

TOWN GARAGE BUILDING COMMITTEE

MEETING MINUTES

October 6, 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 was Dave Nelson of Borghesi Building and Jennifer Lavery, a resident who has been helping with interior design.

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

On a motion made by Paul Duran and seconded by Bill LeGeyt, the minutes of September 1, 2011 were approved unanimously.

On a motion made by Don Stein and seconded by Peter Bakker, the minutes of September 13, September 20 and September 27 were approved unanimously by those in attendance at those special meetings. Note that the minutes of October 4 were not yet available and could not be approved.

The committee discussed the data regarding concrete strength, which had been a concern due to the rate at which the concrete reached the design strength of 3,000 psi. Recent reports from IMTL, the town's special inspector, indicate that the concrete has met that requirement. In addition, John Phillips, P.E., of Borghesi Building provided a letter stating that the concrete is structurally sound and meets the design intent. He also included a letter from IMTL with details of their testing and the test results that indicated an average strength of 3,075 psi. Based on the data provided, this is considered to be a closed issue.

Relative to cracks that were observed in the foundation and the piers, Borghesi will surround the affected piers with rebar and will pour additional concrete in that area. In addition, Al Neumann requested that a dot of paint be placed on the outside of the building to document where there are cracks. He also requested that those areas receive a 10-year extended warranty on block cracking. Dave Nelson took the action to report to the committee on Borghesi's position on this request.

Don Stein reported on the meeting relative to prevailing wage requirements that took place on October 4th with Sandra Barrachina of the CT Department of Labor. This meeting included representatives from Borghesi in addition to town committee members. Borghesi and the town are working to be fully compliant with the requirements and a training session is scheduled for October 10th at the Borghesi facility.

Jennifer Lavery and Carmen Smith presented recommendations for interior and exterior colors and for floor covering inside the building. Final decisions were not made, but on a preliminary basis:

- On a motion made by Carmen Smith, seconded by Peter Bakker, and passed unanimously, the exterior shakes were approved as follows: the top of the building (gable end) will be staggered shakes (Double 7" straight edge, rough split shakes, cypress color); the bottom will be horizontal lap siding (4" exposure, cypress color); white boards will be installed at the top of the building and to divide the top and bottom shakes.
- Interior materials and colors must be finalized by mid-November.
- At the October 11 subcommittee meetings, garage floor decisions need to be made. This will include the heated, unheated and storage areas. The concrete subcontractor is planned to be present at that meeting to discuss the cost of various sealers and finishes.
- The shower and bathrooms will either be tile or epoxy, while the office, break room and EOC were proposed to be vinyl tile. Carpet was proposed for the community room. However, MCT will be considered for that area due to its improved durability and ability to clean.
- On a motion by Carmen Smith, seconded by Peter Bakker and approved unanimously, the committee requested a quote to add a sink/counter in the corner of the meeting room by the rest room alcove. This would include plumbing to allow the installation.
- Selection of the stone for the lower part of the front building will be considered at the November committee meeting.
- The committee reviewed the proposed vent louvers to be installed in the garage building. There will be 2 aluminum louvers, each 3' x 3', which are motor-driven and have an automatic on-off detector for excessive CO levels. No motion was required.
- The decision was made not to add any ventilation to the salt shed until the summer performance is evaluated. Ventilation can be added at that time if the normal openings are not sufficient.

Discussion was held relative to the well and the parking lease from the CT Department of Transportation. The Farmington Valley Health District has approved the well not being classified as a community well, and the town is working with RRDD #1 to secure the needed land to drill a well to be shared by the garage and the RRDD. The DOT is working on getting us the lease documents, but the town will probably not receive them for a few more weeks.

Relative to schedules and cost:

- Dave Nelson provided an update on the milestone schedule. Borghesi believes that they will be able to catch up on missed milestones caused by weather and subcontractor delays. The salt shed is expected to be complete by November 1 and the garage capable of being occupied by mid-December, although a TCO may be required. Don Stein took the action to coordinate TCO requirements with the Building Inspector. Curbing and landscaping will not be installed to the spring.
- Dave Nelson provided an updated estimate of contract value including all change orders. To-date, the estimated contract value is \$7,394 under the original bid, with all known changes. Change orders for metal angles in the slab at the garage door entrance (\$2,295), electrical conduit for future lighting near Route 44 (\$1,244) and an 8' x 8' double door in the garage (\$475) were approved unanimously on a motion by Don Stein, seconded by Al Neumann.

Other discussion items included:

- The concrete slab is scheduled to be poured the week of 10/17.

- A call from Tim Sullivan (resident) reported that the concrete blocks were not being insulated. After checking the contract language, Dave Nelson agreed that this was an error by Borghesi and that they would take corrective action.
- Bill LeGeyt noted that the catch basin between the office and the salt shed appeared to be high. Dave Nelson agreed to check this issue, but stated that all catch basins had been located by DiCara Surveyors. Bill also was concerned about water coming out of the slope by the fuel pad and the resulting possible need to install a yard drain. Dave Nelson took the action for Borghesi to address this issue.

The meeting was adjourned at 9:25 PM.

Respectfully submitted,

Donald S. Stein
First Selectman