

**PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE**  
**Tuesday, September 9, 2008 – 5:00 pm**  
**Library, Second Floor, Southington High School**  
**720 Pleasant Street, Southington, CT 06489**

**MINUTES**

Chairman Roger Jones, Sr., called the meeting to order at 5:00 o'clock p.m. with the following in attendance:

Severino Bovino, Gary Saucier David Derynoski\* and Ralph Warner

Ex-Officio Members: Fred Cox, Board of Education

Tom DiMauro, Newfield Construction Co., Construction Manager

Absent: Jerry Belanger and John Moise

(\*Arrived with meeting in progress.)

**Re: PLANTSVILLE SCHOOL**

**Architect Report – Curt Krushinsky from Fletcher - Thompson**

Mr. Krushinsky reported that they have been working with Newfield on a number of prebid responses. Three addendums have been issued. The last one was sent out this morning. The bids are due Friday at 11:00 am – bid opening in the Town Council Chambers of the Town Hall.. We are responding to them as quickly as possible when they come in.

Discussion.

The old schoolhouse on the front lawn was discovered in an effort to determine what the sub base material was under the paved area. We have it pinpointed as to size and location.

**Construction Manager Report**

Mr. DiMauro began by explaining what they found at the east end of the lot – the old 1900's building. (Passed around pictures) The slab is only about 20" down and anything on top of it is rubble. The test came back the roofing materials in the rubble were hot for asbestos. Explained.

There is vinyl asbestos tile on parts of the slab. We don't know how much. The plan for the removal of that is we would put another bid package out called: Foundation

Remediation Bid Package. That'll be to remove the hazardous material and take the slab off. We have to clean it off. Documents are being prepared. The rubble has to be removed as hazardous material.

Discussion.

The other component is Lourerio Engineering got involved because there as some items that they couldn't test, ie: cinders under the boiler and under the slab. We're waiting for the test results to know if those are hazardous materials or not.

Discussion.

Containment is required with the vinyl asbestos tile. The brick has to be separated.

Discussion.

Mr. DiMauro said there was evidence there might've been an old outhouse there. That shouldn't cause a problem.

Discussion.

Mr. DiMauro went over the Pre-Construction Schedule Milestone Dates Phase 1 and 2 which he passed around. He noted the bids should be returned on Friday the 12<sup>th</sup>. If the budget is okay, we'll keep going forward. We'll apply for the building permit and we expect that to be complete by the end of the month. We hope to start construction around the first week in October.

Discussion.

Mr. DiMauro has been working with Emilia Portelinha on the soft cost items. I have something from CL&P I'd like to get approved tonight to bring the service in and that's around \$6,000. Soft costs have changed and we've been talking with Emilia about bonding costs. On bid day, I'll have the numbers nailed down so we know the real number. The only missing link should be the hazardous materials.

Discussion.

Sewer and water connections were discussed. We've been doing work on the parking areas.

Mositure testing has been done on the lower level and on the existing slab they're high. In the base bid we added moisture mitigation for the lower level slab.

Discussion.

## **Reports of Sub-Committees**

None to report.

## Report of BOE Representative

None to report.

## Public Comment or Communications

Mr. DiMauro wanted to know if the committee wanted a job sign. There is no legal requirement and the Chair advised Mr. DiMauro to take it out and get a credit for it. Discussion.

## Invoices

<u>Vendor</u>	<u>Invoice No.</u>	<u>Amount</u>
1. Crest Graphics	30-663216	2,620.16

Mr. Saucier made a motion to approve. Mr. Bovino seconded. Motion passed unanimously on a voice vote.

2. Crest Graphics	30-658708	\$2.67
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Mr. Saucier made a motion to approve. Mr. Bovino seconded. Motion passed unanimously on a voice vote.

3. Crest Graphis	30-658316	\$176.80
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Mr. Saucier made a motion to approve. Mr. Warner seconded. Motion passed unanimously on a voice vote.

4. Crest Graphics	30-656831	\$2,226.44
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Mr. Saucier made a motion to approve. Mr. Warner seconded. Motion passed unanimously on a voice vote.

5. Crest Graphis	30-656795	\$65.85
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Mr. Saucier made a motion to approve. Mr. Warner seconded. Motion passed unanimously on a voice vote.

6. Crest Graphics	30-657232	\$213.36 (CREDIT)
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Mr. Saucier made a motion to accept the credit.. Mr. Bovino seconded. Motion passed unanimously on a voice vote.

7. Crest Graphics 30-656878 \$131.31

Mr. Saucier made a motion to approve. Mr. Bovino seconded. Motion passed unanimously on a voice vote.

8. Crest Graphics 30-656166 \$19.68

Mr. Saucier made a motion to approve. Mr. Bovino seconded. Motion passed unanimously on a voice vote.

9. Crest Graphics 30-658027 \$10.67 (CREDIT)

Mr. Saucier made a motion to accept the credit.. Mr. Warner seconded. Motion passed unanimously on a voice vote.

10. Amy Bogush 80608 \$80.74

Mr. Saucier made a motion to approve. Mr. Warner seconded. Motion passed unanimously on a voice vote.

11. Henry Mega Independent Plan Review \$2,900.00

Mr. Saucier made a motion to approve. Mr. Warner seconded. Motion passed unanimously on a voice vote.

12. Town of Southington Building Department \$2,430.00  
(State permit fee portion that cannot be waived)

Mr. Saucier made a motion to approve. Mr. Warner seconded. Motion passed unanimously on a voice vote.

13. CL&P Temporary power \$510.99

Mr. Saucier made motion to approve. Mr. Warner seconded. Motion passed unanimously on a voice vote.

14. CL&P Permanent power \$5,972.92

Mr. Saucier made a motion to approve. Mr. Warner seconded. Motion passed unanimously on a voice vote.

**Other Business**

Discussion of small invoice approval under \$10,000 to be approved by the Construction Manager and then he would just give a report. It does expedite the meeting and gets people paid. It must be cleared through the Chair.

Mr. DiMauro brought up an invoice from the Trade Contractor on site, demolition work. LVI Services. It's in the amount of \$76,522.74. That's been reviewed by Fletcher Thompson and Newfield. That represents about 17 percent of their total contract. They're way ahead.

Discussion.

Mr. Saucier made a motion to approve. Mr. Warner seconded. Motion passed unanimously on a voice vote.

Mr. Krushinsky brought up the furniture for Plantsville. It's necessary to address any issues now for the coordination of electrical data. We're working to provide all information now so we are all set with electrical outlet locations.

Discussion.

**Executive Session, if needed**

(No further business, this portion of the meeting was adjourned at 5:40 o'clock, p.m.)

**\*Mr. Krushinsky left the meeting.**

**Re: SOUTHEND SCHOOL****Architect Report – Mike Sorano and Brian Solywoda from Friar Associates, Inc.**

Mr. Sorano reported they have the approval from the State Department of Education on Friday. We're all set with that. Three days to spec.

Drawings were delivered to Newfield today. We did a final review and coordination of the specs. We went through notes on allowances and things like that. I have about an hour of quick little fix ups tomorrow and then deliver the specifications. The entire bid package will be ready to go out tomorrow.

Bid Opening: October 10,2008.

Mr. Sorano passed around a chart regarding flow of information during the project.. It was pointed out this is RFI's, submittals and any flow of information that's coming.

Extensive discussion.

**Construction Manager Report**

Mr. DiMauro passed out a schedule of dates. The contractor bid period starts on September 11. I'm going to allow a little over three weeks for the bid and maybe extend it, so we are showing a October 10 bid date. We apply for the permit a few days after the bid documents to the building department can start looking at it. We've allowed just about a week for contractor evaluation. We expect to start construction the first week in November, the 4<sup>th</sup>. Fourteen months out, January of 2010.

Demolition of the existing building and doing the parking lot work was discussed. We never got a confirmation from the Board of Education when we can start the demolition and that needs to be reflected in the documents. When are they willing to move?

After extensive discussion, Mr. Cox said he would talk with the Superintendent and the Board of Education to get directive on the moving process and report back to the committee. Mr. Cox indicated he would like to have a schedule backing up from August 15<sup>th</sup>, where we feel we would be in the process so I can show them something in black and white to show them Mr. DiMauro will get that information to Mr. Cox..

**Reports of Sub-Committees**

None to report.

### **Report of BOE Representative**

None to report.

### **Public Comment or Communications**

A resident asked a question about the playscape for the kids at South End but realized the committee was not at that point, yet.

### **Invoices**

<u>Vendor</u>	<u>Invoice No.</u>	<u>Amount</u>
Amy Bogush	80608 – South End	\$80.74

Mr. Saucier made a motion to approve. Mr. Waner seconded. Motion passed unanimously on a voice vote.

### **Other Business**

None to report.

### **Executive Session, if needed**

(No further business, this portion of the meeting was adjourned at 6:00 p.m.)

\* **Mr. Sorano and Mr. Solywoda left the meeting.**

**THE CARL M. SMALL REGIONAL VOCATIONAL AGRICUTLURE CENTER**  
**Building Committee**  
will meet

Tuesday, September 9, 2008, immediately following  
The PSES Building Committee meeting which begins at 5:00 pm.  
Library, Second Floor, Southington High School, 720 Pleasant Street, Southington, CT

MINUTES

Chairman Roger Jones, Sr., called the meeting to order at 6:00 o'clock p.m. with the following in attendance:

Severino Bovino, Gary Saucier David Derynoski\* and Ralph Warner

Ex-Officio Members: Fred Cox, Board of Education

Tom DiMauro, Newfield Construction Co., Construction Manager

Absent: Jerry Belanger and John Moise

(\*Arrived with meeting in progress.)

**To address any outstanding issues regarding the VoAg building project including, but not limited to acceptance of Minutes and invoices.**

(1) Mr. DiMauro reported on the chillers. LMG came out and said the heat exchanger was dirty and needed to be cleaned. They are working up a price and I haven't gotten it, yet. But Mr. DiMauro said he felt we should go forward and clean the exchanger and the diffuser. That may take care of it.

Discussion.

(2) Flashing work was completed at the front windows. I don't have the revised invoice, yet.

(3) Mr. Cox reported on the cocoa mat in the front lobby. He had a call that it was stinking to high heaven. We had that driving rain on Saturday and we get water under the mat. When I got there today, it was dry and I didn't pick up an odor, but I guess it stunk over the weekend.

Alternatives to the cocoa mat were discussed which would allow for the water to evaporate into the air and be gone.

Discussion.



Bottom line is there is still water getting into the vestibule.  
Extensive discussion.

(4) Radon mitigation is done. They'll do testing results in the next week or so No invoice available on that.

(5) Regarding the roof, there was some concern they didn't change what they said they were going to change and they picked up some tabs and banged the nails in. We did have GAF come out and complete the roof replacement.

Mr. Cox added it was reported we had roofing nails popping right through the shingle table. They came out here at the town's request and only found a couple of loose nails that were left after construction. Mr. Cox said he went and looked at it with someone from the high school and on the front lower roofline above the science lab, there had to be 30 to 40 nail pops on that small shed roof. They were directed to come and replace the shingles and they were seen several portions from the siding down but then they were seen picking them up and hammering down the nails.

Extensive discussion.

They did the top six courses but the bottom twelve, they never touched. Mr. Cox reiterated he saw nail pops all over. The pressure on the gun wasn't set properly which causes the nails to pop, it was reported.

Discussion.

The idea is to have the manufacturer put pressure on the installer. The lower roofs and upper roofs need to be inspected. New Britain Roofing is working for Saracen. Mr. Cox said we need to have a report that someone went and checked it out and it's good, bad or indifferent. If we have no response, we need to get the Town Attorney's Office involved.

Discussion.

(6) Regarding the sidewalk, the Bureau of School Facilities, Mr. Cox stated he checked with them and they'll replace the sidewalk which is collecting ice and snow at the front entrance. The demolition of the existing sidewalk and the replacement of the concrete is not reimbursable. But any new additional work --- they'll pay for it once. If we're putting coils and doing the electrical work to get it to that point, then that will be reimbursable at our rate.

Extensive discussion.

Mr. Cox said a small trench drain and then a heated sidewalk will solve both problems.

Extensive discussion.

Alternatives for snow and ice melt on the sidewalk were discussed and more investigation will be done on that.

Mr. DiMauro will get some estimates and information on heating the sidewalk.

(Mr. Derynoski entered the meeting.)

### **Invoices**

<u>Vendor</u>	<u>Invoice No.</u>	<u>Amount</u>
Amy Bogush	8062008South End	\$80.74

Mr. Saucier made a motion to approve. Mr. Bovino seconded. Motion passed unanimously on a voice vote.

Evergreen Nursery	39290	\$160.00
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Mr. Saucier made a motion to approve. Mr. Bovino seconded. Motion passed unanimously on a voice vote.

DuMichelle Paper	722838	\$5,365.00
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Mr. Saucier made a motion to approve. Mr. Derynoski seconded. Motion passed unanimously on a voice vote.

City True Value Hardware	3108	\$8,363.00
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Mr. Saucier made a motion to approve. Mr. Derynoski seconded. Motion passed unanimously on a voice vote.

Rovick, Inc.	S2411953	\$4,784.69
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Mr. Saucier made a motion to approve. Mr. Bovino seconded. Motion passed unanimously on a voice vote.

No further business to come before the committee, the meeting was adjourned at 6:45 o'clock, p.m.