

**THESE MINUTES ARE SUBJECT TO APPROVAL BY THE PUBLIC BUILDING AND SITE COMMISSION.**

Minutes of the Regular Meeting of the Public Building and Site Commission held on Tuesday, May 22, 2018 at the Reed Intermediate School. Chairman Robert Mitchell called the meeting to order at 7:00 p.m.

**PRESENT:** Robert Mitchell, Bob Edwards, Tom Catalina, Art Norton, Anthony D'Angelo, Phil Clark, Gordon Johnson

**ABSENT:** Rick Matschke, Gus Brennan, Joe Borst

**ALSO PRESENT:** Clerk of the Works Bill Knight, Joe Giacobbe of Caldwell & Walsh, Rusty Malik of Quisenberry Arcari, Kinga Walsh of the CC/SC Design Team & Advisory Committee, Curt Symes of Commission on Aging, Sheila Torres – ETH Manager, Margot Hall of ETH Board of Managers, one member of the press, one member of the public

**PUBLIC PARTICIPATION:** Mr. Mitchell asked that public participation take place during agenda items.

**APPROVAL OF MINUTES**

Mr. D'Angelo moved to accept the minutes of the April 24, 2018 regular meeting.  
Second by Mr. Johnson. Motion passed.

**COMMUNITY CENTER/SENIOR CENTER**

**Status**

Mr. Giacobbe reported the first portion of the slab was poured on Friday, pouring will continue tomorrow. Steel is scheduled to start on 6/18/18 (which is the second delay and 3 weeks later than what was projected last month). The structural engineer was asked to expedite the drawings but there was apparent miscommunication. Board members expressed frustration regarding the delay and lack of communication. Mr. Giacobbe stated there is still time in the schedule to make up for the delay. Mr. Malik was asked to resolve the communication issue and talk to the engineers. Lack of communication can add up and cause more problems in the future. It was suggested that a weekly update document be produced after job meetings. The key is: if something comes up in the weekly meeting, the issue should be addressed within the week.

Mr. Giacobbe reported there was no storm damage. Mr. Malik has been at the job site every week reviewing changes and has updated all VE drawings. Meetings are occurring on site with engineers and subs to make sure everyone is on the same page with respect to VE items. We now have one coordinated set of drawings being used by all subs.

## **Change Orders**

- **CO#01 – Locker Room** – Locker Room changes caused changes in the footings. This proposal is for all labor, material, and equipment to form, pour, and strip the additional footings in the Locker Room area that were shown on the revised drawing S-108 in Bulletin CB-005R from QAM dated March 28, 2018. This change results in an increase to the contract value of \$14,514.00.
- **CO#02 – Underslab Piping** – This proposal is for Witch Enterprises to core through the concrete foundation wall at various locations for MEP penetrations for underslab piping. This was required due to the phasing of the project as the concrete work was bought out and started before the MEP trades were under contract. This funding is to come from the CM Contingency and is not an additional cost to the project. The draw from CM Contingency is \$4,214.00.

Mr. Giacobbe and Mr. Malik signed the Change Orders which will now be forwarded to Bob Tait for processing.

There will be a future change order concerning the Grease Traps under the sinks in the kitchens. The Health Department had approved the grease traps under sinks; however, Water/Sewer said they need to be outside (it is now a Town requirement due to sewer problems this past winter). Each kitchen will have its own tank outside. The estimated cost is \$25,000.00.

Mr. Giacobbe also reported a potential change order for a Booster Pump & Filter. Both NYA and the Municipal Center had problems with brown water. When a filter was installed, water pressure decreased; therefore, a booster pump/filter had to be installed in both buildings. The same problem is anticipated for the CC/SC and the estimated cost of change order is \$40,000.00.

Mr. Symes stated the water infrastructure is antiquated and asked if we were comfortable with potential problems arising down the road, i.e. pipes bursting. Mr. Knight said that Fred Hurley has indicated that an assessment was done and they have a plan to update the infrastructure.

Mr. Knight presented his monthly Field Observation Report (Att. 1).

## **Community Center/Senior Center Invoices**

Mr. Edwards moved to approve two Quisenberry Arcari invoices #10789 and #10790 in the amounts of \$9,500.00 and \$2,016.00 respectively. Second by Mr. D'Angelo.  
Motion passed.

Included in invoice #10789 was a \$500.00 monthly charge for the CC website. Mr. Clark questioned the need for the website. Mr. Malik stated that his firm was asked to set up the website by the former First Selectman. Ms. Walsh stated that when the

CC/SC Commission was initially formed, the website was intended to keep the public up to date on the progress of the project. However, due to the new administration and future hiring of a CC Director, the composition of the commission has been put on hold. Ms. Walsh has been continuing weekly meetings with the First Selectman.

Mr. D'Angelo moved to ask the First Selectman to determine whether to continue the use of the CC website. Second by Mr. Edwards. Motion passed.

Mr. Edwards moved to approved Caldwell & Walsh invoice #10 in the amount of \$421,257.04. Second by Mr. D'Angelo. Motion passed.

Mr. Giacobbe asked how to resolve the \$17,000.000 line item from the FFA in his GMP for the outside bathrooms which technically puts him over budget. Mr. Mitchell said he needs to speak with Dan Rosenthal about it.

Mr. Clark asked when the large pile of dirt will be removed. Mr. Giacobbe said the Town owns it and will be removing it. As the project progresses, it will substantially affect parking for subcontractors. He was asked to let Fred Hurley know that the pile needs to be removed by July 1<sup>st</sup>.

## **NHS AUDITORIUM RENOVATIONS PROJECT**

### **Status**

Mr. Mitchell reported that there was a problem with carpeting; it delaminated on one of the steps. Newfield was alerted and a crew was sent in and fixed it. Still waiting for the final application of payment from Newfield which will come through Dan Rosenthal's office. With respect to the flooring, Dan wants to continue to hold some money back. The Town needs to get a cost estimate for repair which will go to Dan and then to the Town Attorney.

## **EDMOND TOWN HALL BOILER PROJECT**

### **Post Construction Review**

A Field Observation Report was provided by Kaestle Boos (Att. 2) on January 14, 2018. Mr. Catalina was the PBSC liaison on the project and has been out of town until recently. Mr. Catalina met with Sheila Torres yesterday and did a walking tour of the areas of concern. He read the engineering report and agrees 100% with its findings. His findings include: The valve on the condensate piping was found to be shut off (for an unknown reason). The piping at the sink in the boiler room was broken at the elbow; more than likely due to the age of the pipe (it crumbled). The condensate pipe rotted out under the floor (it did not freeze).

Ms. Torres was concerned that during a very cold 2 day period this past winter, the boiler room temperature registered at 22-29 degrees. It is possible that the fresh air intake louvers were not working properly and remained open in the very cold weather. Since then, space heaters have been installed. Discussion occurred regarding whether

it was bad engineering or a malfunction which caused the problems. Mr. Catalina does not believe bad engineering was the case at all. West State Mechanical did the construction and McKinney then took over. Mr. Mitchell suggested that McKinney come out again and check the mechanicals and the louver operation. It was also suggested that an alarm notification system be connected to the phone line which would alert management to low temperatures (in particular, during evenings and weekends when no staff is present). Mr. Edwards also recommended that the ETH maintainer check temperatures and louvers on a regular basis. Finally, Mr. Mitchell recommended that McKinney come out, produce a report that can be presented to Dan Rosenthal.

**The next meeting is scheduled for June 26, 2018.**

**ADJOURNMENT**

Mr. D'Angelo made a motion to adjourn the meeting at 8:55 p.m. Second by Mr. Edwards. Meeting adjourned.

Respectfully submitted,

Ann M. LoBosco, Clerk

# Newtown Community Center

## Field Observation Report

5/22/18

The site contractor Zandri continues to install yard drains and storm piping. Contractor is working with the plumbing contractor to trench for under slab Plumbing and install bedding and backfilling trenches. Contractor has started slab on grade preparations placing a 6 inch crushed stone base for slab. . Contractor has a tech from the Quill Group testing agency on site for compaction testing and to witness the installation of the geo fabric.

Concrete contractor Nosal has installed the Viber II high performance under slab 15 mil vapor barrier system according to manufactures directions. This was installed in the front area of the community center side and the contractor has started the system on the senior center area. On 5/12 the first pour was completed with approx 180 cyds of concrete placed in the prepped area. Concrete testing and rebar inspection have been done by the owners testing lab.

Mason contractor Civitillo has completed the 8 inch CMU walls at the locker room and have demobilized until more work becomes available according to Caldwell's schedule.

Electrical contractor ESG has completed their underslab conduit installation in the prepared areas. Contractor also installed rough in conduit and boxes at the completed locker room areas.

Plumbing contractor has installed underslab piping in the completed slab areas and continues installing as trenched areas become available. Contractor has installed under slab piping for the 1000 gallon grease trap tank.

Pool contractor has installed the 2 pool tanks and have roughed in piping at cored penetrations in foundation walls.

Bill Knight

Clerk of the Work

Consulting Engineering Services, Inc.



## Field Observation Report

Report Date: January 14, 2018  
Written To: Charles Boos – Kaestle Boos  
Project Name: Edmond Town Hall Boiler Replacement  
Written By: Loren M. Grabinsky

The following report includes items that were noted during our field observation on January 12, 2018. Items included in this report are limited to those that were accessible and visible during the time of our field observation.

The purpose of the site visit was to observe the conditions relative to a report of frozen piping within the Boiler Room at the Edmond Town Hall, Newtown, CT.

It was reported by the building manager that staff had observed 3" of water on the floor and "icicles" at a condensate pipe located near one of the combustion air louvers. She also indicated that water was coming from what appeared to be a frozen pipe at the sink in the boiler room.

Upon arrival, water was present on the floor of the boiler room in the area of the combustion air louver. It was noticed that a mop bucket had been placed below an existing pipe labeled condensate at the location where it penetrated the wall leaving the boiler room. This is the location of the "icicles" staff had reported.

There was no evidence of a pipe failure at this location, however, water was coming from the wall penetration where the condensate pipe enters the boiler room. It was observed that this condensate pipe was not pitched as one would expect and that a valve was closed at an intersection of where condensate piping was joined to be routed back to the condensate receiver located in the boiler room.

The condensate within the building is routed to a vacuum receiver in the boiler room for recirculation of the water collected back to the boilers. The fact that there was a valve closed on the condensate pipe that was to have frozen would not allow condensate (water) to be sent back to the condensate receiver. Water would collect in the condensate pipe and if there was a failure of the piping, water would present itself as described by the building manager.

Condensate piping should not have a substantial amount of water collecting in it if the piping has been installed correctly or if valves within the system are kept open.

It was not known why the valve on this particular condensate pipe was closed.

It was also noted that the existing concrete floor in the adjacent hallway had been previously cut open and patched in the location where this condensate pipe would be. No one could tell us why this floor had been previously cut open.

The piping at the sink in the boiler room was broken at an elbow where the hot water faucet connected to the piping behind the sink. It appeared that this pipe had failed due to fatigue rather than a frozen condition,

but the piping behind the sink could not be observed.

Based on this site visit, there appears to be a failure of the condensate piping that is buried outside of the boiler room. If the valve on this piping was open, there would not have been any water in this pipe, and the failure may have not been noticed.

Without removing the sink and observing the piping behind it, it is not obvious that the pipe failure was due to a freeze condition. The break at the elbow could be due to fatigue because of the distance from the faucet to the elbow.

The Owner has had a sheet-metal deflector installed on one of the fresh air intakes and a unit heater installed in the boiler room.

The Owner had also noticed a smell of natural gas in the boiler room. I explained that this was normal when the boiler starts and stops as the burners go thru a purge cycle before and after the boilers fire to evacuate the system of any residual natural gas.



Photo 1  
Condensate Piping at Wall Penetration



Photo 2  
Flat Run of Condensate Piping

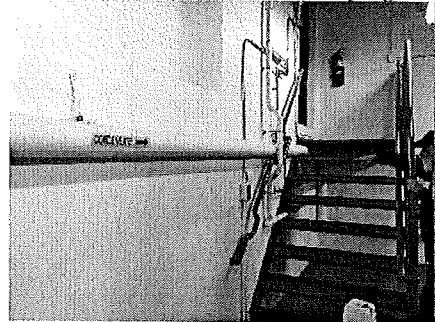


Photo 4  
Broken HW Faucet at Sink



Photo 3  
Valve that was turned off

