

TOWN OF SOUTHTON
PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE
Minutes of Meeting of April 2, 2008

A meeting of the Plantsville and South End Schools building committee was held on Wednesday, April 2, 2008, at the John V. Pyne Center, 240 Main Street, Southington, CT

Attendance:

Present: Chairman Roger C. Jones, Sr., Jerry Belanger (arr. 7:20pm), Severino Bovino, Gary Saucier, and Ralph Warner, Jr.

Also Present: Fred Cox, BOE; Tom DiMauro, Newfield Construction; Curt Krushinsky, Fletcher Thompson, Joe Simeone; & Lauren Grabinsky, CES

Absent/excused: David Derynoski, John Moise

Call to Order: Chairman Jones called the meeting to order at 7:15 pm

Minutes: Motion made (Warner—Saucier) to approve the February 6, 2008 and March 19, 2008 minutes as presented: motion carried unanimously.

Plantsville Elementary School

Fletcher-Thompson/Architect's Report:

Mr. Krushinsky and his team reviewed the floor plan, site plan, and elevations with the Committee. The vestibule is code compliant. The kitchen layout is being worked out. Discussion took place on the storage area off kitchen, handicapped access to the platform, and details of the vestibule. The current stairs may be left and covered in rubber. The main office suite has been greatly enlarged. The first and second grades were moved into the addition to accommodate the need for bathrooms in the classrooms. The area of rescue assistance and requirement of a wall in the elevator/stair area were noted. After hours use of gym can be isolated from the rest of the school. The plan maintains a 90-degree angle. Lower level egress was discussed, as were sprinklers in the crawl space. Further investigation on the sprinklers will be done and F/T will report back.

Site plans are being presented to inland/wetlands tomorrow night. The Fire Marshal has reviewed them regarding striping and access. Mr. Bovino recommends asking inland/wetlands to vote on sight to save some time. The special use permit meeting is 4/15. Memorial trees, bench, and time capsule will be noted and addressed accordingly. The Committee asked questions regarding the site and Mr. Krushinsky responded.

Elevations were presented to the Committee. Materials samples will be brought in for the Committee to review. Height of gym meets zoning regulations. Roofing pitch and materials were discussed. F/T will further investigate roofing materials. Windows are operable with screens. Roof specs were discussed further regarding PVC vs. built up. Mr. Jones will also investigate and report back. Mr. Cox would like to see the roof be built up, as are others in the district. Mr. Cox would like it on the record the roof at

North Center (installed 1988) has been no problem, but the auditorium at the high school (installed 1989) has been horrible.

Some masonry restoration on the building will be needed. Lettering will need to be re-adhered. Matching of brick discussed. Mr. Krushinsky will bring the brick samples to the building and see what works best. Pressuring old brick areas and waterproofing them was discussed. Windowsills will be re-pointed, and if cleaned and sealed should be good for 20 years.

Crawl space dampness was discussed. Mr. Cox explained how the dehumidifiers are currently used. There will be treatment for radon in crawl space and under slabs and then ventilating the crawl spaces to the outside. Discussion continued. Mr. Grabinsky will investigate heating the space. F/T is expecting comments back on 4/11 from the state regarding demo drawings for phase I.

Mr. Grabinsky reviewed the mechanical plans with the committee and responded to questions. Gas fired boilers and water heaters were discussed. Mr. Grabinsky will investigate options for the hot water heaters. Necessity of a 20-year guarantee explained. Air handlers matching the controls discussed. Mr. Grabinsky will further investigate and work with Mr. Saucier. Roof -tops make more sense here than the chill beams being used at South End.

Fire protection was explained. The Fire Marshal has reviewed the plan. Everything is being sprinklered. The flow test was discussed. Motion made (Saucier—Belanger) to authorize Fletcher Thompson to schedule the flow test with Hartford Sprinkler (\$875) and the Town of Southington (\$150); motion carried unanimously. Heat and wet vs. dry system were discussed. Further development of the design will be worked on.

Plumbing was explained and discussed. The Committee requests PVC be used. Saving the floor in the lavs to be discussed at later day. Existing urinals will be removed and new piping put in as needed. A camera will be used to determine the condition of sanitary lines and if they can be reused – done before drawings are done to go out to bid.

Electrical was explained and discussed. Information from meeting with school staff has been incorporated into the plan. Locations of site utilities including the back up generator were discussed. Friar is using battery back up emergency lights. Gas v. diesel discussed. Mr. Grabinsky will research it and report back. Friar will also be asked to research and report back. Mr. DiMauro was asked to call Friar.

Lighting was discussed – recessed, indirect fixtures are shown. F/T is going back to the pendants because they do a better lighting job. Dust shields will be put on to address issues raised by Mr. Cox. F/T recommends day lighting with dimming ballasts. CL&P will help with the up-charge. Mr. Grabinsky has met with Northeast Utilities and CL&P and their incentives are all being worked into the project.

Fire alarms and security measures explained and discussed.

Mr. Bovino made several suggestions regarding the detention areas and directed Mr. Krushinsky to find solutions to the storage problem.

Construction Manager's Report:

Mr. DiMauro distributed and explained the pre-construction schedule milestone dates. Things haven't changed. The project is pretty much on schedule. Mr. Bovino pointed out wetlands approval is needed first then PZC. Mr. DiMauro noted the wetlands date is probably more than we need.

Mr. DiMauro distributed and explained Friar's FF&E proposal in the amount of \$30,000. Discussion took place. Clarification took place on why Friar is being considered and not F/T – Friar had quoted the services as part of their scope of services at the initial meetings prior to June 1. Mr. Krushinsky would like to go back and look at his paperwork. The issue was tabled until next meeting. The Committee would like to see more in writing from Friar and directed Mr. DiMauro to call them.

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:

Motion (Saucier—Warner) to approve payment pf Aimee Cotton Bogush for summary minutes of the 2/6/08 and 3/19/08 meetings; motion carried unanimously.

South End School

Friar Associates/Architect's Report: none

Construction Manager's Report:

Mr. DiMauro distributed and explained a proposal from Purcell Associates for survey of the easement involved in getting water from Deckert Drive. Motion (Bovino—Warner) to accept Purcell Associates' proposal for the survey of the easement, to locate the sewer manhole in Deckert Drive, and determine the depth of it. Motion carried unanimously.

Mr. DiMauro explained the issue of the sewer and trying to use gravity instead of the pump. He relayed his meeting with Tranquillo and the requirements for a gravity system, which include raising the building over a foot. Discussion followed and Mr. Bovino directed Mr. DiMauro to have Mr. McCoy look into the option. Mr. DiMauro is working to get rid of all pumps for sanitary. Using a big dipper grease trap without a pump was

discussed. Mr. Warner recommended speaking to the sewer department regarding the big dipper. Mr. DiMauro was directed to do extensive work and research on this. Mr. Bovino requested detailed drawings on this problem be sent to him. Mr. Bovino asked Mr. DiMauro to tell Mr. McCoy to keep an open mind regarding goal of eliminating the pump. Relaying the info to F/T discussed.

Chill beams – Mr. DiMauro relayed his research to the Committee. Discussion took place.

Tom DiMauro distributed the preconstruction schedule -- no changes, on schedule.

Change Proposals: none

Reports of Sub-Committees:

Site & Architectural: none

MEP & Special Systems: none

Finishes & FF&E: none

Report of BOE Representative: none

Public: none

Invoices:

Motion (Saucier—Warner) to approve payment of to Aimee Cotton Bogush for summary minutes of the 2/6/08 and 3/19/08 meetings; motion carried unanimously.

Other Business: none

Executive Session: none

Adjournment: There being no further business, motion was made (Belanger--Saucier) to adjourn; motion carried unanimously. Meeting was adjourned at 10:04 p.m.

Respectfully submitted,

Aimee Cotton Bogush
Recording Secretary

Upcoming meetings:

April 16th cancelled

Special meeting on April 23rd