

**TOWN OF SOUTHTON**  
**PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE**  
Minutes of Meeting of February 6, 2008

A meeting of the Plantsville and South End Schools building committee was held on Wednesday, February 6, 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 (arr. 7:28pm), Gary Saucier, and Ralph Warner, Jr.

**Also Present:** Fred Cox, BOE; Tom DiMauro, Newfield Construction; Curt Krushinsky, Fletcher Thompson; Michael Sorano & Bethany Mauri, Friar Associates; Ron Maniscalco, Friar II; and Peter Luchini, LMG Consulting Engineers

**Absent/excused:** none

**Call to Order:** Chairman Jones called the meeting to order at 7:06 pm

**Minutes:** After review motion made (Derynoski—Saucier) to approve the minutes from the meetings held January 16, 2008 and January 30, 2008 as presented; motion carried unanimously.

**Plantsville Elementary School**

**Fletcher-Thompson/Architect's Report:**

Mr. Krushinsky reported on what was presented last week. For the next meeting he will have elevations based on the VE items. In addition Mr. Krushinsky reported on putting a basement in the project. He explained a basement under a renovation status project would require another elevator for accessibility. Discussion of options took place. Mr. Krushinsky distributed drawings showing it is not a possible solution. Mr. DiMauro distributed the cost analysis on the basement option C. It is Mr. Krushinsky's opinion that two elevators would be needed. Mr. Bovino expressed appreciation for the job done and inquired about the fill. The geo-tech report stated evaluation would happen when they bring in the heavy machinery. If unsuitable, Bovino noted the wall height will increase. Mr. DiMauro, disagreed, suggesting more fill could be used. He noted removing old and bringing in new is written in so we could save money using existing fill. Mr. DiMauro stated it needs to be written that way or it can be written for the contractor to take the risk. Further discussion took place. Bringing in all new structural fill is what Mr. Grabowski has based estimate on. Coordination between structural and civil engineers needs to take place to ensure it gets written in the specs correctly. The basement would only add cost.

Mr. Krushinsky is looking for footprint approval to move forward. Mr. DiMauro distributed another 2 VE items. Mr. Grabowski made adjustments and it puts us within 1% of the budget. Mr. DiMauro does not think we need to cut square footage. Mr. Jones spoke with Atty. Sciota and he is confident with moving forward with this number.

Motion made (Derynoski—Belanger) to accept the schematic design (including the 12 VE items) and move into DD. Discussion on the motion followed. Mr. Bovino inquired about responsibility because we are not following Welti's report. The contractor owns what the engineer draws. Mr. Jones reminded Mr. Krushinsky to use more ground face block than brick. Discussion on other places where reductions will become possible took place. Site issues noted include drainage and final grading, watching the extent of piping, basins, and keeping swales to a minimum. Asphalt and paving were discussed regarding fire access. Saving the driveway to W. Main was also considered. Motion carried unanimously.

The PCT meeting for Phase I is Monday, March 10, 2008, Phase II is June 24 at 9am.

**Construction Manager's Report:**

Mr. DiMauro reported the recommendation from soil scientists doing the Phase I environmental report. The minimum cost for testing for contaminants is \$19,500. Discussion followed. Committee's sense is the price is too high and Mr. DiMauro was directed to obtain two other prices DES and someone else. DES and Aron were suggested.

Mr. DiMauro distributed and reviewed the updated schedule. New or changed items are in bold. The Committee commented. Mr. Krushinsky noted 'renovation status' might need to be added to the schedule. This is the documentation that a new building would be more costly than a new one as well as the 20-year status of the building components. The ineligible cost worksheet was also explained. Mr. Krushinsky will be working on that as well.

**Change Proposals:** none

**Reports of Sub-Committees:**

Site & Architectural: none

MEP & Special Systems: none

Finishes & FF&E: none

**Report of BOE Representative:** none

Mr. Cox will bring a list of items the schools will be removing for use at other sites. Some discussion took place regarding the boiler room and if it will be used for temporary heat. Mr. DiMauro's preference is to take it out.

**Public Comment or Communications:** none

**Invoices:**

Procedure for recording secretary invoices discussed and Mr. DiMauro explained his conversation with the Finance Director. Motion made (Warner—Belanger) to authorize Mr. DiMauro to approve the recording secretary's invoices and include them in the monthly report; motion carried unanimously. Motion made (Derynoski—Warner) to

approve the recording secretary's invoice for 80.74 for the 1/16/08 meeting and 80.74 for the 1/30/08 meeting; motion carried unanimously.

**Other Business:** none

**Executive Session:** none

### **South End School**

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

Mr. Sorano addressed the Committee on the progress set of the design development submission and supplement. Mr. Luchini was present to discuss HVAC engineering and Mr. Maniscalco to discuss technology/electrical/plumbing engineering. Mr. Sorano noted the wings are developed and it's time to ask the questions.

Mr. Luchini asked about the VoAg system and recommends doing it again at Friar. He explained his preliminary ideas. No plenums just like at VoAg. Mr. Luchini and Mr. Saucier explained the benefits and minimal cost involved with planning for future air conditioning in the classrooms. Mr. Luchini directed to plan for gas. Mr. Moise will investigate what the de-nitrification plant will be using. Mr. Luchini will let the gas company know about the de-nitrification plant and try to expedite the process. He will have significantly more to present at the next meeting. Mr. DiMauro asked specific questions and confirmed no perimeter will be used. Radiant floors will be designed for the K classrooms. Mr. Cox noted the radiant floors at Thalberg are working out very well. Mr. Cox was asked to investigate drafts in the VoAg. The gymnasium system was considered. Mr. Cox reported noise complaints on the gymnasium economizers. Mr. Luchini took note and will investigate options. Mr. Sorano noted the project will be acoustically engineered. Number of bathrooms was discussed. Mr. Cox explained the Ed specs regarding the bathrooms.

Mr. Maniscalco addressed the technology design. Wireless access points were discussed. A separate conduit coming in for fiber has been requested. The chase was discussed. Mr. DiMauro asked specific questions on equipment.

Mr. Maniscalco addressed the security system which will include cameras, buzz-in access points, perimeter cameras on outside of the building, key passes, and motion sensors. Occupancy sensors and level lighting will be included and everything will be incorporated into energy management. The fire alarm system will be adjustable. Mr. Maniscalco contacted the Fire Marshal and there is a meeting set with the Captain. Electrical items such as lighting and power were presented and discussion followed. General cut sheets are in the original schematics. At Mr. Maniscalco's request, after discussion the Committee approved designing with the compact fluorescent lights. Sharing information between projects was discussed. Mr. Warner stated all bathroom fixtures should be electric, not battery-operated. Mr. Maniscalco took note. All the cuts will be put together in a package and be given to Mr. Cox for information sharing. General discussion on information sharing between projects and striving for consistency took place.

Regarding fire protection, the plan is to sprinker the building and Mr. Maniscalco is not anticipating a need for a fire pump. Emergency generators are to be included. Mr. Cox explained the need for generator. The ejector pump location and type were discussed. Mr. Maniscalco will investigate a tank type that can be located outside. Energy efficiency and bringing natural light into media center were discussed.

Mr. Sorano wanted to make sure the Committee thought Friar was moving in the right direction. He then turned to site and floor plan drawings and walked the Committee through the progress set of the DD submission noting changes and making clarifications. The building grade was lowered when it was slid over. Friar is on the Inland/Wetlands agenda for 2/14. Access to the paved play area was discussed and Mr. Cox will check with the principal. Friar is looking at options such as grass pavers – in discussion with Fire Marshal.

A 3-D model of the design was shown. The design meets the Ed specs. It's a squared-off plan now. This design is ideal for future solar panels. Discussion took place on the roof and options for solar panels.

The Committee continued to ask questions regarding the drawings. Discussion took place regarding music room and platform access. Friar will investigate an alternate to connect the music room to the platform. Location of mechanicals was discussed and avoiding the pitched roofs was noted. The floor product to be used in gymnasium was discussed; no decision made yet. Friar will bring another set of drawings again a few weeks before the DD. The multiple curb cuts concern Mr. Bovino. Mr. Sorano will have his landscape engineer talk to the town. The PCT meeting is June 30.

**Construction Manager's Report:**

Mr. DiMauro distributed the schedule. He noted changes and explained bolded items. Mr. Sorano stated it was reported to him today that every thing is on target to be met. Mr. Bovino noted the timing requirements for Inland/wetlands. The project remains on schedule for DD documents for the end of March. The Committee directed Mr. Sorano to verify these dates and be in contact with Mr. DiMauro.

**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 (Saucier—Moise) to pay Aimee Cotton Bogush, invoice for 80.74 for the 1/16/08 meeting; motion carried unanimously.

Friar Associates: Motion (Saucier—Derynoski) to approve Friar Associates invoice #3 in the amount of \$27,187.50; motion carried unanimously. Motion (Saucier—Belanger) to approve Friar Associates invoice in the amount of \$51,914.53 (Friar's \$36,250 for 25% of DD + Purcell and Welti); motion carried unanimously.

**Other Business:**

Next meeting date was discussed. It will be in March. If anything arises we can call a special meeting. An email update on the schedule will also be provided.

The CREC bid list information was provided by Mr. Belanger to make Committee aware of the district's membership. Mr. Belanger will investigate what is on list and hold it for FF&E.

**Executive Session:** none

**Adjournment:** There being no further business, motion was made (Belanger—Bovino) to adjourn; motion carried unanimously. Meeting was adjourned at 9:18 pm.

Respectfully submitted,

Aimee Cotton Bogush  
Recording Secretary

**Next meeting:**

Wednesday, March 5 at 7p.m. at the Pyne Center  
(Friar @7 p.m. & F/T @8 p.m.)