

TOWN GARAGE BUILDING COMMITTEE

MEETING MINUTES

December 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 was Dave Nelson of Borghesi Building.

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

On a motion made by Don Stein, and seconded by Peter Bakker, the minutes of November 8, 2011, were approved by Rich Novak, Paul Duran, Peter Bakker and Don Stein. Others in attendance abstained since they had not participated in this subcommittee meeting.

On a motion made by Carmen Smith and seconded by Paul Duran, the minutes of November 15, 2011, were approved unanimously as amended to correct the copper weight over the front door and to reflect the agreement on outside door colors in the office area.

On a motion made by Bill LeGeyt, and seconded by Paul Duran, the minutes of November 8, 2011, were approved by Rich Novak, Paul Duran, Bill LeGeyt, Al Neumann, Peter Bakker and Don Stein. Others in attendance abstained since they had not participated in this subcommittee meeting.

Exterior and Interior Colors and Materials: Carmen Smith indicated that the colors that had been selected for the counters were no longer available and that she and Jenner Lavery were revising colors to match the new counter colors. The color matrix is being revised and submitted to Borghesi, and Dave Nelson indicated that this would not hold up the finishing of the garage office area and meeting rooms.

Permits: Don Stein updated the committee on the various required permits. The CT DOT is still working on the parking lease along Route 44 and will be sending that to the town as soon as it is complete. Mike LaRosa (Building Inspector) has been conducting needed inspections and there is agreement with him and the Farmington Valley Health District as to needed actions to obtain a Certificate of Occupancy. 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 will be inspecting and signing off on the oil separator and wastewater storage tank installations in order to obtain these permits.

Schedule: Dave Nelson reviewed the detailed schedule that had been presented to the subcommittee on November 29. This schedule indicates that the building will be ready for a CO by December 21 and provides insight into the needed activities and associated dates to meet that milestone.

Costs: The current projected cost at completion is provided on the attached spreadsheet. If the cost for the alarm system, special inspections and change in entry pedestal to go back to a single configuration, the total construction cost is projected to be \$1,720,000. 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.

Other Business:

On a motion made by Bill LeGeyt and seconded by Paul Duran, a change order for sealing the entire concrete floor with Surfex Hardener and Siland 100 Sealer was approved unanimously. This change (\$12,707), which includes caulking of saw cut joints, is necessary to prevent erosion of the floor by chemicals used to treat the roads. The worst chemical is MgCl, which is included in the "Magic Salt" for snow and ice control.

On a motion made by Don Stein and seconded by Carmen Smith, a change order for installing MCT (Marmoleum Composite Tile) in the community room and lavatories was approved unanimously. This change (\$4,479) was approved due to the better wear characteristics and ease of maintenance of the MCT as compared to carpet. The durability over a long period time was considered to be important for the room which will see a variety of youth groups and other high-activity uses.

On a motion made by Rich Novak and seconded by Carmen Smith, the committee approved the installation of curbing, backing it with topsoil and stabilizing (or seeding) as needed. Discussion focused on whether this should be done now or in the Spring. Based on the recommendation by Rich Novak and Bill LeGeyt, the committee agreed this was the best approach for sightlines and that any damage could be corrected before the final course of pavement.

Dave Nelson reported that Mike LaRosa was concerned about the installation of a 2-circuit breaker box in the community room storage closet and the need to provide 3' of access to the box. The committee will install a sign indicating the need for clear access and will stripe the floor in front of the box to assure compliance with the requirement.

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Donald S. Stein
First Selectman

Estimated Contract Adjustments as of 11/30/11

<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	\$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 fnd. 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' Ty metal 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	<u>\$523.00</u>	<u>\$523.00</u>	\$1,672,040.00
net change orders	-\$5,454.30	-\$5,454.30	<u>-\$5,454.30</u>
adjusted contract value			\$1,666,585.70
<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
Garage floor hardener/sealer	\$0.00	\$12,707.00	\$12,707.00
2 circuit panel in gassembly room	\$0.00	\$400.00	\$400.00
asphalt winterization estimate	\$0.00	\$500.00	\$500.00
MCT flooring	\$2,241.00	\$6,720.00	\$4,479.00
additional fencing (29.00/lf) x 75lf	\$0.00	\$2,175.00	\$2,175.00
future line striping	\$0.00	\$500.00	\$500.00
future survey (curbing layout) estimate	\$0.00	\$1,500.00	<u>\$1,500.00</u>
			\$30,318.20
		adjusted contract value	<u>\$1,666,585.70</u>
		estimated contract value	\$1,696,903.90
		original contract value	<u>\$1,684,959.00</u>
		contract savings	-\$11,944.90