

Minutes of the Suffield Permanent Building Commission

Meeting Thursday, June 2, 2016

PBC Members Present

Joe Sangiovanni, Chairman
Kevin Goff, member
Bill Gozzo, member
Heather Van Deusen, member
Cathie Ellithorpe, member
Marty Page, alternate

Absent:

Glenn Neilson, Vice Chairman
Brian Baril, alternate

Also Present

John Cloonan, Director Public Works
Julie Oakes, Facilities Mgr.
Jackie Hemond, Library Director
Jack Muska, Town Consultant
Lester Smith, Observer
Sue Mayne, resident
Donna Blanchette, resident

Call to order: The meeting was called to order at 7:02 p.m.

A motion to assign voting rights to Marty Page in the absence of Glen Nielsen was made, seconded, and approved.

Public Comment: None

Correspondence: None

Minutes: Mr. Goff made a motion to approve the minutes of May 19, 2016. Ms. Van Deusen seconded, all in favor. Motion approved unanimously.

Security Upgrades at Schools Vestibules

Mr. Muska updated the commission of a change order that is coming. The school needs 150 new cards at \$10 each for the new Sonitrol card readers. The payment requisition is ready to be approved tonight. The remaining work is the bollards, the metal doors, the glass, the film and the activation of the system. There is another construction meeting in 2 weeks. The bollards and the glass film will be installed the week of June 20th after school lets out. The contractor will be able to meet the scheduled deadline. Mr. Cloonan assured the group that all the tempered glass stamps are visible as installed.

Bridge Street School Project

Ms. Oakes informed the commission that the site walk is June 7th for potential bidders of the abatement project. The bids are due the 16th and will be discussed at that night's PBC meeting assuming there is no other delay. There was a discussion about the length of time in the contract from the actual bid and the town's acceptance of the project.

Kent Memorial Library Project

Sue Mayne was in attendance to discuss the signage on the new addition. She was involved in the size and placement of the signage on the original building. She does not think the Mary Anne Zak Entrance letters should be bigger than the Kent Memorial Library signage on the east side of the building. Currently the Mary Anne Zak letters are 6" tall and the Kent Memorial Library letters are 4.5" tall. She has received a quote of \$1500 to fabricate and install 8" letters for the Kent Memorial Library sign. It will remain on the northeast corner of the building at the Bank Lane entrance. Chairman Sangiovanni suggested that the Zak family be consulted about this as well as the Historic District Commission. There is a memorandum of understanding with Mr. Zak, the Library Foundation, the Library Commission and the First Selectman that needs to be amended. Ms. Mayne will verify with all the parties involved that the larger lettering is acceptable.

The additional results of tests for PCBs conducted on the concrete waffle ceiling in the mechanical room have been received. All four results were under 50 ppm. They were sampled from unpainted concrete ceiling, so they make a good unpainted baseline. The results suggest that the paint in other areas is a major source of PCB's. We would need to remove or encapsulate them. An epoxy sealer is the best product but it may not adhere to the acrylic paint without a bonding agent. We would need EPA approval to leave the PCBs in place. Our timeline was that we first removed all the window caulk that was known to contain PCBs. The measurements adjacent to the caulk were high so we removed the brick around the windows. The exterior granite was cleaned to be below 50ppm, but the airborne measurements are still above the EPA limit of 200 Nano grams per cubic meter. Now we are searching for the remaining primary sources of airborne PCBs. We

have to go back to the EPA with a plan. The lowest cost way to encapsulate would be to apply an epoxy sealant on the ceiling. The highest cost method is to remove everything and strip all the paint everywhere with walnut shells or dry ice. The HVAC system is currently being outfitted with the new diffusers and vents under the bookcases. It will be completed in a few days. Ms. Oakes discussed the filter changes and getting replacements. Main Enterprises cautions against using a non AAON product. The cost is \$2,200 to replace all 12 filters 4 times per year. The Chairman suggests sticking with the recommended filter until the warrantee is up and then find a lower cost alternate with the required MERV rating. Ms. Oakes will place the order. Balancing will begin once the new filters are in place.

The Contingency budget is still approximately \$60,000. No large invoices were paid recently. Mr. Cloonan described some damage to the irrigation system that will be fixed at no extra charge.

Town Hall Renovation Project

Mr. Muska is working on the space needs study with EDM Architects. The Chairman asked if the plan is to provide a more open space concept. Mr. Muska said yes but there has been a lot of negative feedback from the various departments. EDM's plan will be done by June 24th and will have a cost estimate for bringing all the land use offices onto the campus. Chairman Sangiovanni wants to make sure that a code compliant egress and safety plan is part of EDM's design. Mr. Muska said the finished product will be conceptual sketches. He will contact Tim Eagles from EDM to work on the egress plan. Mr. Muska reported that EDM suggested that the IT Department be kept on the same side of the building but in a lower level so as to eliminate moving a lot of cables. Selectman Mack wants a bigger town meeting room. She wants to keep the land use departments together. The second floor will be the first selectman, human resources, finance and economic development.

Invoices:

Chairman Sangiovanni made a motion to approve Application for Payment #100106 for Aresco Construction in the amount of \$101,840.00 for the school security upgrade. Mr. Goff seconded, all in favor. Motion approved unanimously.

Mr. Goff made a motion to approve Kaestle Boos invoice #5 for \$2,200 for the school security project. Ms. Ellithorpe seconded, all in favor. Motion approved unanimously.

Ms. Van Deusen made a motion to approve invoice #2677 for \$682.50 to Szewczak Associates for the Bridge Street School structural survey. Mr. Gozzo seconded, all in favor. Motion approved unanimously.

The invoices for TRC were tabled pending clarification from TRC.

Other Business:

Mr. Page made a motion to approve the add alternate for the new cards for the school security upgrade. These are needed due to the new Sonitrol readers. Chairman Sangiovanni seconded, all in favor. Motion to proceed approved unanimously.

Adjourn There was a motion made and seconded to adjourn at 8:22 p.m.

Next Meeting Date The next meeting of the PBC was set for Jun 16 at 7 p.m.

Submitted by Linda Zaffetti
Executive Assistant DPW