

TOWN OF SOUTHTON
PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE

Minutes of Meeting of December 5, 2007

A meeting of the Plantsville and South End Schools building committee was held on Tuesday, December 5, 2007, at the Carl M. Small Regional Vocational Agriculture Center in the Media Center at 700 Pleasant Street, Southington, CT.

Attendance:

Present: Chairman Roger C. Jones, Sr., Jerry Belanger, Severino Bovino, David Derynoski, John Moise (arrived 8:29pm), Gary Saucier, and Ralph Warner, Jr.

Also Present: Joseph Erardi, Superintendent; Fred Cox, BOE; Tom DiMauro, Newfield Construction; Curt Krushinsky, Fletcher Thompson; Michael Sorano, Bethany Mauri, & Luke McCoy, Friar Associates; Rob Newton, Purcell Associates

Absent/excused: none

Call to Order: Chairman Jones called the meeting to order at 7:05 pm

Mr. Cox reported the first meeting with the Bureau of School Facilities is Monday 12/17/07. Architect, construction manager, and representatives from the school and building committee are expected to attend. Due to a conflict the Committee asked Mr. Cox to try postpone the meeting until after January 1. It was determined this change causes no detriment to construction schedule. Mr. Cox will ask for earliest date after Jan 1, 2008.

Minutes: After review motion made (Belanger—Derynoski) to approve the minutes from the meeting held November 14, 2007 as presented; motion carried unanimously. The Committee decided to have approved minutes posted to the town website.

Architect Reports

Plantsville School ~ Fletcher-Thompson

Mr. Krushinsky distributed and reviewed with the Committee proposed locations for the building. A discussion of the specifics, pros & cons of the alternative locations B & C took place (A is in the past now). Included in the discussion were issues such as borings & 30 year old fill, proximity to parking, handicap accessibility, the play area, the scope of “renovate as new,” and the most efficient options for the play area.

Those present were polled for their comments. Either option works. Plan B is more compact and centrally located whereas Plan C is more spread out over the site. Noise issues were considered as was after-hours access to the gym and appropriate parking. Plan C may be a little less expensive due to the high landscaping cost of rebuilding the playground area in Plan B. Plan C accommodates residents. No boiler room cost increase is seen with Plan C. HVAC and roof top issues were discussed as was moving away from the water on site. Plan C preserves the play area, solves the noise problem, and avoids land use issues with the stream. Plan C also leaves

the back side open to the light. The consensus of the group was for Fletcher Thompson to focus on plan C unless mitigating circumstances are discovered with the borings. Motion made (Saucier—Belanger) authorizing Fletcher Thompson to proceed with borings in both locations based on the proposal from Max Welti for \$9500.00; motion carried unanimously. **see below**

Mr. DiMauro distributed the Hazardous Materials proposal from Industrial Health and Safety Consultants (file). Discussion took place and the plan is to survey over Christmas break with a report produced after first of the year. Motion made (Derynoski—Belanger) authorizing the hiring of Industrial Health and Safety Consultants, Inc. for asbestos inspections and abatement specifications at a cost not to exceed \$9850.00; motion carried unanimously.

Construction Manager:

Mr. DiMauro distributed and reviewed with the Committee a preconstruction milestone schedule (file) created in collaboration with Mr. Krushinsky. Highlights include design development at 3/14/07, construction document Phase I (demo, abatement) at 2/15/07, Phase 1 starts 7/1/07, Phase II (construction) construction documents at 6/2/08, Phase II complete at 12/31/09. Discussion took place including the timing of going to state for approval. Doing an independent review was considered to save a month's time. Cost and pros & cons discussed. The decision will be held until after the prep meeting. Mr. DiMauro will get a quote when we get con docs. The intent is to back up Phase II to get started sooner -- discussion ensued on how to move up the schedule. As it is now there are 14 months of construction. If the Committee wants to push for a year (utilizing existing floor print, missing one or two classrooms), Mr. DiMauro would need to know in order to accelerate the schedule. The merits of taking the appropriate amount of time to do the job well were discussed.

Mr. Krushinsky will push to have the borings done before the holiday. There will be a comprehensive land use meeting with both architects and the Town Attorney on 12/20. Mr. Bovino will attend. Kitchen renovation was discussed briefly – Mr. Krushinsky is meeting with staff. Mr. Jones will be copied on these kinds of design meetings. Mr. Krushinsky continues to work with Mr. Cox to honor the Ed specs.

Mr. Belanger raised the issue of alternative fuel sources. The Committee clearly stated it does not want dual fuel. Mr. Belanger and Mr. Saucier will get together in their subcommittee to address this issue. They will consult with Mr. Cox as well. Mr. Krushinsky stated he needs to know now if this is the direction in which to go.

Regarding the borings, the direction given is to do the north side first, and if it looks good then don't do the other side – the Committee will go ahead with Plan C.

South End School ~ Friar Associates

Mr. Sorano reviewed work done based on the last meeting and presented an alternate location for the building. He also showed a boring plan for the original design with an additional 12 shown if the new location is to be explored (adding 12 borings is approximately \$5-7,000 in cost).

Mr. Sorano explained options updated with input from administration and Committee to address issues – such as traffic flow.

He then presented the alternate site proposal where school is located on back corner of the property. Issues with this location were discussed. An idea for the original plan was shared -- an attempt can be made to take advantage of the hill, using it as a storage/crawl/mechanical space. Mr. Derynoski asked Mr. Sorano to investigate the sewer hook up for future expansion options utilizing this storage space.

Discussion followed including options for expansion, correcting traffic flow, options for bringing in light and maximizing Southeast exposure. All plans are workable. Mr. Sorano showed preliminary renderings of the original plan with pitched roofs that embrace a simple NE. Motion made (Saucier—Derynoski) directing Friar Associates to move ahead with the modified original plan including storage/crawl/mechanical space and access submitted 12/5/07 and to move forward with the original borings proposal for this plan; motion carried unanimously.

Mr. Cox requested more conversation on access to cafeteria deliveries, noting the flow of children across service driveway. Mr. Sorano stated floor plan changes are forthcoming – Friar had to stop and address possible location change. Now that location is solidified, the firm can step back and deal with the schematic critique. He understands the service areas need to be addressed. This is not the final plan until blessed by all parties. Clarification on some Ed specs such as cafetorium is also occurring. Mr. Bovino recommended keeping in mind limiting the amount of pipe. Upcoming meetings with town officials were discussed. Mr. Cox suggested for visibility and for traffic, drop offs etc. the administration oval be switched with the K classrooms. Mr. Sorano will investigate this possibility.

Discussion took place on the Hazardous Materials survey and design. The Committee decided to hold off on making the decision on the informal proposal and wait for the formal proposal.

Construction Manager's Report

Mr. DiMauro distributed and reviewed with the Committee the Preconstruction Milestone Dates for South End (file). The schematic date will be revised out a meeting. Highlights include: design development 3/26/08, construction documents 6/02/08, construction complete 1/19/10, start of demolition 6/29/10, and project complete 8/26/10. Based on discussion, Mr. DiMauro will revise and reissue. Also considered were ways to move along the schedule more rapidly.

Change Proposals: none

Reports of Sub-Committees: none

Mr. Cox distributed & reviewed with the Committee a proposed Relocation Budget Consideration for 2008-2009 (file). Discussion took place.

Public Comment or Communications: none

Invoices:

Friar Associates: Review and clarification of billing for Schematic Phase (@ 47% complete) took place. The invoice amount is \$34,800. Motion (Saucier—Moise) to approve Friar Associates invoice #2 in the amount of \$34,800; motion carried unanimously.

Recording Secretary: Motion (Saucier—Warner) to pay Aimee Cotton Bogush in the amount of \$75.00 for the invoice submitted on 12/4/07; motion carried unanimously.

Executive session: none

Adjournment: There being no further business, motion was made (Moise--Warner) to adjourn; motion carried unanimously. Meeting was adjourned at 9:35pm.

Respectfully submitted,

Aimee Cotton Bogush
Recording Secretary

Next meeting:

Wednesday, December 19th at 7p.m. at the Pyne Center
(Friar Associates @ 7 p.m., Fletcher Thompson @ 8 p.m.)

Attachments on File:

1. Fletcher Thompson Proposed Plans B and C
2. Fletcher Thompson Agenda
3. Newfield Construction Fletcher Thompson Pre-construction Milestone dates
4. IH&SC proposal
5. Friar Aerial Map
6. Friar Conceptual Sketch
7. Newfield Construction Friar Pre-construction Milestone dates
8. Southington Public Schools Plantsville Relocation Budget Consideration