

TOWN OF SOUTHLINGTON
PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE
Minutes of Meeting of June 18, 2008

A meeting of the Plantsville and South End Schools building committee was held on Wednesday, June 18, 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, Gary Saucier, and Ralph Warner Jr.(arr. 7:19 p.m.)

Also Present: Fred Cox, BOE; Tom DiMauro & Chuck Grabowski, Newfield Construction; Mike Sorano & Brian Solywada, Friar Associates, and Curt Krushinsky, Fetcher/Thompson

Absent/excused: John Moise

Call to Order: Chairman Jones called the meeting to order at 7:07 p.m.

Minutes: Motion (Derynoski--Belanger) to approve the minutes of the meeting held June 4, 2008. Motion to approve as presented carried unanimously.

South End School

Friar Associates/Architect's Report

Mr. Sorano reported on his presentation to the BOE last week. The Board voted and signed off on the project. Mr. Sorano answered questions from the last building committee meeting:

- Pex is only allowed on the branch piping of chilled beams; will be included in the documents and Newfield will get the price.
- Adequate organics in the top soil is included in the specs; details have been given to Mr. Cox.
- Fencing around the water containment area is not required by building code; Friar engineers felt fencing was important with standing water on the site and strongly urge the Committee to contact the insurance company. Discussion followed on if and when water is present in the pond, the degree of the slope, and the safety issues of a park environment. Mr. Cox noted Strong School has a retention pond that is completely fenced in. More investigation will take place. Mr. DiMauro was directed to get an estimate on the cost of fencing.
- Stipulations from the P&Z were sent to Mr. Bovino. Mr. Sorano will forward Friar's answers to the Committee through Mr. DiMauro.
- The final approval of the hydrant location is still outstanding.
- The water profile is in the set of drawings.

Mr. Sorano then reported one concern that arose at the BOE meeting regarding the bus and parent loops. It was suggested we change to a single, two-way bus loop, completely

separate from parent loop. Friar has thought about it and discussed with Mr. Cox the pros and cons on this new concept vs. what was in the design. Mr. Sorano again noted the BOE did sign off on the project with the loops as drawn and approved by P & Z. A review of the pros and cons took place with the Committee providing further input. Discussion of the proposed change took place and included:

- 3 curb cuts on site, located close together are all supposed to be one way; STC approval would be difficult to obtain with two way
- a loss of 8-10 parking spots
- creates a crossing of traffic, uncontrolled, on a main road where parents and busses are crossing
- very difficult turning radius for busses
- we are approved at P&Z, going to the state June 30th.
- current design controls the bus crossing at two points with stops.

Mr. Jones noted the Committee and the design teams have been over this issue again and again looking for the best result which he thinks has been achieved. The Committee agreed and directed Mr. Sorano to stay with the approved plan and to provide the BOE with his list of pros and cons. Mr. Cox added, without 4 curb cuts this is the best plan. Friar will communicate this to the BOE.

Construction Manager's Report:

Mr. DiMauro reported on STC approval progress and Purcell. Purcell is making their application on 7/1/08; this still puts us on the schedule previously discussed with approval coming in August. Mr. DiMauro added he does not have any real feelings from Purcell's preliminary report. He suggests they may not be quite done with the analysis.

Mr. DiMauro reported on an issue that arose 2 weeks ago during the permitting process at Derynoski School. Mr. Cox explained the issue of testing for PCB's in caulking; noting this testing requirement will now be applied to this project. Industrial Health and Safety proposals for the PCB testing and the asbestos abatement project monitoring were distributed and discussed, including price and control. Mr. DiMauro was directed to find out how long the hourly rates for the asbestos work proposed are valid. Motion (Derynoski—Warner) to accept IH&S's proposal for the PCB caulking evaluation not to exceed \$1,300; motion carried unanimously. Motion (Saucier—Derynoski) to accept IH&S's proposal for asbestos abatement project monitoring provided the hourly rates quoted stay in effect through the completion of the project; motion carried unanimously.

Change Proposals none

Reports of Sub-committees none

Report of BOE Representative

Mr. Cox reported on Yankee Gas's proposal presented on Friday. It has been reviewed by Atty. Sciota and Mr. Cox anticipates Atty. Sciota will sign off on the proposals for both projects. The lines will be done with no cost to the project. Yankee Gas would like to do the work this summer. Discussion followed. The Committee would like to be sure

the proposal includes excavation and back fill up to the meter. Discussion followed on the specifics and Mr. Cox will forward a copy of the two proposals to Newfield.

Other Business none

Public Comment or Communications none

Invoices

Recording Secretary: Motion (Warner—Saucier) to pay Aimee Cotton Bogush in the amount of \$94.20 for the minutes of the 6/4/08 meeting; motion carried unanimously.

Newfield Construction: Motion (Derynoski—Saucier) to approve Newfield Construction's invoice for preconstruction work (75% of \$47,500) in the amount of \$35,625 plus reimbursables in the amount of \$1,773.32 for a total payment of \$37,398.32; motion carried unanimously.

Friar Associates: Motion (Saucier—Derynoski) to pay Friar Associates invoice for 90% completion of the construction documents in the amount of \$87,000 plus a final payment of \$2,750 for the sewer easement survey for a total payment of \$89,750; motion carried unanimously.

Invoices were distributed for signatures.

Other Business: none

Executive Session if needed: none

Plantsville

Fletcher/Thompson/Architect's Report:

Mr. Krushinsky reported his purpose tonight is to receive Committee approval on the project prior to meeting with the state next Tuesday (Bureau of School Facilities at 9:00 a.m.). Last Thursday the project received BOE approval and Mr. Krushinsky is working with Mr. Cox on getting the required forms signed. F/ T has been working with Newfield on tweaking the estimate which will be reviewed tonight. Mr. Krushinsky responded to Committee questions and discussion turned to the fencing Ms. Savage requires to screen headlights. Mr. Blades contacted Ms. Savage to see if she'd accept plantings; she is looking for something that is almost 100% obscuring. Increased cost was considered. Mr. Jones will review the issue with Atty. Sciota. Mr. Warner requests BOE input on how secluded the entrance area will be with a fence on both sides. The issue of heavy snows was noted.

Regarding the sewer issue, Mr. Krushinsky phoned two companies in Plantsville requesting faxed proposals. He did not receive any. Discussion followed about how to facilitate receipt of proposals. It was noted the intent is to reuse the line if possible.

Construction Manager's Report:

Mr. DiMauro reported 10 contractors attended a Phase I (abatement and demolition) pre-bid meeting yesterday and that 15 had picked up documents. Newfield will issue at least one addendum. Bids are due 7/1/08. Work is scheduled to start at end of August. Mr. DiMauro presented proposals from Industrial Health & Safety for testing of caulking for PCB's and asbestos monitoring. It was noted the greater variety of caulking requires more cost. After discussion, motion (Saucier—Bovino) to accept IH&S's proposal for PCB testing not to exceed \$1,400; motion carried unanimously. Motion made (Saucier—Derynoski) to accept IH&S's proposal in the amount not to exceed \$2,400 for asbestos abatement monitoring including documentation review, final report, and putting paperwork together. Mr. Warner warns there may issues down the line from using an independent monitoring company. Motion carried unanimously.

Mr. DiMauro distributed and explained the updated schedule noting the need for Con Doc approval tonight. Discussion took place on Mr. DiMauro's suggestion of going with a private review which potentially takes a month off the schedule. Mr. Krushinsky feels there is good reason to believe the state will say they are 60 days or so out for approvals (30 days triggers the private review option). Mr. DiMauro reviewed the schedule showing a private reviewer, reducing time by a month in the fall – a critical time. He presented a proposal for private review from Henry M. Miga for \$2,900. Additional trips and services are \$80/hr with a 4 hour minimum. Mr. DiMauro noted Mr. Miga will do the review within 30 days. Motion made (Bovino—Saucier) to approve Henry M. Miga's proposal as presented.

Mr. Grabowski distributed and reviewed the Con Doc estimate with the Committee. Mr. Grabowski explained how he arrived at the numbers and that he is comfortable with the result. He reviewed specifics noting an overage of \$175,207. The budget is still carrying contingencies for estimate and escalation. The roof deduct is already decided and incorporated; but is not reflected in this budget; a savings of \$90-95,000. Motion made (Derynoski—Saucier) to incorporate the two deducts (stairs as shown as an alternate, the roof as redrawn); motion carried unanimously. \$90,000 is being carried for the sewer; potential savings to show later. Discussion of the portable classroom removal cost of \$12,500 took place. Mr. DiMauro stated the estimate should not be over at all when going to the state PCT meeting. Discussion continued regarding reducing the construction contingency, adjusting the Phase IV (play scape) number to \$10,000, and changing the construction contingency to the appropriate percentage.

Discussion took place regarding topsoil and gravel owned by the town. Mr. DiMauro will talk to Mr. Tranquillo. Newfield can let contractors know it is available (and 2 miles away) if they want to use it. Discussion on testing of the materials took place. The top soil comes from the leaf compost site. Mr. Cox reiterated the question of enough organic material to support grass. Mr. Bovino will investigate gravel testing and get back to Mr. DiMauro.

Mr. Jones reported Atty. Sciota is handling the issue of neighbor encroachment. It is all set; no problems.

Change Proposals none

Reports of Sub-committees none

Report of BOE Representative

Mr. Cox reported the Yankee gas proposal for Plantsville is in Atty. Sciota's hands for review. He will provide a copy for Mr. DiMauro and Mr. Krushinsky.

In the interest of making known an existing problem, Mr. Cox reported on two sink holes that have appeared on the site. Several years ago there was a similar problem; revealing a possible pattern of instances when the old concrete storm drain has given out after heavy storms. Discussion followed. Mr. Krushinsky assured new lines are being installed to pick up storm water and deliver it to the detention pond.

In addition, Mr. Cox reported Mr. Robert Wood, former Plantsville principal, has offered to meet with the team regarding past installation of drains on the site to help pull water away from the building. These need to be included on the existing conditions map. Mr. Wood's experience was when fill came in another problem was caused. Mr. Krushinsky reported a curtain drain is already planned and may need to be continued. A meeting will take place.

The benefits of a winter start time were questioned. Mr. DiMauro addressed the issue explaining the media center can be done, the steel can go up without slab on grade, and the mason can start the exterior walls. There will be 8-10 weeks of submittals and an opportunity to make good progress in the existing building. Mr. Bovino cautioned against spinning wheels. Mr. Grabowski explained the winter is a good time to build an addition as it costs less to heat soil and concrete than a building. The Committee agrees even 50% efficiency in the winter months accomplishes something toward getting the job done on time.

Public Comment or Communications none

Invoices

Recording Secretary: Motion (Saucier—Derynoski) to approve payment to Aimee Cotton Bogush in the amount of \$94.20 for the June 4, 2008 meeting; motion carried unanimously.

Newfield Construction: Motion (Bovino—Saucier) to approve payment of Newfield Construction's invoice for preconstruction work (75%) in the amount of \$35,625 plus reimbursables in the amount of \$2,240.76 for a total payment of \$37,865.76; motion carried unanimously.

Fletcher/Thompson: Motion (Saucier—Derynoski) to approve payment of Fletcher/Thompson's invoice for 75 % completion of the construction documents in the amount of \$133,219.00; motion carried unanimously.

Invoices were distributed for signatures.

Other Business

Discussed using technology to cut down on paper use; Committee directs Mr. DiMauro to continue as he has been. The regular July meetings will be cancelled (9th & 16th). Special meetings will be held on June 25th (5 p.m. Pyne Center) and July 9th (7 p.m. SHS library on the second floor). All subsequent meetings will be held in the SHS library unless otherwise noted.

Adjournment: There being no further business, motion was made (Saucier—Derynoski) to adjourn; motion carried unanimously. Meeting was adjourned at 8:38 p.m.

Respectfully submitted,

Aimee Cotton Bogush
Recording Secretary

Upcoming meetings:

June 25, 2008 Special Meeting in Pyne Center

July 2, 2008 CANCELLED

July 9, 2008 Special Meeting in SHS library

July 16, 2008 CANCELLED