

Minutes of the Suffield Permanent Building Commission

Thursday, June 7, 2012

PBC Members Present

Joe Sangiovanni, Chairman
Glenn Neilson, Vice Chairman
Cathie Ellithorpe
Kevin Goff

Absent PBC Members

Gene Torone
Bill Gozzo

Also Present

John Cloonan – Director of Public Works
Ted Flanders – Building Official
Sandy Rubino – Haynes Construction
Mark Welch – Oak Park Architects
Ed Basile – Suffield Public Schools Business Manager
Rick Jensen – High School Agri-Science Director
Bob Lowell – High School Head Custodian

Call to order: The meeting was called to order at 7:01 p.m.

Public Comment: Mr. Bob Lowell expressed his concern about the placement of the solar panels on the High School Agri-Science Large Animal Facility. He believes that they are not being used for the optimum results due to the angle at which they are placed. He stated that the suggested angle in this area is 42 degrees latitude (+/- 15 degrees). He used a 70-degree angle when he installed them at his own home. Mr. Mark Welch from Oak Park Architects spoke with the manufacturer, and there are bracket clamps that will be installed. This installation will raise the solar panels more; however, the design of the building will not allow 40 degrees or more. Mr. Welch stated that the design intent was that the building was to be an educational tool, and the solar panels were an added energy-saving benefit. They were not pursuing a certain standard.

Correspondence: None

Approval of Minutes

- There are no minutes available at this time. Chairman Sangiovanni wrote to First Selectman McAnaney stating that the current situation is not working. No revisions of the meeting minutes have been received. Chairman Sangiovanni has not heard back yet from the First Selectman.

High School Agri-Science Large Animal Facility Project

- There was a detailed discussion with the PBC members and Mr. Mark Hastings (Oak Park Architects) and Sandy Rubino (Haynes Construction) regarding the progress of the High School Agri-Science Large Animal Facility.
- Ms. Rubino stated that the two outstanding items on the project are the epoxy floor and the added circular pump and cabinet unit heater – hot water connection.
 - The flooring testing is coming back as higher than 75% (which is what the original primer covers). There is another primer (MVP) that will go higher than 99% which is applied in two applications, has a ten-year warranty, and costs \$10,000.00. Haynes specified the standard primer, and no one knows for certain why the moisture reading is so high.
 - The moisture tests were done on March 20, 2012 and April 18, 2012. The same testing instrument was used both times. The testing was done with a protometer

both times. The Wagner test is supposedly a better test, so they would like another test done with a new testing company to see if there is a difference in the results. They need 75% or lower in order to use the cheaper primer.

- Mr. Flanders raised some concerns – are the unit heaters OK to put potable water through? What happens with the stagnant water in the fall, after it has been off all summer? He had safety concerns. Kohler Ronan said it is OK and there is a ten-year warranty on the tank. Mr. Flanders is awaiting a reply from John Tigh regarding its safety.
- Mr. Welch will get a price for getting a separate heat exchanger for a coil.
- Mr. Welch has not completed a punch list yet – the floor is not done, which leads to other items not being completed yet as well.
- The floor should take about two weeks to complete, once they begin.
- There was a discussion of the punch list items that the PBC members came up with on their March 31, 2012 walk-through of the building and the corrections that have been made so far.
 - The fire control was replaced – it had concrete all over it.
 - No flashing over or under windows or doors – wood siding – Mr. Welch stated that the waterproofing layer is in there. A waterproofing barrier was provided. The waterproofing membrane was sprayed on the CMU and beam and caulking has been put in.
 - The brick grouting was messy and ineffective. Ms. Rubino stated that they went back and removed and redid many areas. The color has been changed – the pink/red hue is gone.
 - The rear upper window is not bowing out anymore – it was fixed.
 - The large metal doors with large, metal, galvanized frames have multiple burn holes through them at the top and where the track is bolted on. Someone made an attempt just to paint over them.
 - One door jam in the back does not come out beyond the wood. Mr. Welch said they are going to extend the jam to bring it out. Mrs. Ellithorpe pointed out that they were detailed in the drawings (detailed in as opposed to out) and Mr. Welch said he would go back and look at them.
 - One of the overhead door safeties did not work. All were checked and fixed.
 - The pipe penetrations through the walls have been done.
 - The bolts have been put into the masonry wall – near the roof beam.
 - There is concern that the vapor barrier faces up, and now it is captivated between the floor and the foundation. It should face down (as the drawings show). They do not know why it was installed like that. Part of the floor prep should indicate how that will be fixed as well as the spots where the floor meets the wall. The epoxy flooring company will be giving the procedure since they are going to do the work.
 - Numerous cracks in bricks – the brick company has been contacted by Ms. Rubino – Chairman Sangiovanni would like a letter from the president of the company or some type of warranty that covers the bricks and the labor.
 - The joints on the front of the building are sloppy – Mr. Welch said that they have made some adjustments.
 - Mr. Welch stated that the gap at the bottom of the wall is intentional. There is green mortar net behind it to prevent bees. It is located at the right side of the entrance. The PBC members would like to know if there is a way to disguise it.
 - Will the thermostats on the large unit heaters hanging from the ceiling be moved? Ms. Rubino is still getting documentation on that. She will be checking to see whether or not the specs called for unit mounted or not.
 - All doors need to be checked – the channel angles are too short.
 - Brush seal will be installed at the top of all the doors.
 - The three roll-up doors – they are putting caulk on the inside channels. Mr. Flanders said the problem was on the outside. Mr. Welch will look into this issue.

- There was a discussion about the generator and the fire pump. Mr. Flanders would like to see the calculations from the engineer (What is on?/What is off?). Mr. Welch will e-mail Mr. Flanders with what power is shunted.
- There is an issue with the detail at the bottom of the wood on the right of the storefront.
- The metal sheeting of the front roof edge is not straight and there is concern about it buckling in the sunlight.
- There was messy caulking in the expansion joints, but that has been improved.
- The aluminum sill plates at the base of the people doors should be notched.
- Screws need to be reset.
- The bathroom doors have been adjusted and are now easier to open.
- The holes behind the transformers in the mechanical room have been blocked.
- The leaky circulator pump has been fixed.
- The horizontal metal brace that connects the storefront overhead into the building was welded, but was never finished.
- There was a discussion about a metal guard and ADA regulations.
- In the back of the building above the rear doors, there should have been fretted glass in some of the panels – all glazing should be consistent.
- There were only two screws on many of the door arms; the hardware person has been working on correcting that.
- The painting on the galvanized beam has been done.
- The vestibules must be enclosed due to the square footage of the building. (There was a discussion about the “ceiling” design.)
- Mr. Welch discussed and explained some of the change orders.
- The list of names for the plaque is still being finalized.
- Mr. Neilson made a motion (seconded by Mrs. Ellithorpe) to table Suffield Agri-Science Large Animal Facility change order #13 for photo eyes and motor hood covers from Haynes Construction until the PBC receives more detail on the electrical scope from the architect. **Motion did not pass.**
- Mrs. Ellithorpe made a motion (seconded by Mr. Goff) to approve Suffield Agri-Science Large Animal Facility change order 12R for revised alternate exhaust hood in the amount of \$1,882.70. **Approved unanimously.**
- Mrs. Ellithorpe made a motion (seconded by Mr. Goff) to approve the Suffield Agri-Science Large Animal Facility change order 10R for the padding out of the CMU with the overhead doors and installation of caulk in the amount of \$3,928.32. **3 for/1 against (Mr. Neilson opposed) Motion passed.**

High School Fire Pump Project

- The scheduled delivery date for the fire pump has been delayed until June 25, 2012.

Town Hall Renovation Project

- The contract from Fletcher Thompson for the Town Hall Renovation Project has been approved.
- The PBC members would like to schedule a meeting with Ms. Angela Cahill (from Fletcher Thompson) to discuss the project and sign the contract.

Invoices

- 1.) Chairman Sangiovanni made a motion (seconded by Mrs. Ellithorpe) to approve IMTL invoice #0606-D in the amount of \$280.00 for asphalt testing at the Suffield Agri-Science Large Animal Facility. **Approved unanimously.**
- 2.) Chairman Sangiovanni made a motion (seconded by Mrs. Ellithorpe) to approve Oak Park Architects' May invoice in the amount of \$3,800.00 for construction phase for the Suffield Agri-Science Large Animal Facility. **Approved unanimously.**
- 3.) Chairman Sangiovanni made a motion (seconded by Mrs. Ellithorpe) to approve Oak Park Architects' June invoice in the amount of \$3,800.00 for construction phase for the Suffield Agri-Science Large Animal Facility. **Approved unanimously.**

- 4.) Chairman Sangiovanni made a motion (seconded by Mrs. Ellithorpe) to approve Oak Park Architects' May invoice in the amount of \$125.00 for construction phase for the fire pump. **Approved unanimously.**

Kent Memorial Library Roof Replacement and Interior Renovations

- There was a discussion about the possible grant for the project. Mr. McMahon stated that there is a better chance at receiving the grant if the project is at the ADA design development stage (\$38,000 - \$42,000). The Board of Finance needs to make their decision before the project can move to the next phase.
- There was some discussion about the PBC's budget.
- An architectural and engineering firm needs to be hired to complete the design phase of this project including: electrical, HVAC, windows, and the exterior renovation of the granite.
- Chairman Sangiovanni would like Mr. Torone and Mrs. Ellithorpe to modify the Town Hall Renovation Project RFP to fit the Kent Memorial Library Project. They should begin by making a list of what is different with the library building.

Other Business

- None

Schedule Next Meeting

- The next meeting of the Suffield Permanent Building Commission will be on Thursday, June 21, 2012.

Adjourn

- There was a motion made and seconded to adjourn at 10:15 PM.

Submitted by
Kelly Hawkins

Joseph J. Sangiovanni, Chairman

Chairman Signature