

Minutes of the Suffield Permanent Building Commission

Meeting Thursday, March 17, 2016

PBC Members Present

Joe Sangiovanni, Chairman
Bill Gozzo, member
Kevin Goff, member
Cathy Ellithorpe, member
Glen Neilson, member
Heather Van Deusen, member

Also Present

Melissa Mack, First Selectman
John Cloonan, Director of Public Works
Julie Oakes, Facilities Manager
Ted Flanders, Building Official

Call to order: The meeting was called to order at 7:01 p.m.

Public Comment: Lester Smith announced that he had been asked to take a photograph of tonight's meeting.

Correspondence: Mr. Bob Brooks of the Library Commission sent an email to Chairman Sangiovanni asking about the library delays and what needed to be done to the auditorium. The Chairman responded to him in great detail about the code requirements and what is being planned.

Approval of Minutes: Dispense with the minutes until the next meeting.

Special Presentation

Mr. Gene Torone, a former PBC member, and current S/L/A/M representative, gave a power point presentation about various construction delivery methods and the pros and cons of each.

CM-A is a construction manager advisor. They act as an independent advisor on preconstruction and construction services. They manage the day to day operations. Generally this has the lowest fee but the highest risk. The contract used is the AIA 132.

CM-C is a construction manager as constructor, which is the most familiar. They have a team that provides preconstruction services and a team for construction that runs the project. They are liable for costs and schedules, but they don't guarantee a final cost.

CM-AR is a CM-C with a (GMP) guaranteed maximum price. This locks you in to a top price. Most towns want a GMP. It guarantees a price based on what is on the plans and specs at that time. The GMP can increase as new conditions arise. Generally this has the highest fee, but the lowest risk. The contract used is the AIA 133.

A design/build firm uses one entity for the whole project. There can be designer led or contractor led arrangements. An integrated firm has both design and construction in house.

School Security Upgrades

Mr. Cloonan gave a brief update of the preconstruction meeting that took place on 3/15. It was with the contractor Aresco and Kaestle Boos Architects. The First Selectman signed the contracts and the submittals are in process. There will be two crews working during April vacation and all walls, door frames and wire pulls will be completed. Aresco has gotten the building permits for all the schools and Mr. Flanders has signed off on them. The project is on schedule and the meeting went well.

Bridge Street School project

Mr. Scott Johnson from ATC Service presented the results of the hazardous materials survey. Asbestos and lead were found in the building. ATC reviewed the historical reports of 2004 and took 115 new samples. Of those, 99 were analyzed and a lot of material was discovered. Page 14 of the report gives an itemized list of what was found on both the interior and exterior of the building.

The entire roof tested positive for asbestos. Estimated quantities are found on page 15. Two areas of concern are the boiler room and the crawl space. The crawl space area has deteriorated pipe insulation which has leached into the soil. There is abandoned duct insulation that runs the length of the corridor. If it is not disturbed, it is in good condition. The plaster walls in the classrooms tested positive for lead. The ceilings tested negative for lead. The plaster is negative for asbestos. The upper portions of the hallway walls and all the classrooms have lead. The regulations are strict if it's a child occupied dwelling or facility, especially for children under the age of 6. There is no deteriorating lead other than the windows.

The window caulking has asbestos and the ceramics in the bathrooms tested positive for lead. Page 20 of the report lists the other regulated materials. There are no PCB's in the ballasts but there is mercury in the lights. Mr. Neilson asked whether perimeter samples showed any PCB's. Since the school was built before 1950 there are no PCB's in the caulks and glazing. The cost estimates are performance based for interior and exterior asbestos removal using prevailing wage unit costs. The estimate came to almost \$2 million dollars and another \$3,000-\$4,000 for lab fees.

Mr. Goff asked about the timeframe for completion. Mr. Johnson estimated 6-8 months. The crawl space will take the longest. The next step is to come up with a scope of work to develop a spec and drawings. It is possible to take the slate roof off the scope of work since it is in good condition. Chairman Sangiovanni suggested that the PBC get together to walk through the building and decide what needs to be done. The back cafeteria area needs to be looked at. The entire building needs to be abated before any architect or contractor begins work.

Kent Memorial Library Project

The PBC is still waiting for the airborne test results. The balance report was completed, and Mr. Flanders is checking on 14 registers not reading what they should. Some areas have too much or too little air in the vents. He will be consulting with a state inspector. Occupied ventilation was turned on in advance of the testing.

There is an estimate of \$18,000-20,000 thousand for new seats in the auditorium. The seats will be narrower, at 20 inches wide, so that 70 seats can still fit in. An alternative is to take one row of the old seats out, but the cushions are in poor shape. There needs to be access for emergency services like a stretcher. The Chairman will talk to the library foundation about funding to replace the seats in the auditorium. Ms. Oakes is meeting with the contractor on Monday to go over some punch list items.

First Selectman Mack informed the library employees that their work room will also be spruced up by painting the walls, adding new carpeting and putting in a new granite counter top. A discussion took place regarding the ADA viewing area. The code calls for fixed seating but Mr. Flanders has agreed that a written policy could be in place that would allow employees to arrange seating prior to each event and to publicize it. That way the seating won't interfere with the café. The 50 inch monitor can be used for other things when no event is taking place. Mr. Flanders suggested that making 4 seats available is a good place to start, but if more people show up you need to be prepared with seating. The number is based off a percentage of the total seats in the auditorium.

The contingency budget remains at about \$102,000 but there are TRC bills still outstanding. They are over their \$35,000 proposal. There are no change orders from Enterprise Builders.

VOAG ROOF

Mr. Cloonan stated that there is a meeting scheduled next week with the lawyers to discuss how to proceed.

Invoices:

Mr. Gozzo made a **motion to pay** Tecton Architects \$1,450.00 on invoice #37628 for 100% complete construction administration on the Kent Memorial library project. Ms. Ellithorpe seconded, approved unanimously. Motion passed.

Mr. Goff made a **motion to pay** Enterprise Builders the Invoice for application 13 project 473 for \$65,096.00 for work done at Kent Memorial Library. Ms. Ellithorpe seconded, approved unanimously. Motion passed.

Ms. Goff made a **motion to pay** Enterprise Builders the invoice for application 13 project 474 for \$41,604.00 for work done at Kent Memorial Library. Ms. Ellithorpe seconded, approved unanimously. Motion passed.

Mr. Sangiovanni made a **motion to pay** Three-Way Communications \$14,960.00 for 9 security cameras at the Kent Memorial Library. Ms. Ellithorpe seconded, approved unanimously. Motion passed.

Mr. Sangiovanni made a **motion to pay** Three-Way Communications \$4,800.00 on invoice #602961 for the remote viewing monitor system at the Kent Memorial Library. Mr. Gozzo seconded, approved unanimously. Motion passed.

Ms. Ellithorpe made a **motion to pay** Szewczak Associates \$1,575.00 on invoice #2552 for a structural survey at the Town Hall. Mr. Goff seconded, approved unanimously. Motion passed.

Ms. Van Deusen made a **motion to pay** Szewczak Associates \$210.00 on invoice #2486 for a structural survey at the Town Hall. Ms. Ellithorpe seconded, approved unanimously. Motion passed.

Adjourn There was a motion made and seconded to adjourn at 9:40 p.m.

Next Meeting Date The next meeting of the PBC was set for April 7.

Submitted by
Linda Zaffetti