



STATE OF CONNECTICUT • COUNTY OF TOLLAND
INCORPORATED 1786

TOWN OF ELLINGTON

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PERMANENT BUILDING COMMITTEE REGULAR MEETING JUNE 14, 2016

MINUTES

Members Present: P. Welti-Chairman, T. Adams, G. Blanchette, G. Feldman, K. Heminway, G. Magnuson, J. Olender, J. Rachek

Members Absent: D. Gerber, S. Kelly, D. Stavens

Others Present: S. Nicol-Supt. of Schools, D. Stein-Silver Petrucelli Architects, J. Frank-Clerk of the Works, R. Butler-BOE Dir of Facilities, D. Keune-BOE Chair, B. Greenleaf-BOE Dir of Finance & Operations

Call to Order

Chairman Peter Welti called the meeting to order at 7:00 PM.

Citizens Forum – None

Approval of Minutes of May 3, 2016

MOVED (RACHEK) SECONDED (FELDMAN) AND PASSED TO APPROVE THE MINUTES OF THE MEETING OF MAY 3, 2016 AS WRITTEN (ADAMS ABSTAINED).

Senior Center Project Update

Peter Welti stated that the pavilion is in place and the handrails are done. For the record, the window dressing treatment for the outside is still outstanding.

Crystal Lake School/Windermere School Projects

Dave Stein of Silver Petrucelli presented Enfield Builders application for payment #26 in the amount of \$68,253.21 for work completed through May. The project is now 100% billed with \$522,000 of retainage left. He stated that the project is coming to a close and there are small items left to be completed.

MOVED (ADAMS) SECONDED (FELDMAN) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT APPLICATION #26 TO ENFIELD BUILDERS IN THE AMOUNT OF \$68,253.21 FOR THE CRYSTAL LAKE SCHOOL PROJECT AS PRESENTED.

Mr. Stein then presented a request for release of retainage in the amount of \$422,570.67. Total retainage for the project is \$522,000. This request came in late and has not been completely reviewed by the architect, however, he stated that it is in line with the contract. Mr. Olender asked about the gym floor and what recourse the town has to fix it. Mr. Stein stated that the procedure is to file a claim with the contractor and that the gym floor is separate from the retainage. The contract states that only 5% of the cost of the item can be held back. The cost of the gym floor was \$65,000.

After discussion, it was decided to release \$300,000 of the retainage at this time until the final review of the requisition.

MOVED (ADAMS) SECONDED (MAGNUSON) AND PASSED 7 TO 1 TO RELEASE RETAINAGE OF \$300,000 TO ENFIELD BUILDERS FOR CRYSTAL LAKE SCHOOL UNTIL THE REVIEW OF THE REQUISITION IS COMPLETED. OLENDER VOTED NAY.

Mr. Stein presented change order #1 for the technology package from HB Communications. This is a credit for items not needed and returned in the amount of -\$10,854.52.

MOVED (MAGNUSON) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO APPROVE DEDUCT CHANGE ORDER #1 FOR TECHNOLOGY PACKAGE IN THE AMOUNT OF (\$10,854.52) FOR CRYSTAL LAKE SCHOOL PROJECT.

Mr. Stein presented change order #30 for Crystal Lake School in the amount of \$19,994.15 consisting of 12 additions and credits. They are additional steel at the connector \$5,145.93; credit of \$1,200 for headers; Fire Marshal request for altered exit devices \$1,320; C-wing finish and structural repairs \$19,922.54; wire guards for technical equipment in the gym \$1,675.62; IT closet vinyl floor \$1,254; dumpster enclosure slats \$880; pump house rewiring for fan \$1,539.20; allowance for masonry repointing not needed (\$19,988); Fire Marshal request to modify doors exiting locker rooms \$5,771.45; OT/PT Room structural supports for swing \$1,242; additional plantings for neighbor screening \$2,431.

MOVED (MAGNUSON) SECONDED (BLANCHETTE) AND PASSED UNANIMOUSLY TO APPROVE THE CHANGE ORDER #30 TO ENFIELD BUILDERS IN THE AMOUNT OF \$19,994.15 FOR CRYSTAL LAKE SCHOOL.

Mr. Stein told the committee that Enfield Builders has a list of anticipated change orders they are tracking consisting of bond cost increases, screening of the HVAC on the roof and infill of trees with plastic tree grates. They are keeping track of the items so they do not go past the State's six month window of eligibility for reimbursement.

Jennifer Frank told the committee that the Crystal Lake project is 99.9% completed and that the punch list is almost complete. The boilers have been commissioned and the final roof inspection completed. The grass is of concern; she passed out photos showing how spotty it has been coming in. Regarding the gym floor, she stated that due to the increased humidity, the gaps in the gym floor have been closing.

She stated that construction at the Windermere School started up yesterday. The two classrooms were cleaned out and a new wall will be constructed. The two new gang bathrooms will be constructed this summer. The rubber playground matting is being repaired as requested.

Peter Welti started the discussion on the gym floor, everyone received a copy of the report from the independent advisor. There were two recommendations in the report; either pin it in place at the end of the summer or slice out the board areas with the biggest gaps and replace with larger boards. He stated that he saw no evidence of mistake in the application of the floor. He suggested that they meet with the general contractor, the architect, the installer, the independent advisor and the user group to see what should be done next. Gary Feldman brought up the report findings of the water based sealer and the strip ends of the wood being clustered too close together. Rob Butler stated that in the other schools they have used oil base sealers with low VOC's. Mr. Stein stated that the high performance school requirement is for water based sealer. If it was to be changed, it would have to be done after the job is closed out with the State. Mr. Magnuson stated that the Town bought the floor as it is and after the project closes out, a new floor may have to be put in with an oil based sealer. There are many questions such as is there a floor product today that meets the high performance building standards and what is the cost to rip up and put in another floor. Jennifer Frank stated that she heard of a product that is sealed in the factory. The temperature and humidity can be controlled through air conditioning the space. A decision on a solution cannot be made until all the options and their costs are researched and determined.

Dan Keune stated that the High school floor had some expansions but not to the extent of Crystal Lake. Rob Butler asked how we know it will not move after it is pinned and what the procedure is for pinning the floor in place.

Dave Stein will check out the costs of the options and products and it was the consensus of the Committee that a meeting with all concerned be held for additional discussion after the information is received.

The landscaping issue was brought up by Mr. Welti. He stated that it does not look like the grass is coming in as expected. This fall will be replanting and reseeding time. Enfield Builders has not told us it is satisfactory yet.

Mr. Welti told the committee that the Board of Finance made a recommendation to replace the generator at Crystal Lake School to a size that will handle the entire building. Silver Petrucelli is has almost completed the specifications and drawings for the generator. It has been discovered that the generator in place is large enough to power the office, gym, kitchen and cafeteria as well as heating and communication systems. There will be a switch panel for the fire systems. This seems like a better solution than replacing it because the Town will lose the cost of the original generator as well as the reimbursement for the purchase of a new one.

Invoices

Silver Petrucelli Architects for construction and administration for May, 2016 in the amount of \$6,145.76.

MOVED (ADAMS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT INVOICE TO SILVER PETRUCELLI ARCHITECTS IN THE AMOUNT OF \$6,145.76.

Silver Petrucelli Architects for storm water and hazardous materials testing for May, 2016 in the amount of \$1,356.85.

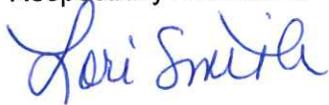
MOVED (ADAMS) SECONDED (HEMINWAY) AND PASSED UNANIMOUSLY TO APPROVE FOR PAYMENT INVOICE TO SILVER PETRUCELLI ARCHITECTS IN THE AMOUNT OF \$1,356.85.

Peter Welti told the committee that June 24 would be Jennifer Frank's last day as clerk of the works. She may be back in August to help with the invoicing. He thanked Jennifer and told her that she was a pleasure to work with and will be missed; all agreed.

Adjournment

MOVED (RACHEK) SECONDED (ADAMS) AND PASSED UNANIMOUSLY TO ADJOURN THE MEETING AT 8:30 PM.

Respectfully submitted:



Lori Smith, Recording Secretary