

Minutes of the Suffield Permanent Building Commission

Thursday, August 1, 2013

PBC Members Present

Joe Sangiovanni, Chairman
Glenn Neilson, Vice Chairman
Cathie Ellithorpe
Bill Gozzo

Absent PBC Members

Kevin Goff

Also Present

John Cloonan – Director of Public Works
Ted Flanders – Building Official
Edward Arum – School System Consultant for Construction
Larry Plano – Schools Facilities Director
Lester Smith – *Suffield Observer* reporter

Call to order: The meeting was called to order at 7:06 P.M.

Public Comment:

- None

Correspondence:

- None

Approval of Meeting Minutes

- Mrs. Ellithorpe wanted to add the word “electrical” before “panel” and “load” on the first page of the June 13, 2013 meeting minutes. (The third and fourth bullet under Kent Memorial Library)
- Mrs. Ellithorpe wanted to change “leak” to “gas leak” on the last page under High School Agri-Science Large Animal Facility.
- Chairman Sangiovanni changed the wording of “Mr. Cloonan reported the following unpaid invoices...”
- Mr. Neilson made a motion (seconded by Mr. Gozzo) to approve the PBC meeting minutes from June 13, 2013 and June 27, 2013 with corrections. **Approved unanimously.**
- Chairman Sangiovanni will file the minutes (as corrected) to the Town Clerk.

High School Fire Pump Project

- Chairman Sangiovanni reminded the PBC that at the last meeting he reported that Mr. Jay Kurtz from Kohler Ronan had agreed to meet with Mr. Flanders and Ignatius “Iggy” Kapalczynski, Fire Pump Consultant, to go through the “as built” fire pump facility to determine whether or not all the deficiencies could be corrected and how they would be corrected.
- Mr. Flanders agreed to that meeting with the stipulation that drawings and specifications be provided indicating how the deficiencies would be corrected.
- Mr. Welch of Oak Park Architects would not release the plans and designs that Mr. Kurtz prepared until the PBC agreed to pay a higher fee.
- First Selectman McAnaney told Mr. Welch that he had a responsibility to complete this project and to make sure that the engineering is done correctly.
- Mr. Welch then provided the drawings.
- The drawings are stamped/signed by Mr. Kurtz.

- Mr. Flanders met with Mr. Kurtz and Mr. Kapalczynski and now the PBC needs to look over the drawings and decide if they are satisfied with the changes.
- There was a brief review of the steps that have been taken on this project.
- Mr. Flanders stated that Mr. Kurtz cleaned up the design with the new plans and Mr. Kurtz is trying to use the same fire pump.
- Mr. Kurtz and Mr. Flanders are trying to determine whether or not the building and the facility can be modified to meet all the codes and standards without completely replacing the whole thing.
- Mr. Kurtz cleaned up the design and included new underground piping.
- Mr. Flanders mentioned that Mr. Kurtz now has the electrical equipment placed against the outside wall, and it fits nicely with more than enough clearance, proving that Haynes could have done that in the first place.
- The OS and Y valves are very accessible in the new plans.
- The electrical load center can be mounted on top of the jockey pump controller, because there is room above it. This change clears an access path.
- Mr. Flanders mentioned that Haynes Construction has to give him the manufacturer installation instructions on all the piping.
- In the revised plans, the pump stays where it is, the inlets and outlets stay where they are, and everything else gets changed and relocated.
- Chairman Sangiovanni wants to make sure if they are going to modify this on site, all of the pieces come in fabricated to size ready to be bolted in place. There can be no welding in place and no fabrication on site, other than bolting together, and it has to be certified welding.
- Mr. Flanders will order Mr. Welch to get the pump fixed, and that order will go to Haynes Construction as well, if they continue to stall.
- Mr. Flanders mentioned he has two concerns:
 - the existing pipes freezing underground
 - the High School's need for the pump to have a functioning sprinkler system
- Based on input from Mr. Flanders and the drawings by Mr. Kurtz from Kohler Ronan that illustrate rework in the existing pump house, the PBC agreed to accept the new drawings, with their conditions (all fabrication needs to be done outside the building and pass all certification)
- Mr. Neilson made a motion (seconded by Mr. Gozzo) to approve the changes and modifications on the High School Fire Pump presented by Mr. Kurtz from Kohler Ronan. **Approved unanimously.**
- There needs to be an application for the request for modification for the location of the fire pump. The code requires that it needs to be 50 feet from the building; however, there is a hardship. The fire pump is only 35 feet away, because otherwise it would have been across the road.
- Mrs. Ellithorpe made a motion (seconded by Mr. Neilson) that the PBC approve the application for the modification for the fire pump to be fewer than 50 feet from the High School. **Approved unanimously.**
- Chairman Sangiovanni will call the First Selectman to tell him that the modifications are acceptable.

High School Agri-Science Large Animal Facility Project

- There has been no progress made on the punch list.
- Mr. Cloonan asked Mr. Welch from Oak Park Architects to stop by the building, and Mr. Welch sent Ms. Rubino from Haynes Construction a message asking what was happening. There has been no response from Ms. Rubino.
- The vegetation on the hill has been washed out.
- Mr. Cloonan will send an e-mail to Ms. Rubino asking what the result was of her meeting with Mr. Mark Roming of M R Roming Associates.

Invoices

- None

Other Business

- None

Schedule Next Meeting

- The next meeting of the Suffield Permanent Building Commission will be on Thursday, August 22, 2013.

Adjourn

- There was a motion made and seconded to adjourn at 8:14 PM.

Submitted by
Kelly Hawkins

Joseph J. Sangiovanni, Chairman

Chairman Signature