

Minutes of the Suffield Permanent Building Commission

Meeting Thursday, March 3, 2016

PBC Members Present

Joe Sangiovanni, Chairman
Bill Gozzo, member
Kevin Goff, member

Also Present

John Cloonan, Director of Public Works
Julie Oakes, Facilities Manager
Ted Flanders, Building Official
Fred Khericha, KBA
Ben Monroe, KBA
Bill Hoff, School Finance
Larry Plano, School Facilities
Joe Aresco, Aresco Builders

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 25, 2016. Mr. Gozzo seconded, motion passed.

Kent Memorial Library Project

Chairman Sangiovanni informed the group that the remaining airborne PCB test needs to be done. Ms. Oakes outlined the HVAC balancing that was done by Main Enterprises. The report was forwarded to Silver Petrucelli. As soon as the balancing is correct, we will ask TRC to run the airborne test. This is the last piece that needs to be completed for the EPA. The contingency budget is looking better with \$126,602.99 for the remaining balance. There may still be some unforeseen expenses that arise.

Mr. Cloonan presented some Enterprise change orders that need motions.

Mr. Goff made a motion to approve PCO P1-029-R1 for exterior painting of the outside of the library building for \$22,154 to be done in the spring. They will also fill some mortar holes in the bricks made from the old brackets. Mr. Gozzo seconded, all in favor. Motion passed unanimously.

Mr. Gozzo made a motion to approve PCO-P1-052 for \$4,303.00 to add a damper to the HVAC system for balancing and to prevent damage to the downstream motor. Mr. Goff seconded, all in favor. Motion passed unanimously.

Mr. Goff made a motion to approve PCO-P1-033-R2 in the amount of \$36,985.72 for the reduction in the general conditions claim for delays to the project. Mr. Gozzo seconded, all in favor. Motion approved unanimously.

Ms. Oakes discussed getting a quote for a liner in the HVAC ductwork system to reduce noise. She will also get a quote to replace the auditorium seats. It was discussed that if they use smaller 20" seats they will not lose any seat space. There was discussion about the location for the handicapped viewing area for the streaming video in the café area. Mr. Flanders described that it needs to be a fixed, designated area for this. There must be four handicapped seats and four companion seats plus some empty space. The 50" monitor can be used during the day for other uses when there is no program going on in the auditorium. Mr. Flanders will check to see if the companion seats need to be bolted to the floor.

Chairman Sangiovanni discussed the coordination that is needed on getting a smoke screen and railing for the spiral staircase. Mr. Cloonan said they are working with the architect to install the smoke shroud on the ramps. A cane guard is being fabricated from the removed railing for the area under the staircase. Mr. Cloonan asked Jackie about the timeline for the cabinets in the storage room. Ms. Oakes explained to Ms. Hemond that stamped plans of the records room need to be delivered to the Building Department. Mr. Flanders needs to see how the new shelving unit fits into the room. This will determine if an additional desk area can be supported.

Security Upgrades at School Entrances

Chairman Sangiovanni said we need a kickoff meeting with the architects. We need to decide what the add alternates are going to be. There is some additional money, approximately \$73,000 for supplemental work. Mr. Hoff wants to include the 2 sets of bollards by the gym doors. The doors by the auditorium are only 5 feet wide and won't require additional bollards. The blinds can be left off for now at the high school, as well as the interface. Mr. Goff asked Mr. Aresco if the plan is to have 4 crews on at a time. Mr. Aresco responded that there will be at least 2 crews on; one for Spaulding and the High School and one for McAlister and the Middle School. At SHS and SMS most of the work is to be done during April break. Mr. Hoff said that background checks are not required for contractors working in the schools, as long as they follow the security procedures in place for signing in. Mr. Plano asked if there needs to be another ADA button installed for when the interior doors are locked. Every visitor will be entering through the office doors when complete. Mr. Aresco said no since the office door has a lever and an accessible path.

The PBC had previously approved the base contract, now it needs to approve the add alternates.

Mr. Goff made a **motion** to accept the glazing for the Middle School, ½ the bollards, 3 doors at the middle school and a new door at the high school. Mr. Gozzo seconded, all in favor. Motion approved unanimously.

Mr. Khericha will revise the contract to show the add alternates. Mr. Aresco will start mobilizing his team and will bring some people to the schools next week. He understands that he has 15 days from the notice to do the action plan.

Chairman Sangiovanni would like to have a kickoff meeting on March 15th when Mr. Muska is present.

Mr. Khericha acknowledged that there will be tentative weekly job meetings with KBA once the job starts. The Chairman stressed that all invoices must be submitted before the end of June. He wants good coordination with the schools to determine when they can work there and what the conflict dates are. Chairman Sangiovanni wants to make sure there is a process for scheduling work on the site to avoid miscommunication. Make sure Mr. Muska and Mr. Plano are made aware of any activity.

Other Projects

Ms. Oakes gave an update on the Town Hall & Bridge Street School environmental project. ATC has done some hazardous material assessments. Next week they will do destructive testing at the town hall vault walls to see if they're insulated and if there is waterproofing on the exterior west side wall. Chairman Sangiovanni suggested that on the west side addition wall they should take the covers off the fan coil units and do some testing because they are half way there.

Mr. Cloonan was looking for some jumbo brick leftover from the high school project. Aresco Construction may need some replacement brick when they cut into the door at the high school. Mr. Goff thought there was some in a pile near the kennels behind the high school.

Ms. Oakes is still on target for the cost estimates for the abatement at both buildings. She and Mr. Cloonan met with Eric Cushman from Gilbane about CM at risk and he left some RFP examples. Mr. Torone is coming to the next meeting on 3-17 to teach about cm at risk.

Ms. Oakes said she is getting closer on the fire suppression project at Fire House 2. CT Water did a flow test and she is waiting for the results. We will not need a fire pump and it will be an entirely dry system.

Mr. Cloonan gave an update of the school roof projects. ACCE voted to accept all of the Spaulding Roofs as a priority, but we are waiting to see. Mr. Flanders suggested putting in a big contingency because that roof has had some problems with the metal deck and tectum roofing is not available anymore. Mr. Goff mentioned that the High School track is getting cut up from snow mobiles. There needs to be a way to close it in somehow. The new repaired water fountains are in now. The tennis court repair project has been put into ACCE.

Invoices:

Mr. Goff made a **motion to pay** Kaestle Boos Associates \$37,560 on invoice # 1 for design and construction documents on the school security modifications. Mr. Gozzo seconded, approved unanimously. Motion passed.

Mr. Gozzo made a **motion to pay** Kaestle Boos Associates \$2,440.00 on invoice # 2 for design and construction documents on the school security modifications. Mr. Goff seconded, approved unanimously. Motion passed.

Mr. Goff made a **motion to table** the Invoice for application 13 project 473 for \$65,096.00 from Enterprise Builders. A clarification is needed on the amount of retainage shown.

Mr. Goff made a **motion to table** the invoice for application 13 project 474 for \$41,604.00 from Enterprise Builders. A clarification is needed on the amount of retainage shown.

Adjourn There was a motion made and seconded to adjourn at 8:21 p.m.

Next Meeting Date The next meeting of the PBC will be held on March 17th.

Submitted by
Linda Zaffetti