

TOWN OF SOUTHTON
PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE
Minutes of Special Meeting of June 25, 2008

A special meeting of the Plantsville and South End Schools building committee was held on Wednesday, June 25, 2008, at the John V. Pyne Center, 240 Main Street, Southington, CT

Attendance:

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

Also Present: Fred Cox, BOE; Tom DiMauro & Miles Conway, Newfield Construction; and Mike Sorano, Friar Associates

Absent/excused: Jerry Belanger, David Derynoski, John Moise

Call to Order: Chairman Jones called the meeting to order at 5:18 p.m.

South End School

STC approval update:

Mr. Sorano gave an STC approval update. Friar has received the Planning and Zoning approval letter – there are some added conditions, but the letter shows approval and will be brought to the state. Additional stipulations from the Assistant Town Engineer were reviewed and discussed. The STC application goes in on 7/1/08 for the mid-July meeting. The hope is for approval in August. All the letters and all the checklist items are being settled. Mr. Sorano reports they are good to go.

Mr. DiMauro asked the Committee to consider lining up a local reviewer as the state appears to be 45-60 days out for approvals. Discussion followed. With a private review, as soon as STC approval is granted, we can move forward. Motion made (Saucier—Bovino) if a letter from the state indicating they will take more than 30 days for review is received, to move ahead with private review at South End school as per Henry Miga's proposal in the amount of \$3,100. Motion carried unanimously. Mr. Sorano recommends the local officials be notified of this possibility. Discussion followed. Timing of the process was clarified. Mr. DiMauro will have to redo the schedule to reflect the update; getting in the ground in November rather than December.

Presentation of the estimate:

Mr. Conway distributed and reviewed the construction document (CD) estimate. Some areas went up – for example, increased quantities on asbestos removal and steel rebar going up in price. Overall it is close to the budget – over by \$9,000 which is in the margin of error. Mr. Conway explained Newfield lowered the estimate contingency because the plans are essentially done and the escalation contingency was reduced slightly because we are closer to the bid. The 5% change order contingency remains. The play scape is included in the soft costs; it is Phase III. Discussion took place. Mr. Conway further explained the specifics of the divisions. The Committee questioned some items including permanent fencing. At the Plantsville PCT meeting the team was

told fencing is not reimbursable unless it is protecting a dangerous area. Discussion followed. The North and West sides of the South End property lines are fenced. Mr. Cox recommends the team investigate the condition of the existing fence. If it is usable, there is a potential savings. Tuesday, July 1st at noon Mr. Cox and others will meet at South End to inspect the fences. The group will then inspect Plantsville's fences before or after a meeting with Mr. Wood at 1p.m. that day. Locations of the memorial items at each school will also be verified.

Mr. Cox noted he has a meeting with Mr. Wedge at 10:30 a.m. this Friday at central office. The BOE asked Mr. Wedge to come and provide clarification on renovate as new status.

Regarding radon mitigation, fans will be written into the plans for both schools.

Mr. Cox asked for detail on Division 9 specifically regarding the floor material changes. Mr. Conway explained enhanced vinyl tile is used in most areas (as opposed to linoleum). Options for patterns and no pattern have been put together for bids. The benefits of a colorful environment for children were noted.

For both projects, roofing and aluminum windows are included in the general trades to open up the amount of contractors who can bid it.

Temporary heat was discussed. The owner pays energy and the contractor pays set up. Allowances were discussed. Newfield plans to use Yankee; either the existing or new service. Discussion continued. Heat will mainly be needed in the second season at South End; Newfield does not think any thawing will be required. Plantsville needs heating in both seasons and the slab areas may need thawing. Plantsville is on schedule to start as soon as possible. Timing and specifics were discussed further.

Mr. Bovino reported on his conversation with Mr. Tranquillo regarding gravel. The town did its own surface testing; when the site is opened up we can test in the cut. It will be opened up soon. Mr. DiMauro will contact a testing company. Timing of the gravel's availability was considered. We'll want it in January and then at the end of the project. Mr. Jones recommends getting a letter from Mr. Tranquillo. Top soil will also be offered. Mr. DiMauro will let contractors know it is an option.

Motion made (Saucier—Warner) to accept the CD estimate as presented with adjustments discussed; motion carried unanimously.

Plantsville

PCT report:

Mr. DiMauro reported on the PCT meeting. He expects the state to accept the drawings this week or next. He will send them to Mr. Miga for review. Mr. DiMauro explained an issue came up regarding the ramp and some options were worked out with the reviewer.

It may involve a paved ramp with a switch back. The solution will be presented to Mr. Cox. Mr. Cox explained the history of the issue and how he had asked for creative solutions which also provide a cost savings for the project and maintenance. The goal is to decrease the slope and get rid of the rails. Mr. Blades will contact Mr. Cox as a decision will need to be made to go forward with the state.

Camera work for the sewer was discussed. Mr. Bovino provided to Mr. DiMauro the contact information for SPDI.

Adjournment: There being no further business, motion was made (Warner—Saucier) to adjourn; motion carried unanimously. Meeting was adjourned at 6:07 p.m.

Respectfully submitted,

Aimee Cotton Bogush
Recording Secretary

Upcoming meetings:

July 2, 2008 CANCELLED

July 9, 2008 Special Meeting in SHS library

July 16, 2008 CANCELLED