

# TOWN OF KILLINGLY

## PERMANENT BUILDING COMMISSION (PBC)

Killingly Town Hall – Town Meeting Room, 172 Main Street, Danielson, CT 06239

### REGULAR MEETING MINUTES

Wednesday, January 3, 2018, 7:00 p.m.

- 
1. Call of the Meeting and Roll Call: Chairperson Thomas Weaver called the meeting to order at 7:00 p.m.

**Members Present:** Stewart Rivers, Thomas Weaver, Vice Chairman Kyle Zadora

**Members Absent:** Marcel Lussier and Daniel Toth

**Also Present:** Community Development Administrator Mary Bromm, Assistant Building Official Tim Brennan, and Board of Education Liaison John Burns.

2. Citizens Participation: None

3. Adoption of Minutes:

- A. December 6, 2017

**MOTION #1 (01/03/18):** made by Mr. Rivers SECONDED BY Mr. Zadora that the Permanent Building Commission approve meeting minutes of December 6, 2017 as presented

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

4. Unfinished Business:

- A. **KMS, KCS & GOODYEAR ROOF REPLACEMENT PROJECTS:**

**KCS/KMS:** Mary Bromm and Tim Brennan provided an update on roof projects:

**KMS Roof:** The inspector has determined there is one outstanding issue in that a small pocket on the roof is holding a small amount of water. Once, this item is corrected there will be a final inspection and the warrantee would then be validated.

**KCS/KMS:** Ms. Bromm explained the payment request to the contractor is being retained until financial summaries are submitted and punch-list items begin to be addressed.

**GOODYEAR:** At this time, additional/corrective metal work is needed. Ms. Bromm noted the project has stopped until the issue of replacing the paint defective metal is completed.

**KILLINGLY MEMORIAL SCHOOL:** Hartford Restoration Services:

**MOTION # (01/03/18):** made by Mr. Rivers SECONDED BY Mr. Zadora that the Permanent Building Commission approve Hartford Restoration Services Change Order #1 in the amount of \$25,780 including, but not limited to, relocation of drains and piping, and ceiling repair in the cafeteria with the condition that credit be issued for "Ceiling Tiles" at a later date

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

**MOTION # (01/03/18):** made by Mr. Rivers SECONDED BY Mr. Zadora that the Permanent Building Commission approve Hartford Restoration Services Change Order #3 in the amount of \$8,100 as a credit/deduct for installation of some walking pads as they were excessive

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

**No Action:** Hartford Restoration Services Change Order in the amount of \$37,350, for replacement of blocking for pitches on roof. The Architect has rejected this proposal. It may be a disputed item.

**No Action:** Hartford Restoration Services Change Order in the amount of \$134,700 for replacement for all lower fascia white metal. The Town will put this out to bid and pay for the item with bond funding.

**No Action:** Hartford Restoration Services Change Order in the amount of \$40,595 for replacement of cafeteria ceiling. The Town will put this out to bid and pay for the item with bond funding.

**MOTION # (01/03/18):** made by Mr. Rivers SECONDED BY Mr. Zadora that the Permanent Building Commission bid the replacement of the KMS cafeteria ceiling

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

**MOTION # (01/03/18):** made by Mr. Rivers SECONDED BY Mr. Zadora that the Permanent Building Commission bid the replacement of the lower white metal soffit and fascia at KMS

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

#### **ADDITIONS TO THE AGENDA:**

**MOTION # (01/03/18):** made by Mr. Rivers SECONDED BY Mr. Zadora that the Permanent Building Commission add Silver Petrucelli Proposal for Killingly Memorial & Central Schools ADA Improvement Proposals Phase One to Unfinished Business

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

#### **Additional Unfinished Business:**

#### **B. KCS & KMS ADA PROJECTS:**

PBC reviewed the Silver/Petrucelli cost proposal for construction documents, project bidding and construction administration for the ADA projects.

**Hourly Rates:** PBC would like clarification on proposed Hourly Rates applied to the ADA projects. There was PBC consensus that 2017 Hourly Rates were previously set when agreeing on the ADA Improvements Report and at the time of developing the phasing approach. The proposal reviewed this evening uses 2018 Hourly Rates.

**Fees Based on Estimated Numbers:** PBC would like clarification on how there was an agreement for Architectural Fees to be based on a percentage of "estimated" numbers. PBC feels they would not be comfortable agreeing to estimated amounts.

Mary Bromm will contact the Architect about PBC concerns as noted above.

5. New Business: None

6. Other: None

7. Correspondence: None

8. Council Member Reports: Kevin Kertula, Town Council, noted the NTE project / agreement is being discussed and may move forward as early as February, a new town attorney is being appointed in February and a new Assistant Town Manager is coming on board as well.

9. Adjournment:

**MOTION # (01/03/18):** made by Mr. Rivers SECONDED BY Mr. Zadora that the Permanent Building Commission adjourns the meeting at 8:11 p.m.

**VOICE VOTE: UNANIMOUS;**

**MOTION CARRIED**

Respectfully submitted,  
*Sherry Pollard,*  
Recording Secretary