

TOWN OF SOUTHTON
PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE
Minutes of Meeting of December 19, 2007

A meeting of the Plantsville and South End Schools building committee was held on Wednesday, December 19, 2007, at the John V. Pyne Center, 240 Main Street, Southington, CT

Attendance:

Present: Jerry Belanger, Severino Bovino, John Moise, Gary Saucier, and Ralph Warner, Jr.

Also Present: Fred Cox, BOE; Tom DiMauro & Miles Conway, Newfield Construction; Curt Krushinsky, Fletcher Thompson; Michael Sorano, Bethany Mauri, & Luke McCoy, Friar Associates

Absent/excused: Chairman Roger C. Jones, Sr., David Derynoski

Call to Order: Mr. Saucier called the meeting to order at 7:00 pm

Minutes: After review motion made (Belanger—Moise) to approve the minutes from the meeting held December 5, 2007 as presented; motion carried unanimously.

South End School

Friar Associates/Architect's Report:

Mr. Sorano explained his team has been coordinating the Ed spec, floor plan, and input received at administration meetings. The result is the schematic proposal for the floor plan for SE school. The schematic proposal package was distributed (file). Mr. Sorano explained the site plan section -- specifically how issues such as traffic patterns, not having kids cross traffic, and the location of delivery area were changed. The flow reconfigured the entire floor plan. Specifics of the flow of students was further explained. The administration now has fuller view of the school entrance and the kindergarten wing was swapped with Gr. 1-4 wing. Furthermore, art and media are in the central court, the nurse is centrally located, as are the cafetorium and gymnasium. For off-hours use of the gymnasium the administration can decide to send public around the back or through the front door – doors can be installed to restrict access to classroom areas. An elevator is not included – Friar will be sure it is added.

Mr. Bovino asked questions regarding the site specifically the locations of potential future expansion. Discussion on the pros and cons of available areas took place. The borings will be complete first week in January. Proposed grading has not been looked at yet due to the work being done on the floor plan adjustments. Mr. Cox had a high level of involvement in the adjustment of the floor plan. The number of curb cuts was discussed. The parking space count was also discussed – currently proposed are 60-ish for staff, 90-ish total. Friar used the cafetorium capacity to determine number. Extra parking areas also exist.

Mr. Sorano continued through the schematic proposal package. This design now has the desired cafetorium. The square footage of 42,742 was considered. Mr. Sorano explained the room locations, adjacencies, and square footages. Staff bathrooms were discussed, including number and location. Adding crawl space under the kitchen area was considered. The shape of the building discussed – the curved wall specifically addressed. There is a question of whether it is an economical way to enclose the area – the team will closely track costs to monitor if the curve adds to the cost. Point of visual interest considered.

Mr. Sorano explained the rest of document is an update on the MEP systems. He reviewed this with the Committee. The fire protection system discussed. There are no plans to use glycol, but Mr. Sorano will confirm with the MEP engineer. Insulating the unit was discussed. Yankee Gas has been contacted regarding getting gas into the building. We will need to give them estimated building loads and they will make an offer. At South End Road there is a gas main. In early January Friar will give them the load information. Mr. Cox's negotiations with Yankee gas were discussed. The de-nitrification plant addition might want to be included. The MEP proposals are suggestions and are not locking into anything at this point.

The LEED program and green initiatives were discussed. Friar will bring the engineers to a meeting. He explained this is a first schematic to react to – the first pass at what the engineers are thinking. A meeting with the MEP sub committee will be set up via email. Mr. Saucier will distribute some LEED/green initiatives information to the Committee. Mr. DiMauro suggested LEED might be cost prohibitive. Mr. Cox explained rebates in past elementary projects and VoAg. "Prescriptive" versus "from the start" involvement of CL&P was discussed, as was the cost involved with them as a consultant. Mr. Cox has left messages for CL&P twice and will continue to follow-up.

Three-dimensional renderings were provided to the Committee. Mr. Sorano explained the standardized details and plans are started. Mr. Cox will review with his crew what works and what should be avoided.

Construction Manager's Report:

Mr. DiMauro distributed and reviewed the pre-construction schedule (file). He reviewed the added activities. Tonight is shown as approval of schematic design. Friar officially will wait to move to DD until approval. The Committee unsatisfied the borings report is not yet returned. Timing discussed. Approving the schematic discussed. While awaiting the borings results, Friar will continue to move ahead with the plan, at their risk. Mr. Sorano agreed we would still be able to meet the March 26 date if the report shows acceptable borings. If a problem with borings comes to light, Friar will notify the Committee immediately.

Mr. DiMauro continued to review changes and additions to the schedule. The BSF Prep meeting is scheduled for 1/14 at 1 p.m. The HazMat survey from Industrial Health was added. Also added the inland/wetlands map amendment that is needed and could be started immediately. Maps will be submitted by the end of next week.

Submission times and approval dates were discussed for inland/wetlands and the flood management certificate from DEP. Mr. DiMauro noted the flood certificate is a key activity and could delay the project. The State Traffic Commission Determination was discussed. Mr. Bovino explained how the town operates regarding the traffic and parking issue. Friar will provide a letter indicating someone qualified has looked at layout, traffic, parking. Mr. Sorano will call Tony. Friar will be going to state traffic commission the state then determines if a study is required.

Mr. DiMauro noted added building permit activities. Asbestos work added a month to the demolition. Now 17 months total for the project is projected. This schedule will be distributed to the BOE tomorrow.

Industrial Health and Safety (IH&S) proposals distributed (file) –

- 1) Lead paint evaluation -- \$7,550 cost. The committee reviewed the proposal and discussion took place. Discussion took place on the start date, specifics of testing, and repairs of the sample sites. Mr. DiMauro and Mr. Cox will discuss with IH&S the repair issue with special consideration of the roof. Motion made (Warner—Moise) to approve the IH&S proposal for lead paint evaluation at a cost of \$7,550; motion carried unanimously.

- 2) IH&S for asbestos -- \$6,730 cost. The committee reviewed the proposal and discussion took place. Proposal includes survey, preparation of documents, and work up to submission to the state. Monitoring during demolition and abatement will require another proposal. Discussion of the vendor took place, as did the process of hiring and whether this needs to go to bid. Mr. Cox explained he was asked who the school district uses. The town's threshold for requiring bids has not been met. Mr. Sorano asked it be noted the proposal should be corrected to reflect if repairs are needed, the charges are not passed onto Friar, but rather onto the owners. Motion made (Warner—Moise) to approve the IH&S proposal for asbestos in the amount of \$6,730; motion carried unanimously.

Mr. DiMauro then distributed and explained the schematic design estimate (file). Newfield is recommending a 5% construction contingency. Also, because of the stage of the drawings there is a design contingency of 10%. An escalation contingency of 4% is also included. Overall costs at this stage are

Construction \$15,073,901
Soft \$2,378,900
Total \$17,452,801
Over budget by \$765,409

Discussion followed. Mr. Bovino stated with the CM involved this early on he thought we should be coming in on time and in budget. Mr. DiMauro explained the process stating this schematic design budget is tool used to bring the project in on time and on budget.

Mr. Conway, senior estimator for Newfield, was introduced. He then reviewed with the Committee the line items in the construction estimate. Mr. Conway pointed out the

numbers are based on last set of drawings and now the floor and site plan have changed. In his view, the new roof renderings will have a very substantial reduction in price. Discussion continued. It was noted winter conditions for the second winter are included. How to structure temporary heat and who pays were considered. Again, regarding the roof, going to an asphalt shingle roof, without the spiral, can reduce cost by \$500-600,000 cost and Friar did that. The DD phase budget will be much tighter.

The Committee requested advanced copies of anything requiring approval. Mr. DiMauro will make every effort to get budgets and items requiring approval to the Committee in advance.

Change Proposals: none

Reports of Sub-Committees:

Site & Architectural: none

MEP & Special Systems: Mr. Belanger spoke to CT Innovations. They offered to come and speak to the Committee.

Finishes & FF&E: none

Report of BOE Representative: none

Public Comment or Communications: none

Invoices:

Recording Secretary: Motion (Saucier—Warner) to pay Aimee Cotton Bogush in the amount of \$80.74 for the South End portion of the 12/5/07 meeting; motion carried unanimously.

Other Business: none

Executive Session: none

Plantsville Elementary School

Fletcher-Thompson/Architect's Report:

Mr. Krushinsky reviewed the updated conceptual plan, site plans, and exterior east (front) elevation (file). The borings report was emailed to members of the Committee. The reports are favorable. Discussed fill material. Mr. Bovino asked if we have to remove 3 feet of existing fill would it be better to drop the floor elevations? Mr. Krushinsky will investigate. Discussion took place. Fill may be able to remain – will find out as time goes on. It was clarified a curtain drain is protecting the slab. A potential walkout basement area if a problem with the fill arises was considered.

Traffic flow and parking were explained. Mr. Cox noted dismissal can be controlled by the administration, but arrival cannot. He stressed the need to separate the parents and the busses. Mr. Krushinsky presented option B that isolates parent drop off from busses. Discussion followed. The pros and cons of having the 'busses only' through West Main

and the ‘parents only’ through Church were considered. A nearby property in foreclosure was discussed. Mr. Krushinsky will look at it and draw it up to see how it would impact the project. Discussion followed. It is the Committee’s consensus the traffic/parking needs more work. Mr. Krushinsky explained the overflow area – which if striped can provide 45 spaces. Mr. Cox reminded it would need to be properly lit from the building. Other options discussed at length. Mr. Krushinsky will have his team further investigate the ‘busses only’ through West Main – ‘parents only’ through Church idea and look into getting more parking spaces out of the front driveway area. Mr. Cox stressed the separation of parents and busses is called for in the Ed specs.

Mr. Krushinsky presented the floor plan and the issues were discussed. Mr. Cox noted the nurse’s office should be connected to the main office. In addition, he pointed out the music room is not near the stage (platform) as required by the Ed specs. Much discussion of options took place. Nurse, guidance, administration all in one chunk is the ideal. Options further discussed. Fletcher/Thompson will go back to proposed plan B for that area of the building. Visual arts/performing arts swapping with Media center was considered. Mr. Cox reminded the Committee the computer lab and media center must be in the same room. The main goal is to move music closer to the platform while possibly putting nurse back in with the administration. Moving the media center is another issue. Discussion on why media was placed in the front took place. Mr. Cox will go over the plan room by room with Fletcher/Thompson. Briefly discussed tomorrow night’s presentation to the BOE.

Mr. Krushinsky presented a quick review of the elevation study. Roof pitches were discussed. The Committee would like to see proposal for pitched roof over the arts, 4th and 5th grades, and behind the gym. Further discussion followed. Mr. Krushinsky will further investigate.

The ‘Lula’ lift, elevators and stairs were discussed. Mr. Cox suggested changing the Lula to an actual elevator and bring it all the way down to the lower level. Mr. Krushinsky will investigate. A second elevator was also discussed.

Mr. Krushinsky recapped his issues for follow up as:

- Music has to be adjacent to the platform
- Consideration of Music/Art swapping with Media
- Sloped roofs on new addition with limited flat areas, materials to use
- Solutions for the driveway in front, isolating busses from parents/students, maximizing parking, and investigating curb cuts.
- Look into possible space under the addition

Construction Manager’s Report:

Mr. DiMauro presented a proposal from IH&S for lead paint evaluation. This is essentially the same scenario as with South End School -- \$7,550 cost. Motion made (Warner—Belanger) to approve the IH&S proposal for lead paint evaluation at a cost of \$7,550; motion carried unanimously.

Mr. DiMauro then distributed the pre-construction schedule milestone dates and reviewed changes and important items. Submissions and approvals were also noted. The Prep meeting is on 1/14. Building permit application was added. Mr. Bovino recommended seeing building department officials before the meeting. The construction duration is at 14-month construction duration. Discussion took place. Temporary heat for this project is required for 2 years. Heating the year after demolition was discussed specifically in regard to the roof. A question of whether general trades need to maintain the building temperature for the roof exists. Mr. DiMauro will think about the issue more and come back to the Committee.

Briefly discussed issues regarding moving children out. The BOE is to discuss this at their upcoming meeting.

Change Proposals: none

Reports of Sub-Committees:

Site & Architectural: none

MEP & Special Systems: none

Finishes & FF&E: none

Report of BOE Representative: none

Public Comment or Communications: none

Invoices:

Recording Secretary: Motion (Belanger—Moise) to pay Aimee Cotton Bogush in the amount of \$80.74 for the Plantsville portion of the 12/5/07 meeting; motion carried unanimously.

Other Business: none

Executive Session: none

Adjournment: There being no further business, motion was made (Moise—Belanger) to adjourn; motion carried unanimously. Meeting was adjourned at 10:17 pm.

Respectfully submitted,

Aimee Cotton Bogush
Recording Secretary

Next meeting:

Wednesday, January 2 at 7p.m. at the Pyne Center
(F/T Associates @ 7 p.m., Friar @ 8 p.m.)