

Minutes of the Suffield Permanent Building Commission

Meeting Thursday, June 16, 2016

PBC Members Present

Joe Sangiovanni, Chairman
Glen Neilson, Vice-Chairman
Bill Gozzo, member
Heather Van Deusen, member
Cathie Ellithorpe, member
Marty Page, alternate
Brian Baril, alternate

Absent: Kevin Goff, member

Also Present

Melissa Mack, First Selectman
John Cloonan, Director Public Works
Julie Oakes, Facilities Mgr.
Jackie Hemond, Library Director
Jack Muska, Town Consultant
Ted Flanders, Building Official
Bob May, Fuss & O'Neill

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

Public Comment: None

Correspondence: An email from Tom Frenaye was discussed reminding the commission that state statute requires minutes to be posted on the town's website within 7 days of the meeting.

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

Mr. Neilson made a motion to nominate Mr. Sangiovanni for the position of PBC Chairman and Mr. Gozzo made a motion to nominate Mr. Neilson for the position of PBC Vice Chairman. All in favor, motions approved unanimously.

Bridge Street School Project & Town Hall Renovation Project

The RFP is being revised and there will be a re-bid issued for the abatement of Town Hall, Bridge Street School, and Ff Tyler Place buildings. The prevailing wage numbers were not current in the original RFP. The new bid opening is set for July 6^h. Mr. Neilson suggested adding to the RFP the removal of the entire ceiling along with the glue daubs if there is a possibility of disturbing it during construction.

The EDM Space Needs study will have its final report next week. Mr. Cloonan asked Mr. Neilson about making the vault into an L shape. Ms. Makover from the state doesn't recommend it and she wants to be involved with the architect early on with the plan development.

Mr. Neilson endorsed the CM at Risk project delivery method for the Town Hall renovation. An architect should be brought on board soon after the abatement bid opening. First Selectman Mack asked what types of hazardous materials are at the town hall. Chairman Sangiovanni commented that there is only asbestos and we will know the abatement cost when the bids come in. The Town Hall has to be done since all the mechanical systems are at risk of failing.

Kent Memorial Library Project

Chairman Sangiovanni asked about the status of the new hvac filters. Ms. Oakes is waiting for a delivery date. We are not ready for balancing yet. The diffusers are in but the carpentry work is still not done.

Mr. May from Fuss & O'Neill discussed his proposal for a pilot test in four areas of the library. Duct cleaning is not included, but there will be HEPA cleaning and wet wipe cleaning. The committee feels this may be too many samples and suggested cutting back to two. Mr. May believes taking only 1 sample on the upper level and 1 on the lower level is not ideal. He is comfortable with a minimum of 3 samples. The cost will be \$44,000. This is a worst case, not to exceed price. Chairman Sangiovanni prefers to do only 2 rooms which will give us a clear definition as to whether the ceiling is the major culprit. Mr. Neilson relayed his experience with waffle ceiling construction in the 70's that used low grade oil on the concrete forms. If Fuss & O'Neill needs to come back for more testing, there will be a mobilization cost. The first thing they would do is clean and balance the system and run it for 48 hours before testing. Mr. Flanders would need to see the balancing report first.

A motion was made and unanimously approved to have Fuss & O'Neill continue with their pilot test plan.

Ms. Oakes received an offer from a company to do free blasting tests using different media to determine the correct approach. Mr. May reminded them to get baseline tests of bare concrete and different coatings.

Ms. Hemond asked about the presence of PCB's in the carpeting. Mr. May said if you have airborne pcbs it is absorbed by dust and could settle into carpets however HEPA cleaning will remove it.

For encapsulation Mr. May typically uses a two part epoxy Sikaguard product. The first coat is dark and the second coat is a lighter color. The third coat could be white. Ms. Oakes relayed that the Sikaguard Rep would not recommend any bonding agent or product over his product. Mr. Cloonan asked Mr. May how long this pilot test would take. Mr. May replied that it would take 1 month from start to finish. The Contingency budget is still approximately \$60,000 and would cover the test.

Ms. Oakes presented three quotes for the removal of PCB's. The quote from AAIS was \$325,000 to blast the ceiling and dispose of waste. HEPA vacuuming and cleaning would be another \$60,000. American Integrity Restoration's quote was \$1.6 million for blasting and containment. Clean Harbors was \$1.3-2 million and would take 4 months.

First Selectman Mack stated she intends to apply for a \$3 million grant from state library bond funding. She is also looking into getting approval from the Board of Selectman and Board of Finance for historic tax credit dollars.

School Security Project

Mr. Muska discussed the progress of the school vestibule project. The wood doors are here now and Aresco will have two crews on the job to finish by June 30th. All painting and the electrical connections to the doors will be completed as well. There are three payment requisitions tonight. Number 007 is ready to pay; numbers 008 and 009 will need conditional approvals pending completion. The project is \$15,000 under budget. There is one final change order at the Spaulding atrium. There was discussion about the fire rating and 1B construction of the I-beams at the High School entrance.

Invoices:

Ms. Ellithorpe made a motion to approve Application for Payment #100107 for Aresco Construction in the amount of \$127,578.35 for the school security upgrade. Mr. Neilson seconded, all in favor. Motion approved unanimously.

Ms. Van Deusen made a motion to conditionally approve Application for Payment #100108 for Aresco Construction in the amount of \$83,453.70 for the school security upgrade. Ms. Ellithorpe seconded, all in favor. Motion approved unanimously.

Chairman Sangiovanni tabled Application for Payment #100109 for Aresco Construction for the retainage.

The invoices for Silver Petrucelli were tabled as they still need to approve the balancing report at KML and complete their punch list. Discussion took place about their unclear billing system.

Chairman Sangiovanni made a motion to pay ESC \$610.00 on invoice# 1178568 for vent adjustments. Ms. Van Deusen seconded, all in favor. Motion approved unanimously.

Ms. Ellithorpe made a motion to pay ATC invoice #1953899 for PCB consulting at KML in the amount of \$285.00. Ms. Van Deusen seconded, all in favor. Motion approved unanimously.

Mr. Baril made a motion to pay Fuss & O'Neill \$1,178.75 for KML consulting on invoice #0014526. Ms. Ellithorpe seconded, all in favor. Motion approved unanimously.

The TRC invoices were tabled until feedback from the meeting with them is received.

Adjourn There was a motion made and seconded to adjourn at 9:15 p.m.

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

Submitted by Linda Zaffetti
Executive Assistant DPW

**** These minutes are not official until accepted at a subsequent meeting.***