

TOWN OF NEWINGTON

SCHOOL CODE COMPLIANCE PROJECT BUILDING COMMITTEE

MINUTES

March 18, 2010

TOWN HALL LOWER LEVEL CONFERENCE ROOM L101

- I. Call to Order –the meeting was called to order at 4:33 PM.
- II. Roll Call – Members present: Maureen Klett, Myra Cohen, Dan Carson, and Steve Woods. Others present: Mark Welch and Ioana Barac, Oak Park Architects; Don Hettrick, M.R. Roming Associates; William Collins, Superintendent of Schools; Lou Jachimowicz, Business Administrator; Jim Wenker and Mike Gaydos, Newington High School; and Jeff Baron, Dir. of Administrative Services.
- III. Public Participation - None
- IV. Selection of Chairperson – Mrs. Klett made a motion to nominate Steve Woods for Chairperson of the School Code Compliance Project Building Committee. Second from Mrs. Cohen. The motion passed unanimously.
- V. Consider and take action on plans and project budget for 2010 work – Oak Park Architects reviewed the final plans, which had more details than the preliminary plans, and the project budget, which totaled \$940,920 for the code work and gym floor replacement combined. Oak Park Architects met with both the Fire Marshal and the Building Official. It was determined that the ramp doors are security doors, not fire doors. A previous modification required the doors on the upper ramp by the gym, where the boys and girls locker room are, to be smoke barriers. The issue is that these doors can not be greater than four feet wide and they are currently five feet each. The Project Architect is checking with the State Building Official to see if these would still be required.
  - o The gym floor replacement is not eligible for reimbursement from the State, but the asbestos abatement would be, as a correction of a code violation. A separate grant may have to be filed. The Business Office does not expect to know until March 22<sup>nd</sup> at the earliest. This matter will be on the Town Council and Board of Education agendas for the next meeting of each body. Only the top layer of mastic under the floor has asbestos and will be removed.

- The bleachers, if refurbished, won't leave the gym. An alternate bid for new wooden bleachers is in the bid specification. The bleachers will have hand rails down the center. The flooring company will probably coordinate the bleacher work.
  - It may be difficult for work to begin the day after school lets out with a Plan Completion Test date in late April. The specifications call for the Contractor to be completed by October 1<sup>st</sup>. The contractor is being given three weeks for asbestos abatement. The vapor barrier under the ramps is being tested for asbestos also. The summer school schedule will have to be amended, as it calls for children to be in the building during July and the first two weeks of August. No children can be in the building when hazardous material abatement is being performed. The two ramp areas should be completed before the start of school.
  - The plans include a call for aid station at the front entrance. They do not include any deduct alternate bid items.
  - Bidders will be required to identify their main subcontractors. Especially for the gym floor replacement, subcontractors will be required to have a minimum amount of experience.
  - Mr. Carson made a motion that the Committee accept the final plans and specifications as prepared by Oak Park Architects, along with the project budget of \$ 940,920, and refer them to the Board of Education and the Town Council for their review and approval. Second to the motion by Mrs. Cohen. The motion passed unanimously.
- VI. Other code items related to future work – The relief request process has determined that only the first (lowest) level of the Band and Chorus Rooms have to be accessible. Getting access in and out of the rooms may still be costly. There will be a meeting on March 23<sup>rd</sup> with the field house design team and contractor to discuss the items identified by the site survey as not being within code requirements, and their resolution.
- VII. Any Other Business Pertinent to the Committee – The next meeting will be held of April 29<sup>th</sup> at 4:30 pm. Oak Park Architects will be reporting on their PCT meeting with the State and the Town will identify the amount in the adopted budget for 2010-11 work.
- VIII. Public Participation – None.
- IX. Committee response to public participation – None.

X. Adjournment – the meeting adjourned at 5:24 pm.

Respectfully submitted,

*Jeff Baron*

Jeff Baron  
Director of Administrative Services