

**MINUTES  
OF THE  
PERMANENT BUILDING COMMITTEE  
April 15, 2010**

**Present:** Chairman Joe Sangiovanni, Glenn Neilson, Bill Gozzo, Cathie Ellithorpe and Gene Torone. Absent: Kevin Goff. Also present was Public Works Director Jack Muska, Facilities Manager John Cloonan and Building Official, Ted Flanders. From the School Department: Ed Basile, Bob Borg, Rosa Perez, Mary Lou Sanborn, and Mary Roy.

**Call to Order:** Chairman Sangiovanni called the meeting to order at 7:00 p.m. at the Public Works Offices located at 230C Mountain Road.

**Public Comment:** None

**Correspondence:** None

**Minutes:**

Glenn Neilson made a motion, seconded by Bill Gozzo, to approve the Minutes of the March 18, 2010 meeting. The motion was approved by unanimous vote.

Glenn Neilson made a motion, seconded by Cathie Ellithorpe, to approve the Minutes of the March 31, 2010 meeting, along with the budget attached. The motion was approved by unanimous vote.

**Large Animal Facility:**

Mr. Sangiovanni had expected to have the Ed Spec presented to PBC tonight, but the Board of Education needs to approve it first on May 4<sup>th</sup>. Mr. Basile said, prior to the BOE vote, they are having the Agri-Science Advisory Committee review it as well.

The education group reported they visited two Agri-Science Facilities last week, one in Wallingford and a more practical design in the town of Middletown. The Middletown education people were very pleased with the Architect and Construction Contractor, (which was Gilbane). The Plans are on-line under Middletown High School and available for review. (*Gene Torone entered the meeting at this point*). The building will need to have a sprinkler system and Mr. Neilson was concerned about the water pressure at the High School. When the new High School was built, the level of the water tank had to be raised about 4-5 feet because of low pressure, otherwise the town would have had to put in a fire pump which they didn't want to do. This was an issue with the Fire Marshal at the time who didn't want to issue a CO because of the low pressure. If the Large Animal Facility is built, this may again become a problem. Ted Flanders said the Connecticut Water Company (CWC) is going to increase the size of their holding tanks and will also be replacing some water lines on Mountain Road. Mr. Neilson recommended doing a flow test at the High School before we go any further. Mr. Sangiovanni felt it can be argued it's a separate building and it's highly unlikely that both

buildings will require fire suppression sprinkling at the same time. However Mr. Neilson said it is still the same feed coming off the same water line on Mountain Road.

Mr. Neilson read a letter from the Town's Fire Marshal to Henry Miga, Chairman of the School Building Committee at that time, outlining his review of the municipal water supply test taken on August 2002 by the CWC in relation to the Suffield High School Sprinkler System hydraulic demands. Based upon the facts and the test results he strongly agreed with CWC findings that the installation of an appropriate sized fire pump should be engineered into the system.

The PBC felt that a fire pump may be the way to go which would accommodate the entire school, including the large animal facility. Ted Flanders felt if the building needs to be sprinkled and its going to cost \$150,000 to put in another water line which would not be reimbursable, the town should take an option that is reimbursable and solve the water problem with this building and the high school. A fire pump usually runs about \$100,000.

Mr. Basile wanted to make it very clear that any work done off the High School site, is NOT going to be a reimbursable expense. The High School site does not include Bruce Park. If you go to the center of Sheldon Street to tap into the sewer, that is considered on the school site. However, from Mountain Road to the start of the High School site which is just beyond the baseball field, that distance will not be a reimbursable expense to the project.

Mr. Torone said if the Town puts in a fire pump, it will be more expensive because a back up generator would need to be in place. Mr. Sangiovanni indicated that he high school has a back up generator.

Jack Muska submitted a time line schedule for the project. The selection of an Architect should be in April, review of the Ed Specs with the Architect in May, Architect and Construction Documents due in June-Sept. PBC approval in October and plan submission to the State Board of School Facilities in November. Then the project will need to obtain the authority to proceed from the Board of Selectmen, and go out to bid in February of 2011, select a Contractor in March and begin construction in April which would give the Town one year to complete the project before the deadline in April 2012. Mr. Sangiovanni felt the schedule is doable. Architect Mark Welch previously indicated that he could have the detailed construction drawings ready in 3-4 months. Whenever the Board of Ed comes to the PBC with the Ed Specs we will need a proposed schedule to meet the objective.

The PBC needs to decide an option for an Architect to do the design. The proposal was that the PBC renegotiate the contract with Oak Park with a more realistic fee. The concern was the fee which was originally negotiated as a fixed fee. If we stick with a fixed fee with a reduced budget, Oak Park would stand to get over 15% fee, which is three times the going rate today. There are two choices: Renegotiate with Oak Park, or go out to Bid again for the entire project. We have until June to meet with an Architect to

start the design and the process. It was decided that Oak Park will be given the Ed Spec and the requirements and give them a chance to look it over and then prepare their fee. Then Oak Park can come to the May 20<sup>th</sup> meeting before the PBC. All agreed.

Bob Borg asked if the building could be built to meet LEED Certification. Mr. Sangiovanni said he didn't think genuine LEED Certification could be afforded. However, the PBC can ask the Architect to put in the affordable provisions which would be equivalent to LEED Certification wherever possible. Except for the energy savings, the only other possible benefit of LEED Certification is a tax credit, which is of no value to the Town. Mr. Torone said that the State was trying to pass a law that there would always be a LEED equivalent. Mr. Borg felt that since this will be a teaching facility, we should put in as much as possible to save energy. Mr. Sangiovanni suggested having the Alternative Energy Committee look into sustainable type energy saving and educational features that could be put into this facility, not necessarily during initial construction, but in the future.

Ed Basile said the High School won an award from CL&P and has a \$25,000 grant to be used for energy saving projects. The students did a video for energy saving ideas, one of which was a green roof. The reason he brought this up was because this money could be used for some energy savings in that building.

Discussion on the Large Animal Facility concluded. The school group will be back again on May 6<sup>th</sup> before the PBC with the Ed Specs.

#### **Kent Memorial Library Structure & Roof Repair:**

Confirm the hiring of the Architect and Engineering firm. The PBC was told that Silver & Petrucelli included a \$4,500 alternate in its bid to design the removal of the overhangs and skylights. Since the PBC decided not to remove them, Silver & Petrucelli was asked to revise their bid to reflect the change in project scope. Silver & Petrucelli came back with a new alternate in its bid for \$2,250. Their explanation was that they thought the overhangs were to be cut off, which price was included in the base bid, the restoration portion of the overhangs was more expensive and that's why they included the \$4,500. Silver & Petrucelli's bid is now \$600 over Associated Architects which the PBC felt was not qualified. The PBC felt that for \$600, they could hire Silver & Petrucelli, which is a much more qualified Architectural firm with extensive experience in the restoration of concrete buildings similar to the library. Friar Associates was actually the low bidder, but didn't have much experience in this type of construction. Hoffman was qualified, but more expensive. The PBC decided to stay with the previous decision to hire Silver & Petrucelli. Jack Muska submitted a draft AIA contract from Silver & Petrucilli. Mr. Muska asked the PBC to review the contract.

#### **Senior Center Project:**

At the construction meeting on Tuesday (4/13), Millennium Builders indicated that they are planning to hold the CO review on April 26<sup>th</sup>. The flooring is complete in the exercise room, but the library needs to be done once the painting is completed. Baseboard heat needs to be put in the library room and the corridor. The parking lot should be paved

next Tuesday by Galasso. The concrete entrance ramp was poured and the catch basin had to be replaced. Kitchen cabinets are in place, plumbing however, needs to be hooked up. Electrical connections for the stove still need to be done. All of the HVAC systems are installed and functional. The emergency generator had its share of problems. During the test, the solenoid would not open so it has to be changed out. The load test will also be done at the same time. Phones are installed. The fire alarm system testing will be done 4/19/10. CES will do their electrical/mechanical punch list.

**Schedule for Next Meeting:**

The next meeting will be on Thursday, May 6<sup>th</sup> at the new Senior Center at which time the Committee will also inspect the building.

**Change Orders:** None

**Budget Review:** There is \$8,158.00 left in the original project reserve. The Committee reviewed the budget and items which still need to be completed.

**Spaulding School Roof Replacement:**

Jack reported that this project went out to bid and was awarded to Eagle Rivet Roofing who was the low bid. They will use 50 year shingles with a 30 year warranty.

**Invoices:**

An invoice was submitted for Millennium Construction for \$113,188.55 as payment #6. Jack expects that they will still be owed almost \$200,000.00. Mr. Neilson made a motion, seconded by Mr. Gozzo, to approve payment #6 for \$113,188.55 to Millennium. The motion was approved by unanimous vote.

**Adjournment:**

There being no further business, a motion was made, seconded and approved by unanimous vote to adjourn. The meeting adjourned at 9:00 p.m.

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