

Town Garage Building Committee
July 7, 2011
Barkhamsted Town Hall

Members in attendance were Peter Bakker, Carmen Smith, Bill Legeyt, Rich Novak (alternate seated for Don Stein), Paul Duran

Also present was Dave Nelson of Borghesi Building (BBEI)

Meeting called to order at 7:01 PM by Peter Bakker, Vice-Chairman

In the absence of Don Stein the committee elected Paul Duran to act as temporary Secretary on a motion by Carmen Smith and seconded by Rich Novak.

Discussion Items:

- Minutes of June 8 Committee Meeting were approved on a motion by Bill Legeyt and seconded by Carmen Smith
- Minutes of June 14 Construction Sub-Committee Meeting were approved with correction of “Rich Novak” for “Rich Neumann” in the 3rd bullet point item on a motion by Rich Novak and seconded by Peter Bakker
- Minutes of June 21 Construction Sub-Committee Meeting were approved with correction as follows, in second sentence of 3rd bullet point, “ plumbing it to the garage” should read “ providing sleeves for potential future plumbing and electric connection to the garage”. This was approved on a motion by Paul Duran and seconded by Rich Novak.
- Minutes of the June 8th Construction Sub-Committee Meeting as prepared by Dave Nelson of BBEI were Approved.
- Dave Nelson informed the Committee of a situation with unsuitable soil conditions primarily beneath the existing garage area. This was noted when the demolition contractor determined that the existing foundations were placed to a depth of 10'+/-. This uncommonly deep foundation depth caused BBEI, in consultation with Don Stein, to bring in a soil engineer and boring contractor to determine the soils bearing capacity. This was done on Friday, July 1. The soil engineer’s report was not complete at the time of this meeting. Dave Nelson indicated that it was likely that, at a minimum, the engineer would recommend complete removal of the existing foundations, excavating the remaining foundation trench to a width of 8'+/-, and backfilling with on site gravel material under a controlled fill operation with soil compaction testing and monitoring by the town’s testing lab to the proposed footing/foundation depth of the new building. This condition will require the expedited selection of a testing lab, see new business.

- The Committee reviewed letter from Don Stein regarding approval of use of Waste Oil Boiler by DEP. Discussion tabled pending reply from DEP.
- Dave Nelson of BBEI showed the Committee a proposed modified floor plan to accommodate the larger size boiler room necessary for the Waste Oil Boiler being considered. The proposed plan modifications show the boiler room now taking up garage floor space. The Committee agreed to defer further discussion of this issue pending resolution of whether or not the Waste Oil fired boiler was a feasible option and acceptable to DEP.
- The Committee reviewed an email from Kathleen Fraska of CT DOT acknowledging the town's request to lease land in state Right-of-Way. Response from state expected within two weeks of email date of July 6.
- The Committee reviewed and accepted the request for payment format proposed by BBEI. The form presented was an American Institute of Architects form for "Application and Certification for Payment".
- Dave Nelson of BBEI reported that building demolition was on schedule. The above grade structure of the old garage building has been demolished and removed. Removal of foundations is on hold pending resolution of unsuitable fill/bearing capacity issue. The start of new garage area excavation and foundation work is expected during the week of 7/11/11 and the soil situation in the area of the old garage should not affect this.
- It was reported to the full Committee by members of the Construction Sub-Committee that the Sub-Committee had received electrical plans and electrical material submittals for review. Al Neumann and Rich Novak are reviewing these and will make comments and indicate changes to be discussed with BBEI and it's electrical contractor Turri Electric. BBEI expects to provide HVAC drawings on 7/12. Both the electrical and mechanical contractors are expected at the July 19th Construction Sub-Committee Meeting to review and discuss their designs.

New Business:

- Dave Nelson of BBEI requested that the Committee authorize the Town to write checks for FVHD zoning review and to the State of CT for the state portion of Building Permit Fees. The Committee authorized the Town to write a check to FVHD for \$ 25.00. The Committee authorized the Town to write a check to the State of CT for Building Permit Fees up to an amount of \$ 450.00, the exact amount to be determined between Dave Nelson of BBEI and the Town's Building Official (BO). These actions were approved on a motion by Bill Legeyt and seconded by Paul Duran.
- Dave Nelson of BBEI indicated that there may be a need for a handicapped accessible drinking water source in the building. To be reviewed with BO.

- Dave Nelson of BBEI indicated that BBEI specification had been incorrect in indicating that the “Insul-Tarp” product to be installed, at the request of the Committee, between the radiant heat piping and the ground, had an r-value of 10. The product actually has an r-value of r-7.5-7.8. It is, however, the product requested by the Committee.
- Dave Nelson of BBEI provided information on protective coatings which may be applied to the salt shed foundation to protect from the corrosive salt. The Committee accepted the literature for later review.
- Following discussion and review of proposals by Connecticut Material Testing Lab and Independent Material Testing Lab the Committee selected Independent Material Testing Lab, Inc. as the Testing Agency for Special Inspections testing. This was approved on a motion by Paul Duran and seconded by Carmen Smith.
- Rich Novak provided Dave Nelson with selected jib crane information so that any necessary foundation design could be coordinated. The crane itself is to be purchased by the Town.

Respectfully submitted,

Paul L. Duran, temporarily elected Secretary