

**MINUTES OF THE
PERMANENT BUILDING COMMISSION
January 6, 2011**

Present PBC Members: Chairman, Joe Sangiovanni, Glenn Neilson, Cathie Ellithorpe, Gene Torone, and Bill Gozzo. **Absent PBC Member:** Kevin Goff.

Also present were: School Business Administrator Ed Basile, Facilities Manager John Cloonan and Building Official, Ted Flanders.

Call to Order: Chairman Sangiovanni called the meeting to order at 7:00 p.m. on Jan. 6, 2011, at the Public Works Offices at 230C Mountain Road.

Public Comment: None

Correspondence: None

Minutes:

Glenn Neilson made a motion, seconded by Cathie Ellithorpe to approve the minutes of December 16, 2010. The motion was approved with all voting in favor and Mr. Neilson abstaining.

Agri-Science Large Animal Facility Project:

Mr. Sangiovanni still doesn't know whether or not the upgrade of the water distribution system by CT Water Co. will be sufficient to provide enough residual pressure to meet the sprinkler system requirements. His calculations show that it might be possible, but he doesn't know what the daily usage is. Mr. Neilson said Mr. Kapinchunos of the State Fire Marshal's Office, who covers our district, could run calculations for us. Mr. Sangiovanni said once he gets a clear picture, we need some authority to approve that the pressure is adequate. Mr. Neilson said that NFP 13 requires allowance for a 10% fluctuation in the residual pressure. CT Water Co. is planning to replace their existing 8" diameter pipe with a 12" pipe. The required flow for the sprinkler system which is 709 gallons per minute, the pressure drop for a 8" line, one mile in length is 18 psi and for a 12" line is 2 ½ psi. So you can add the 16 PSI differential to the residual pressure. Looking back at the water flow test at the high school in 2002, the additional 16 PSI would satisfy the residual pressure requirement. For unexplained reasons, the residual and static pressures are lower now than what they were back in 2002. In 2002 the static was 58. Now it dropped to 55. Mr. Sangiovanni reported that he met with Town Engineer Gerry Turbet, who agreed to ask CT Water Co. to perform an analysis to determine whether the piping system upgrade will increase the residual pressure sufficient to avoid the need for a fire pump at the high school.

Oak Park was requested to provide a cost estimate for the fire pump and they came back with a proposal to do the work. There are two options, one with the pump directly on the CT Water system, but CT Water doesn't like that, and the other option is to have a storage tank. Oak Park gave two prices for design of a fire pump system: \$17,000 for option one and \$35,000 for option two.

Mr. Basile spoke with Mark Welch about the fire pump situation and asked if we can get a grant to do this. The water pressure that was available for the high school has dropped and we now have to add another building, so he wondered if putting in a fire pump would be eligible for grant funds? Mr. Flanders said when the high school was completed; CT Water Co. provided a letter stating they do not have adequate pressure. Before a Building Official can issue a CO, he has to get approval, in writing, from the Fire Marshal. At that time, Fire Marshal George Hastings sent out a letter stating that the water pressure does not meet his requirements. Then we received another letter from the engineer stating if we could change some of the sprinkler heads, and if the CT Water Co. would

increase the size of their lines in a year, we could be okay. Ted Flanders called and spoke with Fire Marshal Hastings, and he said under those circumstances, he would leave it up to Ted to decide. Ted said he decided to issue the CO. It creates a difficult situation for him at this point when he thinks about a promise from the CT Water Co. stating that they would have the larger pipes done within a year when it's now been over 10 years. Ted stated that he needs the Fire Marshal to approve in writing whichever solution is to be implemented.

High School Civil Rights Compliance:

Mr. Neilson said Scott Cella has done nothing. Mr. Sangiovanni asked Ted Flanders if he has contacted Chris Laux, but the thought was they were waiting on Scott Cella for the plans. Ted was waiting to come up with all the information so we can take all the issues to ACCE at one time, but we haven't heard anything. Mr. Neilson said he will send another note to Scott Cella.

Senior Center Change Orders:

The housekeeping we need to do on the Senior Center is because the Finance Department cannot find all the Change Orders that we approved in the Minutes. There are about 6 or 8 Change Orders.

Mr. Neilson made a motion, seconded by Mr. Torone, to approve Change Order #1R for the actual amount of \$1,784.00 for the Senior Center. The motion was approved by unanimous vote.

Mr. Torone made a motion, seconded by Mr. Neilson, to approve Change Order #2R for the removal of the main electrical wiring and boxes in the dining hall for the amount of \$3,423.00. The motion was approved by unanimous vote.

Mr. Torone made a motion, seconded by Mr. Neilson, to approve Change Order #8A for the additional 3" conduit for data and communication wiring in the amount of \$2,578.00. The motion was approved by unanimous vote.

Ms. Ellithorpe made a motion, seconded by Mr. Torone, to approve Change Order #16R1 in the amount of \$4,525.00 for the replacement of exterior doors. The motion was approved by unanimous vote.

Mr. Neilson made a motion, seconded by Mr. Ellithorpe, to approve Change Order #17A to replace the exterior front doors in the amount of \$2,017.00. The motion was approved by unanimous vote.

Mr. Gozzo made a motion, seconded by Mr. Neilson, to approve Change Order #19 to install RG Cable in two locations in the amount of \$731.00. The motion was approved by unanimous vote.

Ms. Ellithorpe made a motion, seconded by Mr. Gozzo, to approve Change Order #23 for the kitchen cabinets in the amount of \$3,981.00. The motion was approved by unanimous vote.

Capital Projects Bonding:

Mr. Sangiovanni said the only item on the bonding package that would affect the PBC would be the renovations at the Town Hall, and possibly the construction of a new library. The original estimate to renovate the Town Hall was \$1.8 million and that was to do the heating, electrical, lighting, HVAC and some rearrangements of the floor plan. Architect Angela Cahill was asked to come up with a Phase II design for expanding the Town Hall to build an Annex Building in the future, and make sure that any renovations which are done would not have to be redone, should the Town add an Annex building in the future. The Selectmen decided to increase the bonding amount from \$1.8 to \$2.0 million to account for provisions for a future annex.

In the case of the library, J. Stewart Roberts, the architect for the proposed library in 2008, was asked to design a smaller library (25,000 sq. ft.) with a target price of \$8 million. Mr. Torone asked how the Town is paying for this. Mr. Sangiovanni said it's coming out of the First Selectman's Budget. Mr. Neilson asked how Angela Cahill is getting paid for her work. Mr. Sangiovanni said there is money in the Town Hall renovation budget. Mr. Gozzo asked why they are building a new library instead of incorporating the Bridge Street School. Mr. Sangiovanni said it would cost more to incorporate the Bridge Street School and the floors cannot withstand the loads of a library. Mr. Neilson said that people are tired of knocking buildings down. The West Suffield people are still angry about knocking the West Suffield School down. Southwick uses their old facilities and make town halls out of them. Mr. Neilson said based on the square footage, the entire parking lot would need to disappear to get what we need to use the Bridge Street School. The entire back section of the school would be knocked down and we'd keep only the front of the building.

Mr. Flanders felt that there are two scenario to the library building: one is we would like to have a building that is more modern and meets all the requirements and lasts a long time, but, on the other hand, if building a new library is turned down, then we are still left with a library that has water coming through the light fixtures, etc., and no funding to fix the building. Mr. Sangiovanni said he got another price from Silver & Petrucelli to repair just the roof without repairing and insulating the monitors or repainting the roof and ceiling structures for \$398,000 instead of \$547,000 for the complete repair of the roof system. Ted said there should be an alternative plan to repair the existing library building if a new library isn't approved so it just doesn't sit there and deteriorate. Other members felt if the bonding isn't approved, the town should just close the library entirely.

Mr. Sangiovanni said the public has been told it will be \$3.5 - \$5 million to do the physical structure repairs and some marginal ADA upgrades. Also, if the existing library is renovated it won't be anywhere near as functional as it is today or should be because some areas that don't satisfy ADA requirements will have to be closed to the public and the HVAC duct work will take up more interior building space. Two informational Public Forums were held to inform the citizens of the library and other bonding proposals. At the first public forum on November 30th, people said they don't want the Town to spend money on the existing library building. Mr. Neilson said we are going into this during the worst possible economic climate and that could kill this project because the timing is not good. Mr. Sangiovanni indicted that the Town has an opportunity to take advantage of exceptionally low bonding rates and construction costs making it an excellent time to build a new library.

Invoices:

Oak Park Architects: Mr. Torone made a motion, seconded by Mr. Neilson, to approve the payment of \$42,560.00 to Oak Park Architects for its Dec. 23, 2010 invoice for architectural services, which is a reduction in the construction document phase from 95% complete to 90% complete for the lack of a complete specification incorporating the design review comments. The motion was approved by unanimous vote.

Spaulding School Roof Project:

The Commission tabled the final approval, pending final inspection of the finished roof repair by the Building Inspector.

Adjournment:

There being no further business, the meeting adjourned at 8:30 p.m.

Respectfully submitted,

Christine Koren, Recording Secretary