

Minutes of the Suffield Permanent Building Commission
Thursday January 30, 2014

PBC Members Present

Joe Sangiovanni, Chairman
Glenn Neilson, Vice Chairman
Bill Gozzo, member
Cathie Ellithorpe, member

Also Present

John Cloonan, Director of Public Works
Jack Muska, Consultant
Julie Oakes, Facilities Manager
Ted Flanders, Building Official
Larry Plano, School Facilities
Derek Christian, Fletcher Thompson Architects
John Ireland, Silver Petrucelli Architects
Steve Smith, Silver Petrucelli Architects
Marco Tomassini, Tecton Architects
Beth Chafetz, Friends of the Library

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

Public Comment:

- Beth Chafetz wanted to express her support for adding a parking lot to the south side of the library. She also asked about the timeline for construction and whether things were still moving forward as planned.

Correspondence:

- None

Review of Minutes for 1/9/14 and 1/16/14 PBC Meetings:

- Postponed until next meeting

Town Hall Renovation Project

- Derek Christian from Fletcher Thompson Architects first presented the Mechanical Design plans for the Town Hall Renovation. They are still working on the boiler room equipment and finalizing the piping layout.
- The demolition sheet shows the removal of the fan coil units that will be replaced.
- The cooling tower will be left in the same location across the driveway and a privacy screening will be used.
- Because of issues with the air handler in the meeting room, new ones will be installed and connected to the existing ductwork. The outside condensing units will be removed.
- The vault area contains sensitive paper records and the environment is carefully controlled for humidity. Extra care will be taken with any work in this area, including putting trays underneath all piping with moisture detection alarms installed.
- Mr. Cloonan will find out the dimensions of the chimney flue, since it was recently lined. There is a minimum size flue needed for a condensing boiler. Mr. Christian will work with the flue manufacturer to determine the booster size and if an induction fan is needed.
- The system is set up to minimize the loss to closet space. The design shows pulling out all existing pipes and any condensate pipe that leaks also. All other pipes buried in the walls will be capped, abandoned and left there.
- Mr. Flanders wants more detail about the foyer and any penetration to that area. It is not a true rated enclosure, but we want to keep it as safe as we can.
- Mr. Gozzo suggested hiring IMTL to scan the walls and to mark areas where cables exist. Abatement should be done first.

- Mr. Christian then presented the updated Electrical Design Plans. Mr. Cloonan asked if there would be a new feeder for each unit because currently there is some daisy chaining taking place. Mr. Christian said that there would be a new feeder for each unit.
- Mr. Flanders noted that there needs to be a door installed on the lower level since it is a rated stairwell. It needs to swing out.
- The new electrical plan picked up all the fan coil units, air handler, chiller, cooling tower, boiler and associated electrical for each piece of equipment.
- Mr. Cloonan suggested that the 1960's switch gear be replaced since moving the handle up causes it to jam. Chairman Sangiovanni agreed and also proposed that the electric hot water heater be changed to gas since there is gas heat in the building.
- After some discussion Chairman Sangiovanni requested that all the electrical panels be replaced since they are all original. In addition, more electrical outlet receptacles are needed in the town clerk's and assessor's offices.
- Mr. Cloonan will follow up with Angela Cahill regarding lighting fixtures.

Kent Memorial Library ADA Entrance Project

- Mr. Tomassini from Tecton Architects presented his plan for parking on the south side of the library with a revised accessible emergency exit ramp.
- Chairman Sangiovanni advised how that plan would need to be approved by the Historic District Commission as well as a local veterans group. He didn't think it would be favorable because of its close proximity to the monument.
- As a secondary alternative, Chairman Sangiovanni proposed putting more parking along Bank Lane perpendicular to the roadway. A new sidewalk could also be added connecting the Library to Bridge Street which would improve pedestrian safety. Mr. Tomassini will draw up some new parking plans and attend the Historic District Meeting on February 3.
- There was discussion regarding how many accessible exits were required for this building. A suggestion was made to add a ramp on the Main Street side to allow exit out of the sunken courtyard area.
- Mr. Flanders added that this is not just an elevator project, but a way to make the library more accessible.

Kent Memorial Library Renovation Project

- Mr. Ireland from Silver Petrucelli Architects stated the requirement to use an insulated glass whenever possible to help with energy conservation. Both Argon and Low-E type windows help achieve that.
- The medallions can be replicated and bonded to the outside of the glass to reproduce the historic appearance from the road. The Historic District Commission meeting on February 3 will address the medallions and the type of glass used.
- Mr. Ireland presented their finalized estimate and gave a copy to the Chairman. The sequence of construction was noted that the mechanical and electrical components would happen simultaneously, while the window project could be a separate component if necessary. The windows could be completed in 3 months if the building was unoccupied. The boiler should be taken care of in the spring or summer.
- Mr. Flanders noted that there would be significant additional costs and time added to the project depending on whether the building remained open to the public during the renovation. This is because of specific safety codes that require buffer zones around work areas.
- Discussion continued regarding the difficulty of replacing the interior courtyard glass while the building was in use because of the safety code requirements.
- Mr. Ireland concluded that the ductwork inspection showed that the transite ductwork is solid but it is filled with construction debris. An opinion should be requested of TRC as to how to clean or vacuum up this debris. The air quality report was good. The outside fan/coil units will be pushed up to the top of the enclosures to ensure adequate air flow..
- Mr. Cloonan suggested that Silver Petrucelli Architects add an alternate project to their cost estimate to fix the brick walkways that have become uneven due to frost heaving.
- Mr. Ireland will look at frameless alternatives for the doors.

High School Fire Pump Project

- Mr. Muska discussed the progress of the Fire Pump project. He noted that things are moving along quickly. The First Selectman signed the contract with Milton Beebe and Sons to repair the fire pump. There is a kickoff meeting scheduled for 1-31-14 at 11:30 a.m. for all parties involved. Beebe has sent in all their submittals and they are planning to begin work on Monday the 3rd.
- Water will be shutoff temporarily next Saturday to isolate the fire pump from the system. The fire department has agreed to do a fire watch on site for that day. The Large Animal Facility will also be taken off the system since it is unoccupied. Wolverine engineers have been out to the site taking measurements.
- Consultant David Walencewicz as well as Architect Mark Welch will be given the opportunity to look over the contract and all the submittals.

High School Agri-Science Large Animal Facility Project

- The CECO representative, (Earl) was on site last week to make his assessment of the roof. A written report will be coming. He will be forwarding his observations to his boss, Tom, who will write the final report. Earl suggested that the company may give a warranty even if it doesn't meet the code.
- The infrared report showed that the darkest areas were on the roof panels. Most likely there is no moisture in the actual panels because of their closed cell composition. Moisture could be built up between the insulation and the metal roof, but panels would need to be removed to confirm that.

Other business

- The next meeting is tentatively scheduled for Thursday 2/13/2014.
- Mr. Cloonan went over part of his ACCE budget report showing a request for \$1.2 million for Library Renovations. This amount, plus the \$502,347 balance in the Library Upgrade account would total \$1.7 million for Library Renovations.
- A request for \$590,000 was made to ACCE for Town Hall Upgrades. This amount, plus the \$1.1 million balance in the Town Hall Upgrade account would total \$1.6 million for Town Hall Renovations.
- Mr. Plano informed the Commission that the School is looking to remove the modular trailers from the back of McAlister School. Mr. Cloonan showed interest in using them as swing space for Town Hall employees during the renovation. Specific details will be discussed at a later time.

Invoices

- None

Adjourn

- There meeting was adjourned at 10:01 p.m.

Submitted by
Linda Zaffetti

Joseph J. Sangiovanni, Chairman

Chairman Signature