

Minutes of the Suffield Permanent Building Commission
Thursday June 12, 2014

PBC Members Present

Joe Sangiovanni, Chairman
Glen Neilson, member
Cathie Ellithorpe, member
Bill Gozzo, member
Kevin Goff, member

Also Present

John Cloonan, Public Works Director
Julie Oakes, Facilities Manager
Ted Flanders, Building Official
Jackie Hemond, Library Director

Marco Tommasini, Tecton
John Ireland, Silver-Petrucci
Steve Smith, Silver-Petrucci

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

Public Comment: None

Correspondence: None

Review of Minutes: Ms. Ellithorpe made a motion to approve the minutes of May 22, 2014. Mr. Neilson seconded the motion, all in favor. Motion passed unanimously.

Kent Memorial Library Renovation Project / Kent Memorial Library ADA Entrance Project

- Mr. Neilson expressed his concern that triple glazed glass would be used for the windows. He noted that installation takes twice the manpower, they are not as durable and the price would drive the cost of the project sky high.
- Mr. Ireland of Silver Petrucci clarified that the glass being considered for the project is not technically a triple glaze glass because it has only a single air space. There are two layers of glass with a laminate in the middle and there are not two air gaps. The laminate makes the window slightly darker, with a lower light transmissivity of 61%.
- Mr. Smith of Silver Petrucci added that the extra layer of glass is in there for added rigidity. It will eliminate the need for adding a division in the glass. He said that the fabricator, Sentech, has promised a sample by next Monday.
- Mr. Ireland explained that Sentech is the company engineering the system. They will provide a 10 year warranty on the installation and a 10 year warranty on the laminate. A representative from Sentech is planning to visit from Texas next week.
- Mr. Ireland and Mr. Smith have been looking for an alternate approach if Sentech does not come through with what the PBC wants. The Sentech system has a 2 3/8"channel size. Other manufacturers have a much higher, 4" or 6"channel.
- Ms. Ellithorpe suggested we present the dilemma to the Historic District Commission as a choice to either have darker glass or a bigger channel.
- Chairman Sangiovanni wants to put both projects out to bid in mid July and award the contract in September to one contractor with two sets of documents.
- Mr. Ireland presented a list of questions that still need to be addressed, including hazmat specs for demo, adding pavers to the scope, fire alarms, code compliance for the existing ductwork and fire separators.
- Mr. Tommasini from Tecton questioned the need for fire dampers in the ductwork because they are fireproof and completely underground and the atmospheres can't communicate with other parts of the building.
- Mr. Flanders clarified that if the building is not sprinklered, you need to create separate fire areas within the building. This is a big question that still needs to be answered. He has not seen any drawings of the fire areas and the architect may not get approvals for modifications. This would change the design of both projects. Any building over 12,000 square feet needs to be sprinklered. The ADA addition will put the library over that amount.
- After much discussion about possible scenarios for fire area locations, magnetic fire doors and life safety codes, it was determined that it would be better for the project if a sprinkler system was installed in the building.
- Chairman Sangiovanni suggested we get a sprinkler engineer to look at the building and give us a rough price including a flow test of water pressure.
- Mr. Neilson recommended M.J. Daly as a good company for the job. He will arrange for a representative to take a look at it.

- Ms. Hemond expressed her concern for a sprinkler system in the historical room. Mr. Ireland informed her that it would be a dry system until an actual fire was burning, and then water would be used in the room.
- Mr. Tommasini will provide a PDF set of documents and specs for us. He explained that in order for there to be supplemental heat in the addition, a third condenser unit would need to be installed on the roof.
- Chairman Sangiovanni asked why there couldn't be electric heating in the fan coil unit. Mr. Tommasini will check again with his engineer for an explanation.
- Mr. Tommasini informed us that the pre-cast panels in lieu of granite were 4" thick instead of 2" thick, so that will make changes to the foundation. He has been working on alternate base bids using plans for aluminum mullion framing. He would like the original scope of work to be looked at because additional time was spent designing parking spaces.

Invoices

- Ms. Ellithorpe made a motion to pay **Haynes Construction Company** \$83,478.84 for Application for Payment # 14 for work at the High School Large Animal Facility. Mr. Goff seconded, Mr. Neilson was against. Motion passed.
- Mr. Goff made a motion to pay **American Fire Services** \$750.00 for invoice #14051601 for the evaluation of the Vo-Ag Fire Pump. Mr. Neilson seconded. All in favor, motion passed unanimously.
- Mr. Goff made a motion to pay two invoices from **Oak Park Associates** for work at the Vo-Ag Fire Pump: Invoice #1407-04 for \$450.00 and #1407-05 for \$750.00. Mr. Gozzo seconded, all in favor, motion passed unanimously.
- Mr. Gozzo made a motion to pay **Silver Petrucelli** \$600.00 on invoice #14-807 for 75% Bid phase for Phase 5 of the Middle School Roof. Mr. Goff seconded, all in favor, motion passed unanimously.

Large Animal Facility

- Ms. Oakes has been in contact with Laura Laflamme of the Voag department and there is a concern over the floor of the LAF being very slippery for animals and humans when it's wet. Ms. Laflamme had looked into buying very large size mats from Farmtek to cover the floor.
- Mr. Neilson suggested that saw cuts be put into the floor to make it less slippery. Ms. Ellithorpe suggested recoating the floor with a grit finish.
- Chairman Sangiovanni will have Ms. Oakes present three options to Ms. Laflamme. The first is to buy the mats, the second is to make saw cuts, the third is to make saw cuts and recoat with a grit coating. It is her choice, but the PBC recommends saw cuts only.

School Roof Projects

- Ms. Oakes relayed that Charlie Alfano has made the change from Mediation to Litigation on the SMS phase 5 contract. Mr. Neilson made a motion to put "litigation" into the contract where it said "mediation". Mr. Goff seconded it, all in favor, motion passed unanimously. Mr. Alfano also increased the liquidated damages to \$500 per day.
- Ms. Oakes explained that the McAlister shingle roof project has been rebid with changes to the RFP. There was a mandatory site walk and bids are due next Thursday the 19h. This is a non-prevailing wage job.

Town Hall Renovation Project

- The First Selectman is working on space needs for the Town Hall. Chairman Sangiovanni said the only solution is to get the IT server out of the building. A new, brick, one story building approximately 10,000 square feet with a walkout basement is preferred. The First Selectman has the 2005 Space Needs Study and he likes the idea of a new structure.

Next Meeting Date The next meeting of the PBC is scheduled for Thursday 6/19/14.

Adjourn The meeting was adjourned at 9:10 p.m.

Submitted by Linda Zaffetti