include an estimate of the cost of abatement.

Ms. Blanchette posed a question regarding hazardous material abatement at Bridge Street School. She asked whether the entire school could just be gutted and material disposed of before the project begins. Chairman Sangiovanni responded that it can't be done because we need to determine what type of hazardous material we are dealing with, to dispose of it properly. The school has only been tested for asbestos contamination in the past.

Invoices: None

Adjourn There was a motion made and seconded to adjourn at 8:00 p.m.

Next Meeting Date The next meeting of the PBC will be held on March 3rd.

Submitted by
Linda Zaffetti