

**MINUTES OF THE
PERMANENT BUILDING COMMISSION
July 7, 2011**

Present PBC Members: Chairman, Joe Sangiovanni, Glenn Neilson, Bill Gozzo, Cathie Ellithorpe, and Kevin Goff. Absent: Gene Torone. **Also present were:** Ed Basile, Jack Muska, John Cloonan, Mark Welch, and First Selectman, Tom Frenaye.

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

Public Comment: None

Correspondence: None

Minutes:

Mr. Neilson made a motion, seconded by Cathie Ellithorpe, to approve the minutes of May 19th with a correction to the May 19th minutes under the paragraph Vo-Ag, the correction should read:

Middle School Roof Phase IV: to approve to go out to Bid on July 1, 2011 for the Middle School Phase IV roof replacement. Also A1A to be AIA. The motion with amendments was approved by unanimous vote.

Mr. Neilson also made a motion, seconded by Cathie Ellithorpe to approve the minutes from the May 31 and June 8, 2011 meetings. The motion was approved by unanimous vote.

Agri-Science Large Animal Facility Project:

Progress review: Mr. Sangiovanni asked John Cloonan to send the job meeting minutes to the entire committee members. Mr. Sangiovanni asked John to report how things were going. Mr. Cloonan said he was on vacation last week. Mark Welch explained about the gas line. He said as the line made a curve around the building it kept fading out and now would intersect with the edge of the new building at the end instead of turning and running parallel to the road, it kept fading as it went further down and ended up clipping the last two columns. The most logical solution is to move the gas pipe close to the street line which keeps it away from all the other utilities and the buildings. The gas company offered to do the gas line work tomorrow (June 8th) for free. All they needed is for Haynes to excavate for the pipe relocation. We had unit pricing for excavation and backfilling, so they are going to take care of the work. Right now the estimated cost is \$3,966.00. The gas company is going to do everything, but they are not going to put the "T" in the line on our side of the meter, because they could not get a crew together that quickly to do the tap. This will be a reimbursable expense.

Mr. Welch reported that work is about a week behind the original schedule. There is no recovery plan necessary because the schedule puts the project 4 months ahead of the completion date. The bridge construction is going to start as soon as the drawings go to the Conservation Commission for the final stamp of approval. He met with the bridge construction people who have a crew heading to Suffield.

Mr. Welch said he has the fire pump house documents if the Commission wants to review them tonight. They had to find a place to locate an electrical panel that control the pump, but that would have made the pump house bigger. He is considering locating the electrical panel in the main high school electrical room where the power cable originates. This will reduce the size of the fire pump house by several feet which will save some money. The original size was predicted to be 10'x15', but it will actually be 10'x19'. The Commission continued to review the documents in detail. Mr. Welch said the standard design comes with metal siding and roofing. He suggested an upgrade option for brick as an alternate. It will have a single pair of doors centered on one side. There will be an electric unit heater as part of the package. The building and pump system will be delivered on a skid,

all piped, etc. They drop it on the foundation and do the hookups. There is a subsection for electrical and fire alarm and foundation. The pump and building is estimated to cost \$160,000 but does not include the electrical work , which is still being designed. It should be about \$5,000 for the foundation. The Commission told Mr. Welch to go ahead with the documents so we can go out to bid.

Library Roof Replacement:

The bids were opened the morning of July 7th. Only 2 bidders were received. Silktown was the low bidder at \$587,132.00, with no contingency. The budget has \$589,000, so we have \$2,000 left. A deduct alternate for \$34,500 is for painting.

Mr. Neilson made a motion, seconded by Cathie Ellithorpe to award a contract to Silktown for the Kent Memorial Library for masonry repairs and roof replacement. The motion was approved by unanimous vote.

Middle School Phase IV Roof Replacement:

The PBC received bids for the architectural design services for replacement of the Middle School Phase IV roof. Capital Studio is the low bidder. Gene Torone asked about anyone's experience or knowledge of Capital Studio. Mr. Muska said he talked to people in East Hartford as they are the architectural firm for the town of East Hartford and he also talked to the Facilities Manager at Mystic Aquarium who worked down there. They were both satisfied with Capital Studios. There were 8 bidders in total, with Capital being the low bid.

Mr. Gozzo made a Motion, seconded by Mr. Neilson, to hire Capital Studios to do the architectural design services for the repair and replacement of the Middle School Roof Phase IV. The motion was approved by unanimous vote.

(Kevin Goff entered the meeting at this point)

Invoices:

Cathie Ellithorpe made a motion, seconded by Bill Gozzo to pay an invoice from Oak Park for \$3,800, which is the first installment against the construction phase of 14 monthly payments of \$3,800 each extending out to August of 2012. The motion was approved by unanimous vote.

Oak Park submitted another invoice for \$3,000 for design services for the fire pump, \$10,000 for the construction document phase, and \$5,000 for the construction administration phase. They are billing for 100% of the design phase which is \$3,000 and half of the construction document phase which is \$5,000. Kevin Goff made a motion, seconded by Glenn Neilson, to pay Oak Park Architects a total of \$8,000; \$3,000 for the design phase and \$5,000 for construction documents, which leaves 50% complete and a balance of \$5,000 for the fire pump. The motion was approved by unanimous vote.

Other Business:

John Cloonan reported that the heat tape was installed at the Senior Center and Town Hall. The cost was \$5,000 for the Town Hall and another \$5,000 for the Senior Center.

Adjournment: Mr. Sangiovanni made a motion to adjourn which was seconded and approved by unanimous vote. The meeting adjourned at 8:12 p.m.

Respectfully submitted,
Christine Koren, Recording Secretary