

## Minutes of the Suffield Permanent Building Commission

Thursday July 10, 2014

### **PBC Members Present**

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

### **Also Present**

John Cloonan, Public Works Director  
Julie Oakes, Facilities Manager  
Patrick McMahon, Economic Development  
Mel Chafetz, Kent Library Commission  
Jackie Hemond, Library Director  
John Ireland, Silver Petrucelli  
Ken Sgamboti, Silver Petrucelli

**Call to order:** The meeting was called to order at 7:10 p.m.

**Public Comment:** Mr. Chafetz received an email from the library donor reminding him about the deadline to begin the ADA project.

**Correspondence:** None

### **Review of June 12 and June 19, 2014 Minutes**

- Mr. Neilson made a motion to approve the minutes of the 6/12/14 meeting. Ms. Ellithorpe seconded, all in favor, motion passed unanimously.
- There was no quorum on 6/19/14, so it is not considered an official meeting.

### **Kent Memorial Library Renovation Project**

- Chairman Sangiovanni gave an update on his meeting with the Historic District Commission. He showed them samples of the triple pane single air gap glass and the committee will do everything they can to expedite a review and approval of the new product.
- Mr. McMahon relayed that the plans would need to be submitted for state approval which need a two week review time. They will be going to Laura Mancuso through John Ireland. It is part of a Historic Restoration Fund using Davis Bacon Wage rules. There will be a special form for the bidder to complete and return in the RFP. This should be spelled out in red in the RFP.
- Mr. Cloonan stated that we have applied for the prevailing wage rates.
- Since the grant is specifically for the ADA portion of the project, Ms. Ellithorpe questioned whether there would be two sets of wage rates for the two different projects.
- Mr. Ireland suggested giving both sets of drawings and specs, but only use one Invitation to Bid that would include 2 lump sum prices and any add alternates and unit pricing.
- Chairman Sangiovanni wants it made clear that it is one project with two scopes of work in the bid document.
- Mr. Neilson asked when Tecton is going to the wetlands committee.
- A project estimate was received from MJ Daly in the amount of \$159,000 to sprinkler the library. It is higher than anticipated.
- Mr. Sgamboti evaluated the possibility for a fire pump at the library. A flow test from the area was looked at and found to be right in the middle of the range, so it is unclear if one is needed. Using a 6" main in the building vs. a 4" main would eliminate the need for a fire pump. The 6" main gives us a 10-15 PSI cushion. Another flow test needs to be done closer to the building.
- Chairman Sangiovanni recommended reviewing this with the fire marshal, since he is the one that determines the cushion. A new flow test will be scheduled.
- Mr. Sgamboti asked where the manifold would be located. It is approximately 8' x 13' long. Possible locations were discussed including the lower level storage room in the new addition or the staff area. It needs to be located where it is serviceable. The existing mechanical room is too small.
- An external book drop area was discussed since the state building officials are considering a ban on book drops attached to buildings due to fire safety concerns.

- Ms. Hemond expressed her concern that an outside book drop would be inconvenient for staff to access. Discussion continued on possible areas for mechanicals and books.
- Chairman Sangiovanni asked about the possibility for using a pre-action sprinkler system throughout the entire library and not just the historical room.
- Mr. Sgamboti explained how smoke detection can be tricky with a waffle type ceiling. Beam detection would also need to be used. We will ask the fire marshal about pre-action, and also need to check with the insurance carrier. Self contained battery fixtures will be used for emergency lighting.
- Chairman Sangiovanni stressed again that Tecton needs to produce a safety code plan. The building inspector still hasn't received it. It was precipitated by the addition, so Mr. Tommasini needs to look at the whole building.
- Mr. Ireland stated that the fire alarm will be changed out in the current design. He questioned what was being done about the under slab registers on the floor of the pedestrian bridge.
- Chairman Sangiovanni expressed how supplemental heat was still needed in the fan coils. Tecton has indicated that Mitsubishi units don't have that ability, so it has been suggested that ducted heat be installed in the new bathrooms and corridor. He is concerned that there is still a lot of work to be done on the entrance and it is unfortunate that someone from Tecton could not be here.
- Mr. McMahon will contact Ted Cutler of Tecton to make him aware of the situation.

### High School Fire Pump Project

- Nothing to discuss at this time

### High School Agri-Science Large Animal Facility Project

- Chairman Sangiovanni reported that we have not received the A-2 survey, the window cranks or the lien wavers from Haynes.

### Invoices

- **Haynes** final payment on Agri-Science building for \$116,516.51 approved by Mark Welch. They are holding out \$10,000 as proposed retainage for outstanding punch list items. The stacks on the roof still need to be fixed. Mr. Neilson made a **motion** not to pay Haynes until the A-2 survey, lien wavers and certified payroll are complete. Ms. Ellithorpe seconded, all in favor, motion passed unanimously. **Invoice tabled.**
  - Mr. Cloonan suggested that the Dept. of Labor can come in and review what we have and do an audit on the fire pump and Vo-ag. Also Mr. Arum, the school consultant could come in to review.
  - Ms. Oakes informed us that there is a leak in the main A/C system as evidenced by an oil stain on floor. Both circuits were low on refrigerant. A quote was given for repairs. A circulator for the solar heater costs \$1500. The warrantee started the day the TCO was granted.
  - Mr. Cloonan asked about rebalancing. A preliminary balancing report costs \$2800 for the test.
- **Milton Beebe & Sons** has submitted Application for Payment #3 and #4 for rework to the fire pump.
- **Fletcher-Thompson Architects** is looking for \$38,200 for additional services. They are asking for 52% of that amount now for a total of \$20,500. Ms. Cahill will attend the next meeting to discuss the billing and give a complete accounting of where the money went. **Invoice Tabled.**
- **Tecton Architects** invoice **Tabled.** Have Ted Cutler attend the next meeting to discuss the status of the project.
- **BLD Construction** submitted his contract for the McAlister Roof repair project with clarified language in the amount of \$19,900. Mr. Neilson made a **motion** to accept the contract; Mr. Gozzo seconded it, all in favor motion passed unanimously.

### Other business: None

### Next Meeting Date

- The next meeting of the PBC is scheduled for Thursday 7/17/14.

### Adjourn

- There was a motion made and seconded to adjourn at 9:25 p.m.

Submitted by  
Linda Zaffetti

Joseph J. Sangiovanni, Chairman