

**TOWN OF SOUTHTON**  
**PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE**  
DRAFT Minutes of Meeting of May 21, 2008

A meeting of the Plantsville and South End Schools building committee was held on Wednesday, May 21, 2008, at the John V. Pyne Center, 240 Main Street, Southington, CT

**Attendance:**

**Present:** Chairman Roger C. Jones, Sr., Jerry Belanger, Severino Bovino, John Moise, and Ralph Warner, Jr.

**Also Present:** Fred Cox, BOE; Tom DiMauro, Newfield Construction; Mike Sorano, Friar Associates; Joseph Simeone, III, Fetcher/Thompson; and Loren Grabinsky, CES

**Absent/excused:** David Derynoski, Gary Saucier

**Call to Order:** Chairman Jones called the meeting to order at 7:02 p.m.

**Minutes:** Motion (Belanger—Moise) to approve the minutes of the meeting held April 23, 2008. Discussion took place regarding the retaining pond. The crawl space under the kindergarten floor was discussed and will be clarified. Motion to approve as discussed carried unanimously.

**South End School**

**Friar Associates/Architect's Report:**

Mr. Sorano reported the site plan was approved last night pending minor comments. His office is working on those and final approval should follow shortly. Committee requested notice of the stipulations. Mr. Jones urged Mr. Sorano to work on the scheduling of permitting. Mr. Sorano noted STC is requiring certification for the project because the town owns the abutting property which borders a state highway; if you add up the traffic on all the properties it sets off the STC certification process. Discussion on the situation followed including cost on the improvements that could be required. A drainage survey is to be done to determine the situation. On-site improvements are paid by owner, off-site paid by state. Purcell's involvement was discussed. Purcell was at the meeting, knows what was suggested, and made a proposal based on those requests. A meeting will be arranged with Mr. Bovino, Purcell, Mr. DiMauro, Atty. Sciota, and a representative from Friar to better understand the scope of responsibility of this project. Mr. Bovino cautions to watch that we don't open up ourselves to more being required and gave examples. It is important to isolate our responsibility for the school. Mr. Sorano explained in the best scenario this is holding us up a month. Mr. Sorano will contact Purcell tomorrow to arrange a meeting. Mr. Bovino continued to give examples of areas not related to the school property. Water treatment project involvement was discussed. Mr. DiMauro noted the state was adamant about not separating the properties. He urged a meeting with Purcell to clarify things stating we can't wait for the water treatment to give us development plans. Right now it is one owner, one contiguous property. The initial fee and potential cost of improvements were discussed. Purcell's proposal is based on a larger scope than what might come out of the meeting with Mr. Bovino. Mr. Sorano

addressed timing, stating if it is true we are put on the top of the pile September would be the date for approval. There are no promises, anything can happen. The schedule has been met so far, no one saw this coming.

After discussion of the proposal and fee, motion made (Warner—Moise) to approve the Professional Services Agreement in the amount of \$23,900 (\$18,800 Purcell, \$5,100 Friar) as proposed; invoicing to be done in phases and allocated to the appropriate project. Motion carried unanimously.

Mr. Sorano reported drawings and specs continue to be developed in conjunction with Newfield; looking for value engineering items. He estimates the drawings are 85% complete and the specs are 80% complete. Division I was sent to Mr. DiMauro today. Friar is scheduled to be 95% complete on the drawings by May 31<sup>st</sup>. It is their practice to perform a ready check and will do a BSF comment review. A hard copy set of drawings will be made available to Committee for review and comment.

### **Construction Manager's Report:**

Mr. DiMauro distributed the preconstruction schedule. He needs to update based on the dates presented tonight by Friar. Bolded items are approved. Next major activity is the CD estimate. Keep in mind PCT is the 30<sup>th</sup>, not a lot of time to approve CD documents and get them to the state. We might have need for special meeting. Prior to Bureau of School Facilities we'll need a letter from the superintendent. Everything from STC approval on is potentially off. Construction start in December discussed. Not making any changes, aiming for August.

Mr. DiMauro distributed the 14 proposed bid packages. He explained they are fairly standard for a new building.

Mr. DiMauro then distributed and explained the Design Development Estimate with Value Engineering and Scope Revisions. The project is now almost \$125,000 under budget. Mr. DiMauro reviewed each VE item with the Committee explaining the rationale and savings. Discussion on items took place including:

- Changing gym roof to the flat roof – use same spec for product as Plantsville. Screening taken into account.
- Delete cast iron pipe aboveground – Mr. DiMauro will investigate if the below grade is PVC.
- Flooring changes – standardizing flooring at both floors, basic school floor is enhanced VCT
- Gym floors also standardized
- Rubber used on stair treads and landings. Mr. Cox commented the enhanced VCT is better than what was previously used. Concerned about limited use of rubber. Add alternate to upgrade discussed.
- On demand water heaters found to be more expensive.
- Big dipper – looks like more expensive option because Friar engineer would require 3. Mr. Warner expressed concerns. Mr. Sorano will have his engineer speak to Mr. Warner directly. Mr. Warner will speak to Mr. Tranquillo as well.

- Kettle steamer has been deleted from both projects.
- PEX water piping discussed and Mr. Cox will be provided assurance it does not sweat; Mr. Sorano will investigate for certain.
- Mr. DiMauro will investigate if plastic piping can be used on the hydronic heating. Installation discussed. Material costs more, but the labor is reduced for a big savings.
- Windows will be sliding with full insect screening.
- Playscape will go in as an add alternate. Discussion followed. To clarify, the playscape is to be designed; if project does not have the money it does not have to be installed and will go in as an add alternate. It was reiterated that at another meeting it was recommended the public keep fundraising.
- Concrete interceptor in lieu of pro-ceptor; Friar does not recommend this change on the grease separator. Concrete is being used at Plantsville. Mr. DiMauro comfortable using concrete. Committee asked for reason behind Friar not recommending and will consult with Mr. Tranquillo.
- Ceramic tile on just the wet wall discussed and this item not accepted. It was decided to go 5' all the way around.

Big dipper preceptor on hold, check on under grade specs for piping,  
Not doing toilet room ceramic tile change.

Mr. DiMauro will provide breakdown prices for the sanitary sewer cost, the top soil cost, and the signs and ballards cost.

Regarding topsoil, Mr. Cox requested Mr. Sorano investigate the specs on the minimal amount of organics in the finished product. Suggestion of getting topsoil from the town discussed. Newfield will see how much is needed and may consult Mr. Tranquillo. Structural fill also discussed. Mr. Tranquillo didn't think the timing would work.

Motion made (Warner—Moise) to accept the Value Engineering items as modified to exempt the big dipper, pro-ceptor, and the toilet room ceramic tile changes; unanimously approved.

DiMauro distributed a list of the items included on the generators for both schools. After explanation and discussion on the specifics of each project's plans and costs, the Committee decided to let the Friar design team continue as they originally planned.

**Change Proposals** none

**Reports of Sub-committees** none

**Report of BOE Representative**

Motion (Bovino—Belanger) to approve the site and floor plans for South End elementary school and to request approval of the same from the Southington Board of Education as required by the Bureau of School Facilities; motion carried unanimously. Mr. Cox explained the forms requiring signature for the PCT meetings.

### **Public Comment or Communications**

George Cardoza, 38 McKenzie Dr, and Dean Chassey, 255 Buckland St., addressed the Committee asking questions regarding the 5 year time limit for completing the exterior and projected completion date. The Committee suggested they continue fundraising for the playscape. Mr. Cardoza reported \$6,300 has been raised so far. He asked about the Ed specs and was informed the Principal has copy at the school.

### **Invoices**

Friar Associates: Motion (Warner—Belanger) to approve Friar invoice #9 in the amount of \$102,457.09. After review, motion carried unanimously.

Recording Secretary: Motion (Moise—Warner) to approve payment to Aimee Cotton Bogush in the amount of \$134.56 for the April 23rd meeting; motion carried unanimously.

Invoices were distributed for signatures.

### **Other Business** none

The South End School portion of the meeting closed at 8:48 p.m.

## **Plantsville**

### **Fletcher Thompson/Architect's Report**

Mr. Simeone reported F/T is proceeding on schedule with final documents and looking to be 90% complete with CD on 5/27. He explained a few items that have come up. An issue of soils is being worked on by Mr. Bovino and Mr. DiMauro. Loureiro Engineering's results letter was distributed by Mr. DiMauro. It shows slightly elevated levels of pesticides, and while considered a contaminated soil, is not dangerous and can be used on site. If removed the project will need to find someone to accept this "contaminated" soil, although it was stated the soil is safe enough to put in a homeowner's lot. F/T is working with engineers to be sure there is very little soil leaving the site, if any. The full report was given to Mr. Cox for his records.

### **Construction Manager's Report:**

Mr. DiMauro distributed a letter dated 5/16/08 from the police department requesting parking be increased. Zoning approval is already in place. F/T distributed a plan to address the request and Mr. Simeone explained. Plan A (existing), Plan B (P&Z approved plan), and Plan C (5/20 modified plan) were considered. Plan B restricts flow through the parking lot separating buses and drop off/visitor. Plan C deletes that. Mr. Cox met with school administrator and F/T today and he reported they cannot accept Plan C. Committee directed F/T to go forward with Plan B. It was further noted the approved plan can accommodate the 6-8 night activities that occur during a school year. Mr. Jones reported the Town attorney has given legal advice that we have been approved with Plan B and the police department request was needed ahead of time.

Mr. DiMauro distributed and explained the updated preconstruction schedule. No traffic commission certificate is required for this project. P& Z approval was obtained on 5/6/08. There is nothing remarkable with the schedule. Phase one to start in September. PCT is on 6/24, drawings for estimating will be presented on 6/18. Mr. Cox will take charge of the clean out.

Mr. DiMauro reported a proposal is in place for a state-sanctioned independent plans reviewer. The cost is \$2,900 for Plantsville (\$3,100 for SE). If and when this is needed the Committee will discuss and take action. Mr. DiMauro distributed the bid package break out for review and discussion at a later time.

Generator discussion took place. Mr. Grabinsky to do generator and emergency battery backup for lights adds cost and long-term maintenance for the town long term (battery units need to be tested every 6 months, emergency generator exercises self once a week). In the long-term it is better for town to not have batteries. Mr. Cox explained he would like to avoid needless redundancies and the BOE requests trying to standardize. The Committee will talk to Friar.

The DD estimate was distributed and reviewed. Mr. DiMauro noted the contingency changed from 6.5% to 5.5% due to a more developed set of drawings given. Additional project enhancement items were explained. Conversion of yard storage room to kitchen space rationale explained by Mr. Cox – it solves a lot of problems including health inspections issues and is the best way to go.

Specifics of the moisture remediation work at the crawl space were discussed. The goal is to fix the underlying problem which Mr. Simeone explained is a differential in temperature of the crawl space and occupied space. Discussion took place regarding heating the kindergarten slab, insulation, waterproofing, radon ventilation, the need to deem the crawl area inaccessible, trying to eliminate sprinklers, removal and cleaning of bituminous material, and location of the water table. More will be known once the area is opened up. It will be addressed as a field condition. There is a 12' section of wall under the stairs we cannot reach without large increase in cost. Committee investigated drawings and reviewed options with Mr. Simeone. More will be found out as work progresses. The excavation done during Phase I, during the wet season, will inform Phase II.

VE items were reviewed and discussed including:

- Much discussion took place regarding the elimination of the concrete stairs. Mr. Cox expressed his concerns and questions; he would rather stairs, but feels better with rail the entire length. Stairs can be considered as an add-alternate. It is decided to get separate prices for all three.
- Deletion of playscape discussed. “Renovate as new” looks at entire site, playscape as part of it. Mr. Jones will consult Atty. Sciota to clarify if the town has 5 years to put in. Mr. Cox explained the state was very clear that they are looking at the playscape and components for accessibility will be required. It may

be that a CO will not be given until it is finished. It was noted this issue may come up at the PCT meeting on 6/24.

- Pex includes insulation
- Split face block not lower band only, but entire gym.
- Lower art room roof discussed
- Discussed stage curtain – consulting company on care, storage, and installation of existing curtain. Mr. Simeone reported the ceiling will be dropped to accommodate ductwork requiring investigation on the potential of altering the curtain.
- Toilet accessories will be installed by owner in an effort to standardize; be sure to require this in Friar's documents.
- Mr. Grabinsky will investigate using plastic tubing for hydronic heating.
- Still \$200,000 over budget. Mr. Jones reported Atty. Sciota's feeling we should go ahead and move forward because of the project's conditions.
- Mr. DiMauro explained changes with screening, fencing, and plantings due to P&Z meeting comments. Mr. Blades plan to address the comments includes a white cedar stockade fence 4' up to 6'. Committee will continue to work on this issue.
- Going to show concrete not pro-ceptor.
- Discussed removal of porcelain tile in kiln room. VET will be used in both projects.
- Mr. Bovino recommended evaluation of the \$90,000 for the sewer line. He wants to know specifics.

Motion made (Moise—Belanger) to accept scope revisions and VE items and the DD documents with the exception the stairs become add-alternates, the parking change is removed, and the porcelain tile is deleted; motion carried unanimously.

**Change Proposals** none

**Reports of Sub-Committees** none

**Report of BOE Representative**

Motion (Moise—Belanger) to approve the site and floor plans for Plantsville elementary school and to request approval of the same from the Southington Board of Education as required by the Bureau of School Facilities; motion carried unanimously.

**Public Comment or Communications** none

**Invoices**

Recording Secretary: Motion (Warner—Belanger) to pay Aimee Cotton Bogush in the amount of \$134.56 for the April 23, 2008 meeting; motion carried unanimously.

Fletcher Thompson: Motion (Moise—Belanger) to pay Fletcher Thompson invoice #133303 in the amount of \$38,062.60 for 100% of DD; motion carried unanimously.

Motion (Belanger—Moise) to pay Fletcher Thompson invoice #133304 in the amount of 66,609.50 for 25% of CD; motion carried unanimously.

Loureiro Engineering Associates, Inc.: Motion (Moise—Belanger) to approve payment of \$6,093.00 to Loureiro Engineering Associates for soils testing; motion carried unanimously.

**Other Business** none

**Executive Session if needed** none

**Adjournment:** There being no further business, motion was made (Belanger--Moise) to adjourn; motion carried unanimously. Meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Aimee Cotton Bogush  
Recording Secretary

**Upcoming meeting:**  
June 4, 2008