

TOWN OF SOUTHTON
PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE
Minutes of Meeting of June 4, 2008

A meeting of the Plantsville and South End Schools building committee was held on Wednesday, June 4, 2008, at the John V. Pyne Center, 240 Main Street, Southington, CT

Attendance:

Present: Chairman Roger C. Jones, Sr., Jerry Belanger, Severino Bovino, David Derynoski, John Moise, Gary Saucier and Ralph Warner, Jr.

Also Present: Tom DiMauro, Newfield Construction; Mike Sorano, Friar Associates; Curt Krushinsky & Joe Simeone, Fetcher/Thompson

Absent/excused: none

Call to Order: Chairman Jones called the meeting to order at 7:09 p.m.

Minutes: Motion (Moise--Derynoski) to approve the minutes of the meeting held May 21, 2008. Motion to approve as presented carried unanimously.

Plantsville

Fletcher/Thompson/Architect's Report:

Mr. Krushinsky reported the team is coordinating for 6/24/08 PCT meeting (date incorrectly noted in the 5/21/08 minutes). They are also getting down to nitty-gritty questions on the site plan such as the time capsule, gift trees, and signage. Questions will be forwarded to Mr. DiMauro, Mr. Jones, and Mr. Cox. Keeping the signs in tact when during removal discussed. Ms. Savage's requirement for screening along the property line was discussed, including the use of a combination of fencing and evergreen trees. The Committee asked F/T to consider cost of both options and report back with a cost analysis; low growth trees/slow growth trees should be considered. Further discussion took place.

Mr. Krushinsky noted Mr. Jones, Mr. Goralski, and Dr. Erardi need to sign the ED042 document on June 12th. Fletcher/Thompson will review the project with Committee on 6/18/08. After the 6/24/08 PCT meeting, the documents will be reviewed for code compliance.

Tree trimming was discussed. There are trees are hanging low across the roadway. Mr. Blades is concerned about those trees as well as the ones in other places along the property line. Mr. Jones will find out from Atty. Sciota who is responsible for having the trimming work done.

Construction Manager's Report:

Issue of neighbor encroachment onto town property discussed. Ms. Savage and Atty. Sciota have been consulted – Atty. Sciota was to contact the parties involved. A survey was done as part of this project; there is a flag and a marker. Mr. Jones will follow up with Atty. Sciota to make sure all parties have been notified. Mr. DiMauro would like to

see the issue resolved as soon as possible; the construction fence will go up soon and work will be done right up to the property line. The existing fence is town fence; it will come down and be relocated.

Mr. DiMauro distributed and reviewed the pre-construction schedule. Not much has changed on the schedule. Newfield will present the CD estimate on 6/18/08. The goal is for Phase I (abatement and demo) to go out to bid this week, bids coming back the first week in July, and work starting on 9/8/08. Ninety-percent complete documents and specs are available to the Committee. Discussion on web-based sharing of documents took place. Committee members requested copies of specific areas from Mr. DiMauro. Mr. Krushinsky will talk to his IT person regarding FTP-site access for Committee members.

CT Stage is working with F/T on the stage curtain. The rigging needs to be included in the documents. The curtains will be modified and reused.

Basement area excavation is proceeding as discussed; during Phase I, adding heating, waterproofing, and insulation along that wall. Mr. Simeone explained the costliness of removing the dirt, so it will remain. Regarding drainage issues, F/T won't know what will happen until we get into the field conditions. Potential drainage solutions were discussed. F/T directed to get a design and a price for the drainage/seepage issue; including it as an add-alternate was considered.

Much discussion took place on the cost of the sewer as well as the location and condition of the line. The design team suggests changing line to make it 8" instead of spending money to scope it. The cost effectiveness of scoping was considered. Mr. Krushinsky explained there was a question of the inverts and the condition of the line. It is an over 50-year old clay pipe. F/T recommends being on the safe side by replacing it; it can be bid as an ad-alternate. Mr. Bovino noted clay lasts a long time and questions if it works now, why not later. Evidence of the pipe was discussed as was the question of what is the best approach. The documents were consulted to determine if the line is deep enough to avoid damage during the driveway replacement (seems to be). After more consideration, the Committee feels it is a good investment to investigate; the savings could be approximately \$40,000 while the cost to investigate around \$2,000. The non-reimbursable status of off property work was noted. F/T was directed to run a camera test and talk to Mr. Jones with the amount. Mr. DiMauro has names as well. Location of the line and renovate-as-new status were further discussed. Mr. Bovino recommends a test should be done before construction to determine the elevations and make sure this is reflected in the documents to avoid conflicts once we start running lines through.

Mr. DiMauro stated we are currently on track to start the demo in the first week in September. He would like to push two phases together to save costs. If all goes well at PCT Mr. DiMauro will come back and ask the Committee to consider a private review to pick up a month.

The issue of needing to certify to the state that the cost to renovate as new is less than to build a new building was discussed. The state bases the figure on the allowable square

footage for a new building. We are trying to build and renovate more than that. An attempt to negotiate with the state will be made; \$1.5 million dollars are involved. The Committee suggests the property purchase to build a new building should be in the consideration. The state's assumption is you build on the same site and tear down; this site is not large enough for that to be feasible. A space waiver letter was drafted a long time ago and sent to Mr. Cox for review. It is time to compile the letter; the goal is to submit it prior to 6/24/08.

Change Proposals none

Reports of Sub-committees none

Report of BOE Representative none

Public Comment or Communications none

Invoices

Recording Secretary: Motion (Warner—Saucier) to approve payment to Aimee Cotton Bogush in the amount of \$134.56 for the May 21, 2008 meeting; motion carried unanimously.

Industrial Health & Safety Consultants, Inc: Motion (Derynoski—Saucier) to approve payment of IH&SC invoice #08-186 in the amount of \$9,815.00 for asbestos inspections and abatement specifications; motion carried unanimously.

Industrial Health & Safety Consultants, Inc: Motion (Derynoski—Belanger) to approve payment of IH&SC invoice #08-187 in the amount of \$7,510.00 for lead-based paint screening and waste evaluation; motion carried unanimously.

Industrial Health & Safety Consultants, Inc: Motion (Derynoski—Warner) to approve payment of IH&SC invoice #08-188 in the amount of \$3,965.00 for Phase I environmental site assessment; motion carried unanimously.

Mr. DiMauro reported that according to the environmental consultant findings delivering excess soils to the high school would be acceptable. Prep work will need to be done. Mr. Cox will be contacted tomorrow. Mr. Jones will consult Mr. Cox on the handling of salvage in general and the oil tank specifically.

Invoices were distributed for signatures.

Other Business: none

South End School

Friar Associates/Architect's Report

Mr. Sorano reported Friar delivered a 90% completion set of the construction documents to Newfield. Friar is ready for in-house coordination to prepare for the 6/30/08 PCT meeting. Mr. Sorano stated things are on time; he is comfortable with where we are on that set of documents.

Purcell Associates is meeting with Mr. Wedge; he is expected to sign off on the flood plain letter. STC work is underway. Mr. Sorano will have the mapping sent to Mr. Bovino when it is done. Working through STC issues and timing were discussed. To meet the August approval date no delays will be accepted from Purcell. The state said it would expedite our project's approval. Mr. Bovino stated Purcell needs to do a good presentation with good paperwork and not leave any questions. Strengthening Purcell's presentation was discussed; Friar will have representation there.

Distribution and electronic sharing of the documents were discussed. Mr. Saucier will receive a set of the mechanicals and specs. Mr. Sorano will investigate electronic sharing. Mr. DiMauro can give access to expedition for access to RFI's. Friar will bring 11x17s to the BOE meeting.

Mr. Bovino did not receive the stipulations from P&Z as requested at last meeting. Mr. Sorano will make sure Committee has them in the morning.

It was confirmed that PEX tubing can be used with the hydronic heating system. Mr. DiMauro will investigate the cost for savings. Regarding an assurance it won't sweat; Mr. Sorano reported the manufacturer does not guarantee it, but Friar's engineer says it does not sweat. Mr. Saucier questioned how it was calculated and discussion followed. Mr. Sorano stated his engineer says it will not sweat due to the material and thickness.

Regarding the big dipper and pro-ceptor the big dipper will not be used and the pro-ceptor will be used. The recommendation is to stay with it the way it is designed to have the designers stand behind it. No considerable difference in maintenance exists between systems.

Discussion took place on the water line leading to the back. The drawings were consulted and it is shown installed under the sidewalk. Mr. DiMauro will investigate tomorrow. Mr. Bovino noted a profile will be requested by the water department. Mr. Sorano will check to see if the water board has given approval. He will also investigate the top soil composition.

Construction Manager's Report:

Mr. DiMauro distributed and reviewed the schedule reporting the STC meeting is 8/19/08 and noting the steps needed to be prepared. He is showing STC approval in August; still on the same schedule. Newfield just got the 90% construction documents. Mr. DiMauro requests a special meeting on June 25th to present estimate. He will ask at that meeting for approval to send the documents to BSF. The PCT meeting for this project is 6/30/08. Mr. DiMauro stressed the importance of STC approval.

The building permit application timing was discussed briefly. It was explained a one month review time is appropriate.

Change Proposals none
Reports of Sub-Committees none
Report of BOE Representative none
Public Comment or Communications none

Invoices

Recording Secretary: Motion (Warner--Moise) to pay Aimee Cotton Bogush in the amount of \$134.56 for the minutes of the 5/21/08 meeting; motion carried unanimously.

Other Business none

Executive Session if needed none

Adjournment: There being no further business, motion was made (Saucier--Derynoski) to adjourn; motion carried unanimously. Meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Aimee Cotton Bogush
Recording Secretary

Upcoming meetings:

June 18, 2008

June 25, 2008 (Special Meeting)

July 2, 2008