

## TOWN GARAGE BUILDING COMMITTEE

### MEETING MINUTES

January 5, 2012

### BARKHAMSTED TOWN HALL

Members in attendance were Peter Bakker, Paul Duran, Bill LeGeyt, Al Neumann, Rich Novak (alternate), Carmen Smith, Don Stein and Bob Zematis. Linda Persechino (alternate) and Gary Stewart (alternate) were absent.

Also present was Dave Nelson of Borghesi Building.

The meeting was called to order at 7:00 PM.

On a motion made by Bill LeGeyt, and seconded by Bob Zematis, the minutes of December 1, 2011, were approved unanimously.

On a motion made by Peter Bakker and seconded by Bill LeGeyt, the minutes of December 20, 2011 were added to the agenda for approval.

On a motion made by Don Stein and seconded by Rich Novak, the minutes of December 6, 2011, December 13, 2011, and December 20, 2011 were approved unanimously by those in attendance at the respective meetings. Other members not in attendance abstained from the vote.

**Permits:** Don Stein updated the committee on the various required permits. The CT DOT has provided the parking lease along Route 44. It is expected to be approved by the Board of Selectmen and will then be signed and returned to the DOT. Other permits required by the CT DEEP for storage of oil and discharge of wastewater are in process and are expected to be available as required for the use of the building. John Phillips (P.E.) of Borghesi signed off on the oil separator and wastewater storage tank installations and the form has been forwarded to the MDC for their concurrence. According to the DEEP contact, the permit is not required until we are ready to transport the waste oil. The Spill Prevention and Control Plan does not require approval, but must be sent to and filed with the DEEP.

**Schedule:** The Highway Department was able to move into the building the week of December 26, 2011, based on receiving a partial Certificate of Occupancy from the Building Inspector. The PCO is the result of the Farmington Valley Health District approving the use of the garage portion of the building through January 31, 2012. They were not willing to approve the full CO until the well is drilled by RRDD #1 to provide water to their facility and the Town Garage. The RRDD #1 is working through the legal aspects and will hopefully be ready to drill the well in the coming weeks.

The punch list of additional items requiring attention is attached. Other actions that were discussed at the meeting included:

- Connection of phones, cable tv, internet and installation of wallplates/connectors is not the responsibility of Turri Electric. The Town will need to hire a contractor who does this type of "punchdown".

- Berkshire Alarm will likely finish their work the week of January 9, pending installation of interior doors.
- Exterior doors in the office area will be painted in the Spring.
- Rich Novak to spec out the requirements for the welding exhaust fan system (2 required).
- Borghesi will modify the downspouts to avoid flat pitches and drainage onto the concrete walkway by the door.
- Additional coordination with the town Building Inspector and Fire Marshall is required since there is disagreement with Borghesi as to the need for the generator to be 5' from the garage door and the need of a double-walled fuel day tank for the generator. In addition, there is an issue relative to the need for additional grounding for the circuit that goes to the salt shed. Turri Electric does not agree that this is necessary or appropriate.
- Discussion about the need for trip around the heating oil fill pipes and what could be used to cover the gap where the pipes go through the wall was tabled to the next committee meeting.

**Costs:** The current projected cost at completion for the Borghesi contract is provided on the attached spreadsheet. One change that was noted was the \$1,500 item for future curbing layout should be eliminated based on the installation of curbing this Fall.

Based on current estimates shown below, the project is projected to be less than \$1.9 million. This is approximately a \$35,000 increase over the original contract value of \$1,685,000. Based on the cost of bonding, furniture, shelving, mechanics lift and jib crane, the total project cost is projected to be less than \$1.9 million or about \$100,000 less than the amount approved by the town.

	<u>Spent to-date</u>	<u>Estimate at Completion</u>
<b>Borghesi Building</b>		\$ 1,700,045.97
<b>Original Contract Value</b>	\$ 1,684,959.00	
<b>IMTL</b>	\$ 7,418.63	\$ 7,418.63
<b>Pullman &amp; Comley/Webster</b>	\$ 14,587.07	\$ 50,000.00
<b>Outfitting Costs</b>	\$ -	\$ 105,000.00
<b>Misc.</b>	\$ 10,188.77	\$ 15,000.00
<b>Trailer Rental</b>	\$ 7,456.73	\$ 12,500.00
<b>Total</b>		\$ 1,889,964.60

Based on receipt of the Partial CO, Borghesi submitted a letter of substantial completion (per the contract) that allows them to eliminate the 5% holdback on future invoices, including the cumulative value to-date.

On a motion made by Bill LeGeyt, seconded by Paul Duran, the change order for Cape Cod curbing (\$1,294.67) was approved unanimously.

On a motion made by Rich Novak, seconded by Carmen Smith, the change order for Curtis Construction for hauling of debris (\$1,435.00) was approved.

The overhead door installer insists that the doors must have an electric eye or he cannot program the remotes to allow the doors to go down. Per the Building Inspector, this is not a code requirement, but the contractor provided a UL guidance document which stated that without the eyes, the doors could only be closed by holding a button mounted on the garage building. This approach was deemed unacceptable to the garage operation. The cost of installing the eyes is \$2,530. This change was approved unanimously on a motion made by Bill LeGeyt, seconded by Paul Duran, provided that either Borghesi or Pearson Overhead Door provide the Federal or State information that this equipment is a code requirement.

**Other Business:**

The meeting was adjourned at 8:35 PM on a motion by Carmen Smith, seconded by Paul Duran, and approved unanimously.

Respectfully submitted,

Donald S. Stein  
First Selectman

<b><u>ROOM</u></b>	<b><u>ITEM TO BE COMPLETED</u></b>
<b>Foyer</b>	Insulate above drop ceiling Install exterior door stops (floor mounted)
<b>Meeting room</b>	Install entrance wood door & hardware Install astragal and hardware (closet door) Install cabinets, counter and sink Adjust weather stripping on ext. door sill Tape 3'x3' floor area in closet (elect. panel)
<b>Meeting room Women's Lav.</b>	Install wood door & hardware Install toilet & accessories
<b>Meeting room Men's Lav.</b>	Install wood door & hardware Install toilet & accessories
<b>Emergency Operations room</b>	Install wood doors & hardware
<b>Foreman's office</b>	Install wood door & hardware
<b>Lounge/hallway</b>	Install cabinet hardware Adjust weather stripping on ext. door sill
<b>Boiler room</b>	Caulk pipe penetrations Clean air handler filters
<b>Men's locker room / Lav.</b>	Install lockers & bench Install relay switching for exhaust fan Install wood door & hardware
<b>Lounge area Women's Lav.</b>	Install wood door & hardware Install relay switching for exhaust fan
<b>Shower room</b>	Install wood door & hardware Install relay switching for exhaust fan Install lockers & bench
<b>Janitors closet</b>	Clean/Seal concrete floor Install vinyl base molding
<b>Mechanics room/parts area</b>	Clean/Seal concrete floor Install vinyl base molding

<u>ROOM</u>	<u>ITEM TO BE COMPLETED</u>
<b>Garage area (interior)</b> space holes) equipment)	Paint top of plywood trim (heated area) Patch hole from temp. lights near mech.  Patch tape roof insulation (loose seams and  Wire compressor (town to supply  Wire generator (town to supply equipment) Install friction tabs on bollard covers Clean/Seal concrete floor (area adjacent to office wall) Install vinyl base molding (near oil tanks) Adjust closure on door #25 Adjust weather stripping on ext. door sills Install floor heat manifold cover (unheated area)
<b>Garage area (exterior)</b>  corner)	Relocate diesel tank and controls Install O.H.D. side trim (1) door Repair door header trim (1) door Complete (1) downspout into riser (S-E  Install 26' entrance gate Install access pedestal (Berkshire Alarm) Clean debris from gutters Caulk base of wall panel trim (bottom) Pave final coarse (spring/summer 2012) Re-stripe parking (spring/summer 2012)
<b>Office area (exterior)</b>  (spring 2012)	Install roof snow guards Clean debris from gutters Install remaining gable trim Paint exterior PVC trim & downspouts

**Estimated Contract Adjustments as of 1/03/12**

<u>CONTRACT ITEM</u>	<u>CONTRACT VALUE</u>	<u>ESTIMATED COST</u>	<u>REMAINING BUDGET</u>
Drawings and Engineering	\$47,750.00	\$47,750.00	\$0.00
Layout	\$6,850.00	\$6,850.00	\$0.00
Special Inspection Allowance	\$10,000.00	\$10,000.00	\$0.00
Site Development	\$123,625.00	\$123,625.00	\$0.00
Paving Allowance	\$96,000.00	\$96,000.00	\$0.00
Environmental Allowance	\$30,000.00	\$17,081.00	\$12,919.00
Landscape Allowance	\$18,000.00	\$18,000.00	\$0.00
Exterior Concrete	\$19,650.00	\$19,650.00	\$0.00
Salt Shed Foundation	\$51,450.00	\$51,450.00	\$0.00
Fence (Gates)	\$18,425.00	\$18,425.00	\$0.00
Bollards	\$7,750.00	\$7,750.00	\$0.00
Footings/Foundations	\$45,685.00	\$45,685.00	\$0.00
Rebar and Anchor Bolts	\$12,850.00	\$12,850.00	\$0.00
Jib Crane Foundation	\$2,000.00	\$2,000.00	\$0.00
Structural Steel	\$129,630.00	\$129,630.00	\$0.00
Salt Shed	\$52,200.00	\$52,200.00	\$0.00
Erect Steel	\$101,370.00	\$101,370.00	\$0.00
Building Insulation	\$26,880.00	\$26,880.00	\$0.00
Concrete Floor	\$68,950.00	\$68,950.00	\$0.00
Masonry	\$24,500.00	\$24,500.00	\$0.00
Stud and Sheetrock	\$72,885.00	\$72,885.00	\$0.00
Carpentry	\$58,750.00	\$58,750.00	\$0.00
Doors/Frames/Hardware	\$25,690.00	\$25,690.00	\$0.00
Cabinet Allowance	\$6,000.00	\$6,000.00	\$0.00
Storage Shelving Allowance	\$2,000.00	\$2,000.00	\$0.00
Overhead Doors	\$43,900.00	\$43,900.00	\$0.00
Caulk	\$1,500.00	\$1,500.00	\$0.00
Plumbing	\$45,980.00	\$45,980.00	\$0.00
HVAC	\$121,430.00	\$121,430.00	\$0.00
Electrical	\$129,640.00	\$129,640.00	\$0.00
Finish Floors	\$6,100.00	\$6,100.00	\$0.00
Painting	\$18,175.00	\$18,175.00	\$0.00
Acoustic Ceilings	\$7,240.00	\$7,240.00	\$0.00
Toilet Partitions/Accessories	\$4,560.00	\$4,560.00	\$0.00
Locker Allowance	\$2,000.00	\$2,000.00	\$0.00
Signage Allowance	\$1,000.00	\$1,000.00	\$0.00
Dumpster Allowance	\$6,795.00	\$6,795.00	\$0.00
Clean Up	\$4,500.00	\$4,500.00	\$0.00
Supervision	\$46,800.00	\$46,800.00	\$0.00
Misc. Construction Items	\$33,279.00	\$33,279.00	\$0.00
General Conditions	<u>\$153,170.00</u>	<u>\$153,170.00</u>	<u>\$0.00</u>
Contract Total	\$1,684,959.00	\$1,672,040.00	\$12,919.00
C.O. #1 Manhole over the existing well	\$4,116.00	\$4,116.00	
C.O. #2 Dumpster Allowance Credit	-\$6,795.00	-\$6,795.00	
C.O. #3 Special Inspection Allowance Credit	-\$10,000.00	-\$10,000.00	
C.O. #4 Hose bibs & hydrants	\$3,893.00	\$3,893.00	
C.O. #5 Salt shed fld. coating	\$4,043.00	\$4,043.00	
C.O. #6 Gate keypad & pedestal credit	-\$1,350.00	-\$1,350.00	
C.O. #7 Fire & security Credit	-\$12,961.00	-\$12,961.00	
C.O. #8 Overhead door remotes	\$1,997.50	\$1,997.50	
C.O. #9 Dense glass sheathing	\$415.20	\$415.20	
C.O. #10 Overhead door angles	\$2,295.00	\$2,295.00	
C.O. #11 Future power conduit	\$1,244.00	\$1,244.00	
C.O. #12 8'x8' double door in garage	\$546.00	\$546.00	
C.O. #13 Copper roof	\$748.00	\$748.00	
C.O. #14 26' Tymetal gate	\$1,690.00	\$1,690.00	
C.O. #15 Assembly room Cabinets	\$3,789.00	\$3,789.00	
C.O. #16 Future Microwave circuit	\$352.00	\$352.00	
C.O. #17 8068 closet door	\$523.00	\$523.00	
C.O. #18 Garage floor treatment	\$12,707.00	\$12,707.00	
C.O. #19 MCT flooring	\$2,929.00	\$2,929.00	
C.O. #20 asphalt winterization	\$1,492.40	\$1,492.40	
C.O. #21 (2) Circuit Panel in Assy. Rm.	<u>\$115.00</u>	<u>\$115.00</u>	\$1,672,040.00
net change orders	\$11,789.10	\$11,789.10	<u>\$11,789.10</u>
adjusted contract value			\$1,683,829.10
<u>ADDITIONAL BUDGET ITEMS</u>	<u>CONTRACT VALUE</u>	<u>PROJECTED COST</u>	<u>ADDITIONAL COST ESTIMATE</u>
Jib Crane foundation	\$2,000.00	\$5,192.00	\$3,192.00
Asphalt escalation & mobilization	\$96,000.00	\$100,865.20	\$4,865.20
future line striping	\$0.00	\$1,400.00	\$1,400.00
future survey (curbing layout) estimate	\$0.00	\$1,500.00	\$1,500.00
Cape Cod style curbing	\$0.00	\$1,294.67	\$1,294.67
Extra demo hauling (c.o.#2)	\$0.00	\$1,435.00	\$1,435.00
O.H.D. sensors	\$0.00	\$2,530.00	<u>\$2,530.00</u>
			\$16,216.87
		adjusted contract value	<u>\$1,683,829.10</u>
		estimated contract value	\$1,700,045.97
		original contract value	<u>\$1,684,959.00</u>
		contract savings	-\$15,086.97