

**MINUTES OF THE  
PERMANENT BUILDING COMMITTEE  
September 2, 2010**

**Present:** Chairman Joe Sangiovanni, Glenn Neilson, Gene Torone, Cathie Ellithorpe, Kevin Goff, and Bill Gozzo. Also present were First Selectman, Tom Frenaye, Library Director, Jim McShane, School Business Administrator Ed Basile, Mike Alexopoulos, Building Inspector Ted Flanders, DPW Director Jack Muska, Facilities Manager John Cloonan, and representatives from Silver & Petrucelli.

**Call to Order:** Chairman Sangiovanni called the meeting to order at 7:04 p.m. on September 2, 2010, at the Public Works Offices at 230C Mountain Road.

**Public Comment:** None

**Correspondence:** None

**Minutes:** Glenn Neilson made a motion, seconded by Kevin Goff, to approve the minutes of the meeting of July 21, 2010. The motion was approved by unanimous vote.

**Kent Memorial Library Roof Repair Project:**

Silver & Petrucelli representatives were present to go over the construction documents. There was discussion on whether the Library should be closed during repairs. Jim McShane, Director of the KML offered his comments. To summarize the last meeting, Silver & Petrucelli said the repairs would go faster and be more economical if the Library was closed during construction. The concern over public safety during construction was discussed, and the building official felt this was paramount.

Discussion on the contents of the Library stacks was discussed. A decision if they should be shrink wrapped, or should the contents be removed entirely. The question of the roof repair could be considered with three approaches. 1) Leave the contents wrapped, 2) move the contents or 3) phase the roof repair in such a way that certain sections be closed or covered. Glenn Neilson said he has done this both ways before, but the problem is if you do phasing, there will be a separation between construction and the public, and you also need to consider utilities issues. Glenn Neilson said usually everything is shrink wrapped, and then a trained person with a hard hat and safety glasses would retrieve certain books. He felt that it was paramount that the books are wrapped because of the concrete repair which will cause chips and dust to fly. There will be cleaning of the books even with the shrink wrap. Mr. Neilson felt it would be economically wise to close the Library.

Silver & Petrucelli said roofing operations going on while the building is occupied is not only common, it's more common than having the luxury of being able to vacate the building. Roofers only roof when it's dry outside. They also close the roof or only complete what they tear off in one day. They do, however, provide water stopping between the new and the old. There is a bridging of that gap/seam and at times if there is

hard rain and the water stop isn't as good as it should be, then water can get into the building. He also felt that the dust during construction is going to be brutal. Since there is no ceiling the dust will fall inside. There will be some structural repairs by chiseling concrete which will cause a lot of dust to fly. So if there is an option, they encourage the option to close the Library. It will make the repair work go faster and the job will be more cost effective. Gene Torone also added that he felt construction noise to be more of an issue and dust and the work on the concrete. The architects anticipate the roofing project could be done in about 1-2 month process, but if the building is occupied it would be an extra month.

Mr. Sangiovanni asked if the Library is kept open, what is the procedure to protect the public and the books. What does the Town need to do? Silver & Petrucelli said temporary partitions with plastic on the interior would be constructed. This would be done in sections at a time. The first section would be demolished, the concrete would be jacked-out where the repairs needed to be done, the roof would be taken off in that portion and the reroofing and insulation would be put back on. The concrete would be repaired in that area, and everything that would be disruptive such as noise and dust generating would be complete in that portion.

The options were to move all of the computers and any collections which are the most recent and popular, and then shrink wrap everything and move it away from the cracks and then move it all to another off site location.

Mr. Frenaye asked if the estimate includes anything for off site moving and/or clean up. Silver & Petrucelli said the Contractor is responsible for clean up upon the completion of the project. Shrink wrapping of the books was also not included. A price will need to be obtained for this. Gene Torone said it would be better to have the roofing contractor responsible for the protection and shrink wrap and the cleaning afterwards.

It was decided that the Town would not allow going in and retrieving books except in rare occasions. The rare books will be taken to a climate controlled storage area. Mr. Sangiovanni said he will work up the plans and share it when it is all together. He didn't expect anything to happen before next year because the source of funds for the repairs has not been secured.

Silver & Petrucelli said they were asked to separate out the cost for the flat section of the roof from the monitors and skylights. They will then look for a voluntary alternate where the Contractor can come back and propose to do something that would save money. Then we have unit prices for all the structural repairs. The anticipation is that if they peel back the roof and they uncover specific items, we will know ahead of time what the cost is per foot or per location. Silver & Petrucelli asked if there was anything else the PBC may want to think about as an alternate or a separate price instead of a lump sum or as a unit price. They also said if we would like to get a separate price of what the interior shrink wrap and cleaning, they can break their Bid Form down to have any amount of different items so it is clear what the value is. The Bid Form can be made as structured in line items as we wish, or have it all in one lump sum. Mr. Sangiovanni said he would like to

see it broken down because there are situations where we can decide on the best alternative for the Town. The Base Bid will be for TPO. It is not required to be fire rated.

Mr. Neilson asked about wind lift testing and if it would be required by the Town's insurance carrier? If we want the roof to meet FM Global requirements, we have to build that into the specifications and have the contractor carry the cost for this testing. The Insurance Carrier will need to be contacted to see if testing is required.

**Middle School Roof:**

The Middle School is a built up roof. The base bid will be a base sheet and top coat of a built up roof which will result in a 20 year roof. Jack Muska asked what it would take to go to the next level of warranty. Therefore, that would be a base, a second layer of built up roofing and the top coat which would result in a 25 year warranty. These will be white roofs with the ability to reflect heat and reduce the cooling loads. The base cost for the 20 year roof is \$263,000 for the Middle School. About a \$30,000 up-charge to add the next layer. Northeast Lightning Protection has prepared a design for lightning protection which will be an estimate of \$5,000, to replace what is currently there now. This can be included in the Bid, or the Committee may wish to break this out separately and contact directly with Northeast. Additional roof drains will be added. There will be an abundance of roof drains which will include all brand new piping, tied into the existing leaders and also be insulated. The Code stipulation for school reimbursement creates the need for additional roof drains. Silver & Petrucelli wants to carry a little contingency in their Bid in the event there is some deterioration in the deck. Historically, with older roofs, you cannot see what the roof condition is until the old roof is off.

**McAlister School Roof:**

The difficulty with the McAlister Roof is the insulation. There is no access as it is totally concealed. There is a suspended ceiling, gypsum board, and are not sure of the insulation value on the roof. The current design calls for added insulation on top of the deck under the shingles. With the age of this school, we probably do not have the R-value that is current today. They control the R-value by putting on an insulated 3" board to give the R-value needed. There are no signs that the deck has deteriorated, but a small allowance will be carried in the event there are some bad spots.

Silver & Petrucelli identified an alternate for AZEK trim, in lieu of the pine which is currently peeling. This is an alternate because the State for reimbursement purposes would consider this a repair and not a replacement. If the existing wood fascia is taken off and replaced, the State will not reimburse for that. The fascia could be considered as an alternate because that item would be about \$12,000. The gross number on the roofing is \$116,000. The Committee decided to go with aluminum wrap for the fascia of the building. Mr. Muska said that both of those amounts are budget breakers right now. He will need to go back and check to see what has been appropriated. The total square footage is 4,453 sq.ft. which comes to \$22/sq.ft. The insulation board drives up the price. It is about a \$28,000 difference.

The next step is to put together the documents for SFU for their approval. These will be ready by the next PBC meeting on September 16<sup>th</sup>. Mr. Basile said no money can be spent on plans until the Board of Education and Board of Selectmen authorize to spend the money on plans & specs. Motions must be passed by the two Boards. The plans and specs cannot be dated prior to these motions. He will look it up and get the information to Jack Muska.

(Silver & Petrucelli left the meeting at this point).

**Spaulding School Roof:**

Mr. Muska reported that the project is complete. There is an outstanding bill which needs to be approved for payment.

**High School Civil Right Compliance:**

Ted Flanders felt it is time to start making the repairs to the ADA violations at the High School. Someone should decide if JCJ is responsible and go after them for the costs. However, in the interim, the town still needs to fix the items and make the repairs. The Principals who were employed by JCJ at the time of the construction are no longer employed there, such as Bill Mead who was the person who worked on the project. Also, there are rumors of financial problems within JCJ. Mr. Torone said it is pretty straight forward what repairs need to be done.

Glenn Neilson said the violations are design errors. Someone needs to put JCJ on notice. Ted Flanders said JCJ was sent a notice about two years ago putting them on notice. Glenn Neilson will send an e-mail to JCJ and will send the PBC members a copy of it.

Chris Laux's report indicated that for a number of the violations JCJ has worked up design documents and had some solutions for the repairs. The most costly repair will be to the fire alarm system. School Facilities Manager, Larry Plano met with someone to get a written estimate.

**Agri-Science Large Animal Facility Project:**

Mr. Basile sent a letter to Associate Commissioner Mary Martinez in August explaining that when Dave Wedge retired, he hadn't finished granting the approval for the facility. Mr. Basile told Mary that according to Dave Wedge, the project is ready to go, but we never received anything formal from Dave Wedge. Mr. Basile said he received a call from Harold Macken who replaced Greg Cain, stating that the approval is "in process" and we should be getting a rapid response on the revised Educational Specifications.

There is still a question on whether the fire protection sprinkler system meets the requirements or not. Mr. Muska said this is not done yet. Mr. Sangiovanni really wants to know what the requirements are. He said he spoke with designers who said you need enough flow and pressure for 10 sprinkler heads. Mr. Torone added that the Fire Marshal has the right to increase this. Glenn Neilson made a motion, seconded by Gene Torone to accept the Bid of \$5,000 from Clarence Welti for testing borings at the Vo-Ag . The motion was approved by unanimous vote.

Oak Park is meeting with the Vo-Ag people next Friday to do the schematic review, and then they will do a cost estimate and then come to the PBC on the 16<sup>th</sup>. Mr. Sangiovanni said that Oak Park is barreling ahead, but the PBC has not seen anything yet. He wants to see something before going too far ahead. Mr. Basile met with Oak Park a few weeks ago and Oak Park had two schematic drawings. The school people chose one of those designs. Oak Park is now working on the cost estimate for the one which was selected. Mr. Basile feels the School should be getting what they want as long as it is within the perimeters of the budget. After that's done, then it comes before the PBC's who is in charge of building it.

**Invoices:**

Catherine Ellithorpe made a motion, seconded by Gene Torone to approve the invoice to New England Services, LLC for asbestos abatement and tile replacement in Spaulding School for \$46,500.00. The motion was approved by unanimous vote.

Oak Park Architects submitted a bill for schematic design of the Agri-Science Large Animal Facility 50% complete for a total of \$19,950.00. Mr. Torone said he would like to see the 50%. This bill will be held until the PBC can see the drawings.

Silver & Petrucelli submitted a bill for the Library for 90% complete of the construction drawings. Mr. Torone made a motion, seconded by Mr. Gozzo, to approve Silver & Petrucelli invoice for \$4,050.00 for design construction drawings. The motion was approved by unanimous vote.

Eagle Rivet submitted a bill, but Mr. Muska said they have not completed all of their paperwork yet so he would like to hold back \$10,000. All the work at Spaulding has been completed, but the Town needs the paperwork for reimbursement. Mr. Torone said we should hold the retainer, plus \$10,000 more. Gene Torone made a motion, seconded by Catherine Ellithorpe to approve the invoice from Eagle Rivet in the amount of \$100,230.00 less \$10,000 until all the paperwork is submitted, specifically the manufacturer's inspections and warranties, if this paperwork has not be submitted to Friar Architects, then an additional \$10,000 will be held for a total of \$20,000. The motion was approved by unanimous vote.

**Adjournment:**

There being no further business to come before the Committee, a motion was made and seconded to adjourn and approved by unanimous vote. The meeting adjourned at 9:25 p.m.

Respectfully submitted,  
Christine Koren, Recording Secretary  
\*Transcribed from tape-recording

**Next Meeting:** September 16, 2010