

**MINUTES OF THE
PERMANENT BUILDING COMMISSION
February 3, 2011**

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

Also present were: First Selectman Tom Frenaye, School Business Administrator Ed Basile, Public Works Director, Jack Muska, Facilities Manager John Cloonan, Library Director, Jim McShane and Rick Jensen, High School Agri-Science Director.

Call to Order: Chairman Sangiovanni called the meeting to order at 7:00 p.m. on February 3, 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 January 6, 2010. The motion was approved by unanimous vote.

Agri-Science Large Animal Facility Project:

Mr. Sangiovanni said he hasn't heard anything from Mark Welch or whether the State Bureau of School Facilities (BSF) has finished its review of the project. Mr. Basile said BSF has until February 11th to complete its review. Over the last week, Mark Welch and the project engineers have been having discussions with the State DEP regarding potential impact of the stream crossing on the flood plain, disturbance of the wetlands and whether approval of the Army Corp of Engineers will be required. The stream crossing meets all of the Army Corp of Engineers guideline requirements, except for one. It must provide for a 50 year flood. The original stream crossing design consisting of three large culverts was expected to satisfy the flow for a 50 year flood. The BSF will not approve the project until the DEP approves the stream crossing.

Gerry Turbet, Town Engineer, asked Connecticut Water Co. to model the water distribution system that supplies the high school to compare the flow rate versus residual pressure characteristics at the high school for the existing distribution system and possible upgrades to 12" or 16" piping. The piping system from the center of town out to West Suffield actually consists of three different size pipes which are interconnected at various points. The computer model predicts 150 gpm less flow at 20 psi for the existing piping than measured at the high school in July 2010. This 150 gpm difference between the model and measurement is likely due to uncertainty in the resistance factors used in the model. To compensate for this difference, Gerry Turbet adjusted the predictions by added 150 gpm to the predictions at a residual pressure of 20 psi. The resulting predictions now indicate that the residual pressure at the required sprinkler system flow of 709 gpm would increase to 43.5 psi for a 12" pipe upgrade or 46.5 psi for a 16" pipe upgrade as compared to a residual pressure of 39 psi for the existing system. The predicted residual pressures for the upgrade piping are still slightly below the requirement of 50.3 psi set by the project engineers.

Mr. Sangiovanni indicated that he feels that the project engineers are setting an excessively high water flow requirement for the facility by requiring that the entire storage area of approximately 2,300 sq ft be sprinklered at 0.2 gpm per sq ft for a total flow of 460 gpm and a residual pressure of 50.3 psi. He said that as far as he knows for an ordinary hazard level group 2, which he believes is the proper rating for this facility, the requirement is for 0.2 gpm per sq ft for a design area of 1,500 sq

ft. for a total flow of only 300 gpm, which is 160 gpm less than the project engineers are requiring. A flow requirement of 250 gpm for hose connections is required for either option. He also indicated that the design areas and flow requirements specified for the main high school building are all less than what the project engineers are requiring for the storage area of this facility. If the design area and flow requirement for the storage area can be reduced as indicated, he believes it's possible that a fire pump may not be required.

Glenn Neilson said that he asked the State Fire Marshal to take a look at this and ask if we should have a 12" or 16" pipe. Mr. Sangiovanni said he would want to ask the project engineers to tell him that we absolutely have to sprinkle the entire storage room. Joe said he will meet with the building inspector and Gerry Turbet again to seek a solution that avoids a fire pump.

Jack Muska reported that the local review of the plans is being done by the Bureau of Schools and should be ready by next Friday. The State Traffic Commission report was sent, which was recorded on the land records. Once the STC receives proof of recording, they will send us the Certificate. That Certificate will allow us to obtain a building permit. As part of the Bid Package, we will need to get the prevailing wage data.

High School Civil Rights Compliance Audit:

Chris Laux is recommending that we wait to take any action to change the laboratory counter clearances because the knee clearance right now calls for 19" clearance but the Building Code will change in 2012 back to 17" clearance.

Bonding:

The Selectmen are considering bonding some capital projects. One of those projects is another attempt for a new library. The size of the library has been scaled back from 30,000 sq. ft. to less than 25,000 sq. ft. The objective is to get the total cost down to \$8 million or less. The Library Foundation will provide \$1.5 towards the \$8 million so the bonding will be \$6.5 million. The town is using Johnson Roberts Architects again to design this library. The Commission looked over the cost estimate. Mr. Torone inquired about the existing library and if we would continue to spend money on it. Mr. Goff asked if we can get \$8 million approved for a new building when we have an existing building which needs to be dealt with. Mr. Goff said we ran into a road block trying to get the last building approved by the Town. Mr. Sangiovanni said most people in Town didn't want to spend the money. Mr. Torone felt in order to get this project approved, we should give people a choice in the referendum. Renovate the existing library at \$3.5 million or build a new one for \$8 million. Pick one or the other. Mr. Goff said his recollection of the sentiment in the town was that a large group of people wanted to preserve the existing library's historic building. They made a point that the existing building should not go away and convinced a lot of people and the media. Mr. Frenaye said if we build a new building, we could lease the old building or sell the property. The question is do we put money into the existing building and end up with one that is actually smaller than what we have now and less functional; or, do we build a new library for several million more, but have twice the size. Mr. Neilson said the Town is running a fine line with the library. Most people do not have a problem with bonding for a Town Hall renovation, road repairs, and replacing fire trucks, however, the library is a sensitive issue. Mr. Frenaye said he would have preferred not to do this project this year. Mr. Neilson said there are a lot of people hurting financially and it's only going to get worse.

Mr. Sangiovanni said if the new building passes a town vote, the PBC is going to have to live up to the cost. V.J. Associates Consulting Firm did the cost estimate. The location of the new library, what to do with the old library and cost were all discussed. The cost estimate came in at \$8.4. Because they are working on a conceptual design, they are generally conservative. Stewart Roberts feels that there are a number of places that could be cut to bring the cost below the \$8 million.

The Commission continued to review the plans for some time. They will give the architect the revisions and have him get back to the Commission.

Invoices:

Johnson Roberts Associates for conceptual design for \$23,280.00 which is now 75% complete, through January 20th. Total amount due is \$17,460.00.

Cathie Ellithorpe made a motion, seconded by Gene Torone, to pay Johnson Roberts Associates, 75% of their fee for conceptual design for a total of \$17,460.00. All voting in favor with Mr. Neilson abstaining from voting. Motion carried.

Oak Park Invoice:

Oak Park is asking for 100% complete of the schematic design, design development and construction documents.

Gene Torone made a motion, seconded by Cathie Ellithorpe, to pay Oak Park Architects \$5,320.00 of the \$10,640.00 which he invoiced for the completion of the construction documents, the balance to be held until we have final approved documents from BSF. Discussion followed. Kevin Goff suggested to table this until the next meeting. Holding money back is the only option we have for him to do the final work. Joe Sangiovanni, Cathie Ellithorpe and Gene Torone voted in favor with Glenn Neilson, and Kevin Goff, voting opposed. Motion carried 3-2.

Eagle Rivet:

We paid out \$90,000 of the \$100,000 for the Spaulding Roof and now have a balance of \$10,000. We have the warranty, we have Firestone signed off, but we don't have in writing that he will fix the two defects that the building inspector found. It was said that he would fix this in the Spring and will notify the building inspector when he has this completed. Mr. Muska said he will have Eagle Rivet put it in writing that he will complete the defects in the Spring.

Glenn Neilson, made a motion, seconded by Kevin Goff, to pay an invoice for the remaining \$10,000 to Eagle Rivet for the Spaulding Roof, conditional upon Eagle Rivet providing a promissory note that they will come back and fix the two defects in the spring. The motion was approved by unanimous vote.

Correspondence:

Mr. Sangiovanni received and read an e-mail from Building Inspector, Ted Flanders. "He said that Chris Laux inspected the High School on Friday for ADA compliance. Chris will put together a report, but doubted if it would be ready for the PBC meeting tonight. The interesting development is that the new ADA Standard passed last summer will go into effect in 2012, which would change the required 19" knee space under counters to 17" which is mandated in the National Building Code which we currently have. Our hope is to get someone from SFU to look forward and lift this burden and not have to go to ACCE for this large ticket item until this issue is resolved. You may want to go ahead with some portion of the upgrade and hold off on the rest. He will contact the PBC upon his return from Florida."

Adjournment:

There being no further business, Kevin Goff made a motion, seconded by Glenn Neilson to adjourn. The motion was approved by unanimous vote. The meeting adjourned at 9:08 p.m.

Respectfully submitted,
Christine Koren, Recording Secretary