

TOWN GARAGE BUILDING COMMITTEE

MEETING MINUTES

September 1, 2011

BARKHAMSTED ELEMENTARY SCHOOL

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 were Dave Nelson of Borghesi Building and David Wilson of Berkshire Alarm.

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 August 4, 2011 were approved unanimously. Peter Bakker and Carmen Smith abstained.

On a motion made by Al Neumann and seconded by Don Stein, the minutes of August 9, August 16 and August 23, 2011 were approved unanimously by those in attendance at those special meetings.

David Wilson presented a proposed scope for the alarm system, which is based on key fob access control on a number of doors and the truck gate on the east side of the building. The system does not require a dedicated phone line and includes smoke sensors in the office and heat/smoke sensors in the garage. There will be annual maintenance required for the fire alarm system and the smoke sensors. A master key can be provided for all locksets and Turri Electric may require a small extra to run low voltage conduit. The contract allowance for the system is \$12,961, plus \$600 for the key pad/pedestal that was included in the Borghesi contract. The proposal from Berkshire Alarm is \$16,396.39, which would cause a contractual increase of approximately \$3,000, was accepted on a unanimous vote on a motion made by Don Stein, seconded by Carmen Smith.

The committee discussed the generator pad location. Two locations were under consideration. The first is next to the building and the other is about 20' from the fuel tanks behind the building, which would require about 200' of trenching and about \$9,000 additional for the labor, the pad and the wiring. Either location would require construction of an enclosure, and the location next to the garage would require a fuel day tank. Based on the additional cost of the remote location, the committee agreed that further discussion was required to assure that all factors were considered. On a motion made by Bill LeGeyt, seconded by Carmen Smith, the subcommittee was authorized to make the final decision at the Tuesday, 9/13 weekly meeting based on a final layout and cost impact.

Other items discussed included:

- Consensus to stay with the 3.5 ton air conditioning system rather than go to a larger 4.0 ton unit. This was based on the expected population and the need to avoid short cycling of the larger unit to handle the dehumidification of the community room.
- At a previous meeting, the question had been raised about the R-value of the Insul-tarp to be installed under the radiant heating tubes. Its R-value is 6.8 vs. the requirement to be above 5.0.

- Drinking fountains will be placed in two locations (TBD) and drain pipe and water supply stubs will be provided by Borghesi.
- Dave Nelson informed the committee that the building was meeting all requirements, as evidenced by the letters from ITML, the special inspection contractor.
- No changes were requested to the internal floor plan, the electrical or the mechanical plans. The review of colors was tabled to the 9/13 subcommittee meeting.
- Don Stein had submitted a letter to the Farmington Valley Health District informing them of the decision by RRDD #1 to drill a potable well for water supply to their facility and the town garage. No response has been received relative to the requested classification as a non-community water supply.
- Dave Nelson said that the building schedule was on-track.
- The committee reviewed a request from Borghesi to change the roof drainage, which currently shows a downspout from the garage discharging onto the office building roof ridge. They propose to move the downspout so that it empties into an internal drainpipe connected to the interior drains to avoid icing problems on the roof. There would be a manifold pipe inside the garage, which is common practice in buildings. This change was agreed-to by consensus (no motion required).

Dave Nelson provided letters that updated the costs to be applied against the environmental allowance, additional costs associated with the installation of frost proof bibs and hydrants (\$3,893), and for polymer coating of the interior of the salt shed foundation (\$4,043). These changes were approved on a motion made by Don Stein, seconded by Bill LeGeyt and passed unanimously.

The attachment shows the updated costs and allowances for the project.

The meeting was adjourned at 9:10 PM.

Respectfully submitted,

Donald S. Stein
First Selectman

Estimated Contract Adjustments as of 8/26/11

<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	
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	<u>-\$10,000.00</u>	<u>-\$10,000.00</u>	\$1,672,040.00
net change orders	-\$12,679.00	-\$12,679.00	<u>-\$12,679.00</u>
adjusted contract value			\$1,659,361.00
<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
Add (4) Hose Bibs	\$0.00	\$3,892.75	\$3,892.75
Generator Pad	\$630.00	\$0.00	-\$630.00
New Generator Pad w/wire (est.)	\$0.00	\$9,000.00	\$9,000.00
Additional Bollards at Gen. Pad	\$0.00	\$1,725.00	\$1,725.00
Fire and Security Sytems	\$12,961.00	\$12,961.00	\$0.00
Salt Shed Foundation Coating	\$0.00	\$4,044.00	<u>\$4,044.00</u>
			\$21,223.75
		adjusted contract value	<u>\$1,659,361.00</u>
		estimated contract value	\$1,680,584.75
		original contract value	<u>\$1,684,959.00</u>
		contract savings	\$4,374.25