

WETHERSFIELD TOWN HALL / LIBRARY RENOVATIONS BUILDING COMMITTEE MINUTES - MONDAY December 18, 2006

Chairman Coombs called the Meeting to order at 6:05 P.M. in Conference Room One.

Present

		Present	Absent	Excused
Committee Member Name	Joseph Coombs, Chairman	X		
	Tim Tuell, Vice Chairman	X		
	Paul Camarco, Clerk	X		
	Raymond Grasso	X		
	Luke McEntire	X		
	Carmen Pace	X		
	Stuart Temple	X		
Liaison Present	Andy Adil, Council Liaison	X		
	Tony Martino, Staff Liaison	X		
	Mike Turner, Staff Liaison	X		
Staff & Guests Present	Bonnie Therrien, Town Manager	X		
	Peter Wells, Architect	X		
	Laurel Goodgion Library Director	X		
	Greg Curtin, Chair Library Board	X		
	Polly Moon, Vice Chair Library Board	X		

Today is day 802 of the project.

1. Public Comments:

A. None.

2. Projects for Discussion:

I. Town Hall & Library Renovations - Phase 1:

A. Change Orders

1. PCO 147R - Reconfigure L103 Revised - \$9,319.16 - Peter Wells advised the Library Staff Room has millwork but no sink or disposal. The original plans show a straight counter with a sink in the room. When the request for a sink in the program room was received there was a credit given for removing the sink from the staff room. The L shaped counter will give more counter space as well as separate the vending machines. Paul Camarco asked what the original cost for the staff room was. Peter advised the cost was not separated out in the bid. Members had concerned that we were being double billed for this work. Peter advised that PCO 147R2 below is for the same work, but only \$6,281.22 will be paid out of Phase 1. The \$3,037.94 balance will be paid for out of the Phase 2 Library Furniture Account. Motion by Stuart Temple seconded by Paul Camarco to approve this change order allocating the expenses \$6,281.22 to Phase 1 and \$3,037.94 to the Phase 2 Library Furniture Account. **All members voted in favor.**

2. PCO 147R2 - Reconfigure L103 Revised - \$6,281.22 - Peter Wells advised this was discussed above and was included as information. Motion by Paul Camarco seconded by Stuart Temple to reject this change order. **All members voted in favor.**
3. PCO 184R3 - ASK - 4 Rev. 3 - \$18,258.92 - Peter Wells advised this was explained at the last meeting. He negotiated the cost down to \$18,258.92 which is below the maximum \$18,816.82 authorized at the last meeting. This is for information only. Motion by Paul Camarco seconded by Tim Tuell to accept this as information only. **All members voted in favor.**
4. PCO 192 - Library Abatement Changes - \$5,064.08 - Peter Wells advised this work has already been done. When the carpeting was picked up some of the asbestos tiles were glued to the carpet and stuck to it. When this happens the carpet is considered hazardous and has to be disposed of with the hazmat material. Motion by Paul Camarco seconded by Stuart Temple to approve this change order. **All but one member voted in favor (Raymond Grasso voted nay).**
5. PCO 198 - Additional Lighting - \$5,407.66 - Peter Wells advised this work is required by the Fire Marshal. It is not needed to meet building code. We have to do the work. It is similar to what we had to do in another area. Motion by Paul Camarco seconded by Stuart Temple to approve this change order. **All members voted in favor.**
6. PCO 199 - New Panel - \$3,796.60 - Peter Wells advised the panel was original ok to stay because it was grandfathered in. Now that the bathroom in PCO 201 was reconfigured this panel has to be turned around. Now that it will be in a new bathroom it will have to meet current codes. Tim Tuell questioned the breakdown sheet as to whether it was 20 or 30 circuits? He was advised it was for 30 (20 amp) circuits. Motion by Paul Camarco seconded by Raymond Grasso to table this PCO until PCO 201 is discussed. **All members voted in favor.** After PCO 201 was approved motion by Stuart Temple seconded by Luke McEntire to approve this change order. **All members voted in favor.**
7. PCO 200 - Exhaust / Call Aid - Library - \$12,042.70 - Motion by Paul Camarco seconded by Raymond Grasso to table this PCO until PCO 201 is discussed. **All members voted in favor.** After PCO 201 was discussed Peter Wells advised that when the demo work was done and the exhaust exposed we found that the exhaust pipe wasn't big enough to meet code requirements. There was no way of telling before demolition. Tim Tuell questioned the Call Aid requirements and why they weren't in the original plans. Peter advised the original plans called for a multiple occupancy bathroom while PCO 201 calls for single occupancy. When you have single occupancy code requires the call aid function. Motion by Stuart Temple seconded by Carmen Pace to approve this change order. **All but one member voted in favor (Paul Camarco voted nay).**
8. PCO 201 - Bathroom Changes - \$16,651.93 - Peter Wells advised when the demo work occurred we found metal ducts required for heat and air conditioning that can't be moved. The original plans do not show the ducts in this location. To move them would be more expensive than doing this bathroom. The original plans also had the wrong dimensions for the size of the current walls. Both these errors on the original plans caused many revisions to designing the bathroom. We will now have one unisex handicap bathroom and one small regular bathroom in this area. There is a small amount of concrete block left in the bathroom so we will be dry walling the entire bathroom. The ceiling in the small bathroom was found to have asbestos so we will put in a drop ceiling to avoid painting that ceiling. At the same time we are installing plumbing required for Phase II to connect mezzanine required connections. Paul Camarco advised we should charge Phase II for its share of this PCO. Peter advised the plumbing cost is \$2,966.21 plus NCI's override. He will compute complete Phase II share. Because bathrooms were in the original plans are we paying twice for this bathroom and what was the cost estimate for the original bathroom? Peter advised we cannot break out the cost of the original bathroom as bid quotes were not broken out by room. Because of the work to be done Peter feels the price is right. Peter advised that Nutmeg has stopped work in this area until we get back to them with the Committee's ruling on these PCO's. Motion by Luke McEntire seconded by Stuart Temple to approve this change order placing the appropriate costs between Phase 1 and 2. **All members voted in favor.** Motion by Stuart Temple seconded by Raymond

Grasso to go back to PCO's 199 & 200. **All members voted in favor.**

NOTE: Once these PCO's were discussed Raymond Grasso left at 6:54 PM.

9. PCO 202 - Coffee Counter - \$1,731.31 - Peter Wells advised this was on the original drawings but the Engineers missed this. Peter added it in at the last minute. We had millwork due in the receiving area that has been credited to offset part of the cost for this PCO. With the bathroom in PCO201 going where it is the cost of plumbing for this PCO went down. Laurel Goodgion advised a sink and electricity for the vending machine that is needed for the Public to make them selves a cup of coffee. Tim Tuell advised it should be set up to make tea as well. Motion by Tim Tuell seconded by Stuart Temple to approve this change order. **All members voted in favor.**

NOTE: Peter Wells was asked if this was the end of the PCO's or if there were more in the works. The only thing left that Peter is aware of is filling in the expansion joints in the main and mezzanine floors and the cracks in the floor. He worked with the structural engineers to figure out what had to be done and how to fill in the cracks in the floor. **NOTE:** Greg Curtin left at 7:07 PM. Bonnie Therrien and Polly Moon left at 7:09 PM. Chairman Coombs advised some of the cracks can be flashed before carpeting, others require a saw cut and filling with a compound. Peter will call Nutmeg and get them started on computing the PCO. They should be able to turn it around quickly and it shouldn't add time to the schedule. If Nutmeg can turnaround the PCO's before Friday morning we will have the regular scheduled meeting on Tuesday December 26th.

B. New Business

1. Bid Status - Chairman Coombs advised that Friday December 8th he had a bid review with Peter Wells, Mike Turner, Gary Santoro, Brian O'Connor and Ed Flynn to do a final review of the drawings and specs. Peter is now revising the drawings. He also has to make revisions to the specs representing changes from Friday's meeting. The goal is to get the bids out the last week of December, first week in January at the latest. Peter advised good suggestions came out of the December 8th meeting.
2. Swing Space - Laurel advised she met today with Mike Turner and Chairman Coombs regarding Phase II and Swing Space. Mike Turner is looking at various scenarios, moving everyone over to the Library, leaving some people behind. Peter Wells advised that the bid specs call for the Contractor to determine phasing and we will see the what the best scenario they come up with as well as best cost savings. If the Library is used as swing space the bathrooms and fire sprinklers have to be completed first. The mezzanine carpet will not be installed until the sprinkler work is completed.

Prior to accepting a motion for adjournment Chairman Coombs thanked members for their participation in the past year to keep this project moving.

3. Next Scheduled Meeting:

A. The next regular scheduled meeting will be Monday December 26, 2006 at 6:00PM in Conference Room One.

4. **Adjournment:** Motion by Paul Camarco seconded by Stuart Temple to adjourn. **All members voted in favor.** Meeting adjourned at 7:28 PM.

NOTE: After the meeting Chairman Coombs took member's interested over to the Library to show them progress to date.

Paul T. Camarco, Clerk