

## WETHERSFIELD TOWN HALL / LIBRARY RENOVATIONS BUILDING COMMITTEE MINUTES - MONDAY July 10, 2006

Chairman Coombs called the Meeting to order at 6:00 P.M. in Conference Room 1 (Ground Floor). Members present were Paul Camarco, Joseph Coombs, Raymond Grasso, Carmen Pace, Stuart Temple and Tim Tuell. Staff Liaison Tony Martino, Mike Turner, Town Manager Bonnie Therrien, Library Director Laurel Goodgion and Architect Peter Wells were also present. Committee Member David Edwards was absent.

Today is day 644 of the project.

### 1. Public Comments:

A. None.

### 2. Approval of Minutes:

A. [Minutes of May 15, 2006 Meeting](#) - Tony Martino handed out Tim Tuell's suggested additions to the minutes. Motion by Raymond Grasso seconded by Paul Camarco to approve the amended minutes. **All members voted in favor.**

B. [Minutes of June 26, 2006 Meeting](#) - Motion by Raymond Grasso seconded by Paul Camarco to approve the minutes. **All members voted in favor.**

### 3. Projects for Discussion:

#### I. Town Wide Radio System

##### A. Staff Information

1. Mike Turner advised the rebanding budget was forwarded to Nextel. We have been advised they received it and are reviewing it.

#### II. Town Hall & Library Renovations - Phase 1:

##### A. Expenditures

1. Nutmeg Companies Inc - App. No. 21 - \$130,434.07 - Peter Wells advised he reviewed the application and approval for payment is appropriate. Motion made by Stuart Temple seconded by Tim Tuell to approve this payment. **All members voted in favor.**

##### B. Change Orders

1. PCO 131R3 - Relocate 20 x 10 Duct - \$5,907.08 - Peter Wells advised that existing building vertical duct wasn't removed when the Library addition was done in 1978. We now have to reconfigure to accommodate it. Also horizontal duct has to be removed. The ducts are going nowhere into nothing. We have to relocate the vertical duct and keep it active. Stuart Temple questioned if the drywall and studding was covered elsewhere. Peter Wells advised it was already considered elsewhere. Motion made by Carmen Pace seconded by Stuart Temple to approve this change order. **All members voted in favor.**
2. PCO 159R - Modify Exhaust on SKLM 1.4 - \$979.96 - Peter Wells advised the toilet exhausts on the Library side need modification to meet air change requirements. Sketches have been completed by the engineer. Motion made by Stuart Temple seconded by Carmen Pace to approve this change order. **All members voted in favor.**

##### C. Staff Information

1. Budget Report dated July 6, 2006 - Motion by Paul Camarco seconded by Carmen Pace to accept this as information. **All members voted in favor.**
2. Nutmeg Change Order Log - July 5, 2006 - Motion by Paul Camarco seconded by Raymond Grasso to accept this as information. **All members voted in favor.**
3. Change Order Log - July 6, 2006 - Motion by Paul Camarco seconded by Raymond Grasso to accept this as information. **All members voted in favor.**
4. Construction Schedule Dated July 5. Motion made by Paul Camarco seconded by Stuart Temple to approve this as information, with rejection of the completion date. **All members voted in favor.** Peter Wells noted the new schedule shows the schedule finishing 4 days sooner than the old schedule.
5. Job Meeting Minutes - Motion by Paul Camarco seconded by Raymond Grasso to accept this

as information. **All members voted in favor.**

6. Dale Kroop June 26, 2006 Letter to Bonnie Therrien - Mike Turner advised that the missing items will be brought up at the job meeting this week. Motion by Paul Camarco seconded by Raymond Grasso to accept this as information. **All members voted in favor.**

#### **D. Old Business:**

1. Construction Status - Chairman Coombs briefed members about the water damage from the June 3rd rain storm. Four inches of rain came down in the course of forty minutes. On the Library side one of the roof drain pipes cracked causing water to come in. Physical Services Staff temporarily patched it that night with a rubber gasket then permanently fixed the drain on Wednesday July 5th. Water came in went down to work area on the first floor and a little water went into the basement where new construction was going on. On the Town Hall side the rain water filled the well areas outside the building with the water mark reaching 10 inches. It appears the water entered the building thru the heating units condensation pipe drains and/or the air vents which are both below ten inches. JP Maguire Associates (Disaster Cleaning and Property Reconstruction Professionals) was hired to come clean both the Town Hall and Library areas. They wet vac the area and installed dehumidifiers and fans to dry out the area. They cut holes in the wall where the molding was to dry out the drywall and insulation. The contractor has been coming in every day checking the humidity levels. Wethersfield Sweeping was hired to clean out the drains. We found floor plans of the building showing where the drains leave the building. We might have to have roto-rooter snake the drains for any clogs. We were advised the carpet tiles are still wet below the rubber barrier and might have to be replaced. Peter Wells advised he called the installer and the carpeting can be picked up and dried, then re-glued down. Bonnie Therrien took the information from Peter and will forward it to the insurance claim adjuster for comment. It will be the insurance company's call if the carpets stay or are replaced. Peter Wells talked about the Torrington Library where the drains were in the wall and a vendor came in with a resin sealant which sealed the pipes and cracks eliminating leaks. Chairman Coombs advised the drains need to be cleaned periodically under preventive maintenance to keep this from happening again. On the ground floor of the Library the contractor lost some boxes of ceiling tiles that were damaged by the water. Laurel Goodgion advised that Town Staff, Library Staff, Fire Dept, the Insurance agent and the JP Maguire did a great job rectifying the water problem. Bonnie Therrien advised we need to get the roof replaced soon before the insurance company stops paying claims on roof damage. Chairman Coombs advised when we put in the new roof we will need additional drains or scuppers. Peter Wells advised we need to bring the roof up to the new building codes and will increase the pitch requirements. The roof needs to be coordinated with the new façade flashing. We don't want to bid things separately at this time because multiple contractors will require multiple staging areas, trailers etc. Also coordination with multiple contractors will be difficult. Peter will be staying home tomorrow working on the roof design. Things are moving along and he hopes to have roof plans for Town Staff ready for review possibly next Monday.

**NOTE:** Paul Camarco left at 6:50 PM

Tim Tuell asked if the final bid packages have to come back to the Committee for review before going out to bid. It was agreed they didn't have to Peter will arrange to get a copy of the schematics of the facade for the Committee to review since it has been a long time since they saw the drawings. Peter will make sure as much detail is in the bid specs to reduce the number of possible PCO's. We are not under the same time constrains we were under for Phase 1. Tim wanted to make sure staff reviewed the package to be sure it was complete before it was released. He didn't want the bids released until they were complete. Stuart Temple requested the Town Attorney review the bid package before it was released so we didn't have the same problems as Phase 1. Bonnie Therrien will get the Town Attorney to come to the next Committee Meeting to go over the Committees concerns on the bid package to be sure their concerns were met.

At this time Chairman Coombs asked for a motion to go out of order on the Agenda to item IIIB1 & C1 while we still had a quorum. Motion made by Raymond Grasso seconded by Stuart Temple. **All members voted in favor.**

2. ADA Status - Mike Turner advised we received a budget extension from DECD until December 30, 2006. Peter Wells advised the Community Center ADA work should be done and the Town Hall canopy done soon. The lobby door is not operational yet. Peter advised the pavers under the canopy need to be cleaned.

**E. New Business:**

1. Mike Turner advised the concerns Carmen Pace had about the need for a railing have been addressed by the Town's Claim Rep. Jeff Grundt came out and advised by code nothing needs to be done but he had some recommendations to be taken into consideration. Mike is waiting for the written recommendation.

Tim Tuell questioned the demolition of the boilers. Peter Wells advised we had a date of August 1st to have the work accomplish. He will be reviewing this with Nutmeg at Wednesdays Job Meeting. We are waiting for an answer from the Town Attorney on the Vault Requirements.

**III. Town Hall / Library Renovations - Phase 2**

**A. Expenditures**

1. None

**B. Change Orders**

1. PCO 164 - Additional Cable Tray - \$11,052.94 - Chairman Coombs advised this was the same thing we did on the Town Hall side. Tim Tuell questions the price per foot. Peter Wells advised the price is comparable to what we were charged on the Town Hall side. Motion by Raymond Grasso seconded by Carmen Pace to approve this change order. **All members voted in favor.**

**C. Staff Information**

1. Forced Draft Oil Burner Results - Chairman Coombs advised Luchini Milfort is recommending vendor number two. Vendor one is lower but does not meet the specs. With vendor two we will also obtain the 4 year warrantee on parts only. Cost - Burners \$13,450; Warrantee \$3300 Total \$16750. Motion by Stuart Temple seconded by Raymond Grasso to accept Vendor two as the successful bidder and purchase the four year warrantee. **All members voted in favor.**

**NOTE:** We reverted back to item 3IID2 on the Agenda. Raymond Grasso left at 7:00PM

**D. Old Business**

1. Chairman Coombs advised Town Council we are working on a quote to accomplish what they want in the Town Council Chambers.

**E. New Business**

1. None

**NOTE:** Prior to adjourning the meeting Chairman Coombs asked if anyone had any questions regarding anything on the Agenda. No one had questions.

**4. Next Scheduled Meeting:**

A. The next regular scheduled meeting will be Monday July 24, 2006 at 6:00PM in Conference Room 1.

5. **Adjournment:** Motion by Tim Tuell seconded by Carmen Pace to adjourn. Meeting adjourned at 7:20 PM. **All members voted in favor.**

Paul T. Camarco, Clerk