

TOWN OF SOUTHTON
PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE
Minutes of Meeting of April 23, 2008

A meeting of the Plantsville and South End Schools building committee was held on Wednesday, April 23, 2008, at the John V. Pyne Center, 240 Main Street, Southington, CT

Attendance:

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

Also Present: Fred Cox, BOE; Tom DiMauro, Miles Conway & Chuck Grabowski, Newfield Construction; Mike Sorano & Bethany Mauri, Friar Associates; Curt Krushinsky, Fetcher/Thompson

Absent/excused: David Derynoski

Call to Order: Chairman Jones called the meeting to order at 7:10 p.m.

Minutes: Motion (Belanger—Moise) to approve the minutes of the meetings held April 2 and April 10, 2008. Discussion followed and motion carried unanimously with corrections to April 10 regarding attendance and clarification that borings are being taken to determine if soil contaminants exist.

South End School

Friar Associates/Architect's Report:

Mr. Sorano reported work continues on the drawings and they have moved ahead into construction drawings. Friar will conduct an internal ready check on June 2nd. Status of town hall approvals was discussed. Mr. DiMauro distributed a letter received from the State Traffic Commission regarding ownership of land adjacent to South End School. The implications of this letter could be significant. Mr. DiMauro recommends setting up a separate meeting with Mr. McCoy present. The Committee is not ready to discuss this issue fully tonight. The team will do some research and come back to meet on the topic. The Committee requests to be kept in the loop.

Construction Manager's Report:

Mr. Conway distributed and reviewed with the Committee the DD budget. Contingencies have been reduced because the drawings are so far along. Steel and petroleum items are escalating in cost and will use up the escalation factor. The project is estimated to be over budget by \$327,409, down from \$705,398. It was noted the square footage was increased. Mr. Conway then reviewed the budget by divisions, explaining how the numbers were developed. There has always been \$50,000 budgeted for the play scape and discussion took place. Radon mitigation was discussed and is required.

Friar will look at the number of windows. Cost analysis on the flooring products was requested –enhanced vinyl could be a substantial savings. Number of backboards in the

gym discussed. Mr. Cox explained program set up and requirements identifying why it is written up that way.

Mr. Conway reviewed the value engineering suggestions developed between Friar and Newfield. Durability, insulation, and cost savings of using light gauge on the exterior walls were discussed. A sizeable credit can be had using asphalt shingles; they have a 30-40 yr warranty available (the Committee wants 40-50 yrs). Changing building height to 12' because we are using chill beams provides savings. Changing cable trays to J-hooks provides a \$32,400 savings. Newfield will check on the flooring and look to see if the cast iron drainage and vent piping was changed to plastic – which would present another savings. The Committee commented on the proposed changes. It was noted the appearance of the building would be the same.

Eliminating the additional \$327,000 overage was discussed. Flooring savings is possible. Mr. Conway noted it is not an extravagant project. Mr. Bovino reminded the team of the obligation in to be within budget. Using add-alternates during the bid process was discussed.

The Committee reviewed Newfield's clarifications and exclusions to estimate. The Committee accepts value engineering items 2-4. The grease trap v. big dipper was revisited. Newfield was directed to do a price comparison on grease trap and big dipper. Regarding landscaping, Friar was directed to meet the minimum requirement. The subcommittees were directed to review the estimate and look for other places to value engineer and report back to Roger.

Mr. Bovino requested a break down of the site work be emailed to the Committee. Options to the retaining wall were discussed. A break down on the landscaping was requested. Friar was directed to investigate eliminating the fence around the retaining pond; codes were discussed. Mr. Sorano was asked to investigate the number of windows. Mr. Sorano noted we are within 1% of the budget. This is a refining process and Committee suggestions are welcome. He will investigate the long run of piping to the boiler and back. Basement revisions are not done yet. Friar will investigate and report the cubic yardage of fill – structural and general – and report back to the Committee. Discussion turned to the soft costs and the merits of commissioning. Due to the shift of the building, Mr. Bovino recommends Friar contact Dr. Welti and report back on whether any further soil sampling check for pollutants is needed. The value engineering process was further discussed.

Mr. DiMauro noted according the project schedule, DD document approval was to take place tonight. The Committee needs it to be fine tuned to get the numbers down. Friar has moved ahead into construction documents; the only things that can be adjusted now can be material changes. Committee does not want to fall behind. The impact of water piping on project cost was discussed. Set up and timing of the bidding process discussed.

Change Proposals none

Reports of Sub-committees none

Report of BOE Representative none

Public Comment or Communications none

Invoices

Friar Associates: Motion (Saucier—Belanger) to approve Friar invoice #8 in the amount of \$92,450 for 100% DD phase and 25% Construction Document phase. After review, motion carried unanimously.

Recording Secretary: Motion (Moise—Belanger) to approve payment to Aimee Cotton Bogush in the amount of \$80.74 for the April 2nd meeting; motion carried unanimously.

Other Business

A letter from the Board of Education regarding funding for energy conservation devices was discussed. Friar is including accommodations for future solar installation, but the project does not include the devices. Discussion followed on why it would be more prudent and cost effective to do so after project completion noting warranty issues. Mr. Cox will report back to the BOE.

The South End School portion of the meeting closed at 8:25 p.m.

Plantsville

Fletcher Thompson/Architect's Report

Mr. Krushinsky reported on what has happened since 4/2/08. Inland/wetlands approved the project on the 4/10 walk through. The special use permit approval was received on 4/18. The site plan approval is meeting scheduled for 5/6. Ms. Savage's (town planner) comments were discussed. The Committee directed F/T to meet minimum requirements for landscaping. To help get approval at the next meeting, F/T plans to respond to Ms. Savage in writing by next Tuesday regarding screening the dumpsters. Mr. Krushinsky asked for verbal comments on the BSF for the abatement. Mr. Smith (reviewer for the state) said he didn't see any issues and the written response is expected by Monday, 4/28.

F/T continues to make progress on the drawings. They have been meeting as needed to collect information and will continue to copy Roger on the minutes. Screening and fencing the perimeter of the property discussed. Options were discussed.

Construction Manager's Report:

The DD estimate was distributed and explained by Mr. Grabowski and Mr. DiMauro. Value engineering items decided on by Newfield and F/T were explained and discussed. Additional value engineering items were proposed. Split faced block in lieu of brick to be investigated. Scope of work increases for the generator and fire sprinkler at the crawl space are included in the pricing. Discussion took place on the omission of the generator. It was noted that based on Inspector Casarella's comments, fire sprinklers in the crawl space are not required. Discussion took place on the ramifications of not heating the area and potential moisture issues. Mr. Krushinsky will go back to MEP team

and get a clearer picture on this. Mr. Cox explained the current situation including the removal of cork based bulletin boards because of mold, the wet wall and puddling occurring on the VAT tile. Dehumidifiers are run from 4/1-10/1 in classrooms and corridors. Lights are left on to prohibit mold growth. Mr. Cox further explained how air movement is currently configured. It is agreed careful study is required to provide proper humidity controls through the mechanical system.

Mr. Krushinsky recommends being proactive and filing a per-modification with the state fire marshal regarding the absence of sprinklers in the crawl space. We need to attest it is an unusable space. Digging it out, insulating, and waterproofing the wall as needed is cost prohibitive. Mr. Krushinsky will research. Mr. DiMauro cautioned the introduction of any kind of mechanical feature would require sprinklers. Discussion continued on the causes of the moisture and solutions. The issue and its solution will be put back on the professional engineer. Discussion followed on the possibility of a ground water problem. Mr. Bovino suggested a curtain drain along the front of the building. Heating the kindergarten floor was discussed.

Additional value engineering items not yet in the estimate were considered:

- The Committee decided not to eliminate the concrete stairs, but to leave all three sets as an add-alternate.
- Masonry restoration was discussed including getting unit prices. The Committee decided to draw down on the construction contingency for this item.
- Roof screens will be eliminated and mechanicals painted an unobtrusive color.
- The Committee decided not to eliminate the generator.
- Sprinkler in the crawl space cannot yet be decided; awaits further investigation.
- The Committee decided not to reduce the building square footage.

Contingencies were discussed as was using an electric hot water heater to supply four bathroom sinks. Newfield was directed to recalculate based on tonight's discussion and email the Committee. Mr. Krushinsky will report back on his investigations.

Mr. Bovino requested a breakdown of the site work be emailed to him. Mr. Cox is not looking to reduce the number of windows as the building is not air conditioned (sliders will be used). The abatement allowance was discussed and there is a possible savings here. Mr. Bovino also requested the cubic yardage of fill be given so an estimate can be made for the town. Contingency percentages were explained and discussed. Mr. Krushinsky will supply a half set of updated drawings for Mr. Grabowski. We are about \$300,000 over on this project as well. It was noted the Plantsville team did not get information on flooring; the rubber and enhanced vinyl may be an add. Paving was discussed as a possible place to find savings.

Mr. Cox noted the PTO bought the main stage drapery and valance 3 years ago, the fire tags are still on, and they can be reused for a savings. The trimmers and borders will need to be replaced. He will investigate the hardware. Mr. Grabowski will check on a possible duplication on the water heaters. Soil testing was done last week; results are expected in a few weeks. F/T will continue to move forward.

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

Invoices

Recording Secretary: Motion (Warner—Belanger) to pay Aimee Cotton Bogush for the April 2nd and 10th meetings for \$80.74 each; motion carried unanimously.

Fletcher Thompson: Motion (Saucier—Belanger) to pay Fletcher Thompson invoice #13171 in the amount of \$10,4672.15 for 80% of the DD; 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 9:51 p.m.

Respectfully submitted,

Aimee Cotton Bogush
Recording Secretary

Upcoming meeting:
May 7, 2008