

TOWN OF SOUTHTON
PLANTSVILLE AND SOUTH END SCHOOLS BUILDING COMMITTEE

Minutes of Meeting of August 6, 2008

A meeting of the Plantsville and South End Schools building committee was held on Wednesday, August 6, 2008, at the library at Southington High School, 720 Pleasant Street, Southington, CT

Attendance:

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

Also Present: Tom DiMauro, Newfield Construction; and Curt Krushinsky, Fletcher/Thompson; Mike Sorano & Luke McCoy, Friar Associates

Absent/excused: John Moise

Call to Order: Chairman Jones called the meeting to order at 7:02 p.m.

Minutes: Motion made (Derynoski—Saucier) to approve the minutes of the meetings held on June 18, June 25, and July 9, 2008; motion carried unanimously (Belanger abstaining).

Plantsville

Architect Report/Fletcher-Thompson:

Mr. Krushinsky reported his firm is finalizing documents and coordinating with consultants to prepare for going to bid next week. The state accepted the drawings at the PCT meeting on 6/24/08. Due to the review completion date of 8/20/08, we opted to work with Henry Miga. F/T has received 8 minor comments. F/T worked closely with the local officials, meeting with them in July. F/T has received the sign-offs necessary. (Mr. Bovino arrived.)

Regarding site design, Ms. Savage has approved using trees rather than fences. Mr. Blades has done work to finalize the site plan and 6 copies will be filed with Ms. Savage next week.

Regarding the water line, the water department has requested a loop from Church St. to West Main St. The drawings will reflect the additional water line. Discussion on the location followed.

The scope of the sewer line shows it is in excellent condition. The engineer started to do calculations and he is concerned with the elevations being very close. The civil engineer and CES are working out options including using the existing line in its entirety or using a doghouse manhole approximately 150' out. Discussion regarding the sewer, water, and electricity lines took place. Mr. Bovino requests the specifics so we know the pitch overall. He is concerned that people are working on the electrical, water, and sewer independently; coordination is needed. Preserving the road vs. removal and repaving were discussed. CES wanted to take poles down and go underground, but it's a cost issue and if CL&P wants them to use the poles, they have to. CL&P floodlights were

considered, spillage to neighbors discussed. The Committee directed the design team to drop the poles shorter on the west side, research putting the water loop in the grass on the east, and further investigate the pitch for the sanitary. Tree trimming allowance was discussed. This needs to be resolved by Friday. Mr. Krushinsky will get an answer tomorrow. Specifics of the water loop were considered. Mr. Bovino questions why it shouldn't be funded from the water department capital budget. Mr. Jones will talk with Atty. Sciota. Much discussion of the road (replacement vs. re-topping) took place. The Committee would like to see it stay as re-topping. If there are problems with this Mr. Krushinsky will call Mr. Jones tomorrow. It will be put in the bid as an add-alternate.

A brief conversation regarding roof ventilation took place. Mr. Krushinsky stated the designed roof does not need ventilations.

Construction Manager's Report:

Mr. DiMauro explained the issue of tree trimming on the west side, the northeast property line, and anywhere it's needed discussed. It was decided to carry a \$10,000 allowance.

Regarding fencing, the Committee agrees with the recommendation to reduce some of the heights, keep and paint poles, and install new black-coated chain link. Mr. Cox has been asked to investigate the height change before the 10' sections are reduced to 6'.

Mr. DiMauro noted, bid-wise, there is no safety cushion in the alternates.

Crawl space waterproofing was discussed. Mr. Saucier explained a closed-cell spray guaranteed not to sweat on other side of wall. He is using it in a building and suggests it as an option to a foam piece. Mr. Krushinsky will research and have insulating company investigate.

Mr. DiMauro distributed the pre-construction schedule milestone dates for phases 1 and 2. He reviewed this with the Committee noting the contractors are mobilizing on 10/15/08 (or even possibly a week earlier). The schedule for phases 3 and 4 was distributed and reviewed. We are going to the state in May for the play scape and June for FF&E.

Commissioning proposals for both schools were presented. We would only be commissioning the HVAC and control system. Mr. DiMauro explained the proposals. Discussion followed on whether commissioning is necessary and the cost involved. Mr. DiMauro will set up a meeting for Mr. Saucier with the commissioning agents. Motion made (Derynoski—Belanger) to conditionally approve the commissioning proposals from the low bidder, CES, for South End and Plantsville Schools pending a review from Mr. Saucier and a report to Mr. Jones (who will email the Committee); motion accepted unanimously.

Change Proposals: none

Reports of Sub-Committees: none

Report of BOE Representative:

The move out of Plantsville School was briefly discussed.

Public Comment: none

Invoices:

Mr. DiMauro has met with Ms. Portelinha to get the budget set up.

Fletcher Thompson: Motion (Belanger—Saucier) to approve payment of Fletcher Thompson invoice #0013590 in the amount of \$26,643.80 for 100% of phase 1 construction documents; motion carried unanimously. Motion (Saucier—Derynoski) to approve payment to Fletcher Thompson in the amount of \$39,965.70 for 90% of phase 1 construction documents; motion carried unanimously.

Recording Secretary: Motion (Warner—Saucier) to approve payment to Aimee Cotton Bogush for the 7/9/2008 meeting; motion carried unanimously. Motion (Warner—Saucier) to approve payment to Aimee Cotton Bogush for the 6/25/08 meeting; motion carried unanimously. Motion (Warner—Derynoski) to approve payment to Aimee Cotton Bogush for the 6/18/08 meeting; motion carried unanimously.

Payment Voucher: Motion (Belanger—Saucier) to approve a payment voucher from the Finance Department to the Building Department for the state permit fee for Phase 1, to be charged to the project; motion carried unanimously.

Printing charges: Motion (Belanger—Derynoski) to approve printing costs of \$33.53; motion carried unanimously. Motion (Warner—Bovino) to approve printing costs of \$322.29; motion carried unanimously.

Other Business: none

Executive Session if needed: none

Closed the Plantsville School section of the meeting at 7:56 p.m.

South End

Opened the South End School section of the meeting at 8:00 p.m.

Architect's Report/Friar Associates:

Mr. Sorano reported the drawings are at the state being reviewed. One minor comment was received today, but we are looking good. We are scheduled to be out by 8/22/08. STC is on the 19th.

Discussion on an allowance for tree trimming took place. We are not clear-cutting; the major trees will be saved and pruned. Grading will be investigated. Mr. Bovino suggests blending the slope may be possible. Instructions to bidders will need to include a pre-bid meeting and mention of the allowance. Once awarded, another walk-through with the site contractor will take place. There is a sensitive tree line between the properties on the northern property line. The surveyor needs to be very specific. A \$50,000 allowance

will be included. Mr. Bovino suggests a small retaining wall to hold grades vs. having to grade and remove the trees. Discussion followed on how this would add character and save aggravation.

The walkway in back was eliminated and approved by the Fire Marshal. The existing walk is to be removed and rebuilt 3' away. Saving it is not an option because the baseball diamond would have to be 8' closer to the building.

Issues regarding the water line location were discussed. The water company does not allow 90 degree bends, we can't cross the existing sidewalk, and by code we cannot have a water line under a sewer line. Mr. McCoy explained the options. Fencing was considered and the plan is to save and paint the posts and replace the chain link with black vinyl coated.

Mr. Sorano reported the flood management determination and DEP approval are expected on 8/19/08. STC does not require a life cycle cost. We are in good shape. He noted the in-house constructability review has been done and gone to Newfield. When the OK comes from the state the bid packages will be put together and sent out on 9/8/08. Mr. DiMauro distributed and reviewed the schedule with the Committee. He noted the BSF completion date is 8/22/08 with a construction start date of 11/19/08. Phase 2 construction begins in May. The BOE will have to decide if they will move mid year or not. Starting work in February was discussed. Mr. Derynoski noted this is a logistical issue that needs to be addressed. Mr. Jones asked Mr. DiMauro to push to move the schedule up if he can.

Mr. Sorano explained the "threshold" building criteria and a threshold peer review. He will need to discuss the issue with the building official. Mr. Jones will set up a meeting tomorrow.

Construction Manager's Report:

Mr. DiMauro reported on the fill issue. At the high school, Mr. Cox is willing to cut trees, but has no means to push the fill off. Discussion took place on including information in the documents and erosion control.

Mr. DiMauro explained the situation with the town fill and topsoil. After discussion, the Committee decided to leave it out of the documents.

Mr. DiMauro will email the Atty. Sciota regarding the language for the easement. A bid allowance for the replacement of neighbors' plantings will be put in. Mr. McCoy explained the sanitary line location.

After discussion, motion (Derynoski—Saucier) to approve award of the phase 1 abatement and demolition to LVI Environmental Services in the amount of \$487,000; motion carried unanimously.

Change Proposals: none

Reports of Sub-Committees: none

Report of BOE Representative:

Mr. Derynoski noted the BOE has unanswered concerns regarding traffic flow. Mr. Sorano will plan to present again. Mr. Derynoski or Mr. Cox will coordinate with Friar.

Public Comment: none

Invoices:

Friar: Motion (Belanger—Derynoski) to pay Friar invoice #12 in the amount of \$15,090.93 for 100% of the construction documents; motion carried unanimously. Motion (Warner—Belanger) to pay Friar invoice #11 in the amount of \$14,500; motion carried unanimously.

Recording Secretary: Motion (Saucier—Belanger) to approve payment to Aimee Cotton Bogush for the 6/18/08, 6/25/08, and 7/9/2008 meetings; motion carried unanimously.

Industrial Health & Safety: Motion (Derynoski—Saucier) to pay IH&S in the amount of \$6,712.50 for asbestos work; motion carried unanimously. Motion (Saucier—Belanger) in the amount of \$5,420 for lead work; motion carried unanimously.

Other Business: none

Executive Session:

Motion (Saucier—Belanger) to move into executive session excluding the press and public and including Mr. Sorano to discuss contract issues; carried unanimously. Motion (Belanger—Bovino) to return to the regular meeting; motion carried unanimously. No action taken during Executive Session.

Meetings will be rescheduled to the 2nd and 4th TUESDAY of each month at 5 p.m. Location may be changed to the VoAg media center.

Adjournment: There being no further business, motion to adjourn (Belanger); motion carried unanimously. Meeting was adjourned at 8:50p.m.

Respectfully submitted,

Aimee Cotton Bogush
Recording Secretary

Next meeting:

TUESDAY, August 26