

*Robert J. Paek*

2019 APR -2 A 8:43

TOWN CLERK  
EAST HARTFORD



## PUBLIC BUILDING COMMISSION

From: Hank Pawlowski, Jr., Chair

To Commission Members: Travis Simpson, Fady El-Hachem, Antonio Matta, Town Council  
Representatives Rich Kehoe and Caroline Torres

---

This is to inform the Commission that a Meeting of the Public Building Commission is scheduled for Monday, April 8, 2019 at 6:30 P.M.

### **LOCATION:**

The meeting will be held at the East Hartford Town Hall, 740 Main Street, Welling Conference Room, 2<sup>nd</sup> Floor.

**PLEASE NOTE:** If for any reason a member is unable to attend the meeting, please notify either Angela Attenello at 291-7208 or myself at 918-3209. Thank you.

### **AGENDA:**

1. Call To Order
2. Approval of Minutes
  - A. December 10, 2018
3. Public Participation
4. Old Business
5. New Business
  - A. Wickham Library Renovations
6. Motion to pay Clerk
7. Adjournment

cc: Mayor Marcia A. Leclerc  
Tom Baptist, Project Manager – Public Works Department

*Robert J. Peck*

2018 DEC 17 P 12:19

**PUBLIC BUILDING COMMISSION**

**East Hartford Board of Education Office**

TOWN CLERK  
EAST HARTFORD

**1110 Main Street, 3<sup>rd</sup> Floor Conference Room.**

**Monday, December 10, 2018**

**PRESENT** Henry Pawlowski, Jr., Member  
Travis Simpson, Member  
Tom Rup, East Hartford Board of Education Representative  
Bryan Hall, East Hartford Board of Education Representative  
Caroline Torres, East Hartford Town Council Representative

**ALSO PRESENT** Ben Whittaker, Director of Facilities, EHPS

**ABSENT** Richard Kehoe, East Hartford Town Council Representative

The meeting was called to order at 6:32 p.m.

APPROVAL OF PREVIOUS MINUTES

September 11, 2018

**MOTION** By Bryan Hall  
seconded by Tom Rup  
to **approve** the September 11, 2018 minutes of the Public Building  
Commission meeting.  
Motion carried 4/0. **Abstain:** Simpson

PUBLIC PARTICIPATION

None

NEW BUSINESS

Plan Review & Sign-off on "Request for Review of Final Plans" Form SCG-042 re: "C" Building  
Roof Replacement at East Hartford Middle School – State Project #043-0240- RR

Ben Whittaker, Director of Facilities for the East Hartford Public Schools, reviewed the roof replacement project at East Hartford Middle School (EHMS) with the Commission. He indicated that the 'C' building at EHMS is also known as the science wing. The roof on the science wing was not replaced in 1992 – when other roofs at EHMS were replaced – since it was last

replaced in 1980. The new roof will have a 20-year warrantee, which is in keeping with the other roofs at EHMS. Tonight's motion will approve the release of the final plans to the State for final review and authorization to proceed with bidding. All other departments – Board of Education, Superintendent of Schools, Inspections & Permits, Fire Marshal and Health – have signed off on the plans.

MOTION By Bryan Hall  
seconded by Tom Rup  
to **authorize** the Chair to sign Form SCG-042: 'C' Building Roof Replacement at East Hartford Middle School – State Project #043-0240 RR.  
Motion carried 5/0.

Payment of Clerk

MOTION By Travis Simpson  
seconded by Tom Rup  
to pay the clerk for tonight's meeting.  
Motion carried 5/0.

Due to the schedules of the members of this Commission, Chair Pawlowski suggested that the 2<sup>nd</sup> Tuesday of the month be earmarked for PBC meetings; this date would not conflict with Board of Education and Town Council meetings schedules. Additionally, the Chair indicated that a new member of the PBC should be approved at the next Town Council meeting.

ADJOURNMENT

MOTION By Travis Simpson  
seconded by Bryan Hall  
to **adjourn** (6:47 p.m.).  
Motion carried 5/0.

Recorded by: Angela M. Attenello  
Angela M. Attenello, Acting Clerk

**TOWN OF EAST HARTFORD, CT.**

**WICKHAM MEMORIAL LIBRARY: RENOVATIONS & ADDITIONS.**

**SCOPE NARRATIVE**

**APRIL 1, 2019**

**ARCHITECTURAL IMPROVEMENTS:**

New two story addition with (3) stop elevator serving all floors.

New addition shall provide the new main lobby/entrance for the building.

New addition will be masonry block and stud wall substrates with brick veneer matching the existing building. The south facing elevation facing Burnside avenue will be clad in cement board siding with new pvc trim boards at the front roof canopy, eaves, rakes, and window casing. New exterior windows at addition will be metal clad, wood windows. New roofing shall be fiberglass/asphalt shingle roofing with a membrane roof at the low slope/ upper most portion. Existing slate roofing will be repaired as required with a portion of roofing being removed at the new addition tie-in.

The existing windows will remain, and all wood surfaces be refinished and repaired with epoxy consolidation as required. All existing masonry will be repointed and sealed (add alternate).

New structural headers will be provided at the new masonry openings through the existing masonry walls. All new structural framing will be wood I-joist, wood stud walls, roof framing, and LVL load carrying beams.

The existing library will remain mostly intact with sensitive MEP&FP integration. Existing bookcases will remain, and all interior walls will be painted, or repaired as required. Existing wood wainscot at the exterior stairs will be replaced in-kind. Existing stairs will remain with the addition of a code compliant guardrail at the interior side of stair with a continuous handrail on the outside walls.

New tile flooring will be provided in the new addition's lobbies, and (3) toilet rooms. Reading areas, stack areas, and the staff office will provide new carpeting. The second floor kitchenette will remain with new countertops and an ada height work area. Existing cabinetry will remain. New flooring at the second floor kitchenette and storage area to be vinyl flooring tile, and the existing meeting room's wood floor will be refinished. The existing meeting room's elevated platform will be relocated/restructured on the front wall of the room for improved function.

**SITE IMPROVEMENTS:**

New parking lot accessible from existing PD parking area with associated sidewalks and site stair to new Library addition. New site lighting will also be provided at the proposed parking area. The existing/affected areas of the site will be landscaped for a finished appearance.

New underground water and gas utilities will be provided from the School street.

#### **HEATING AND COOLING RECOMMENDATION:**

Provide a heat pump system with two high-efficiency 16 SEER condensing units serving the main level. Provide wall mounted VRF heat pump ductless split system for the new additions, with one high-efficiency 16 SEER condensing unit. Provide a VRF heat pump system with an energy recovery ventilator unit located in the attic serving the assembly room.

Replace the existing oil-fired equipment with a new atmospheric vent, cast iron natural gas fired boiler having an I=B=R approved gross output of 250 MBH and a net rating of 185. Boiler shall be constructed of cast iron sections manufactured in accordance with the ASME requirements for low pressure boiler. Provide new hydronic baseboard in the new addition.

#### **PLUMBING/ F.P. IMPROVMENTS:**

Provide new complete dry pipe sprinkler system for entire building (including attic) with new 2" domestic water line and 4" fire protection line from

Remove existing plumbing fixtures in women's room and cap piping as this will become the new sprinkler room.

Remove and replace in kind plumbing fixtures in men's room

Provide and install new plumbing fixtures for addition.

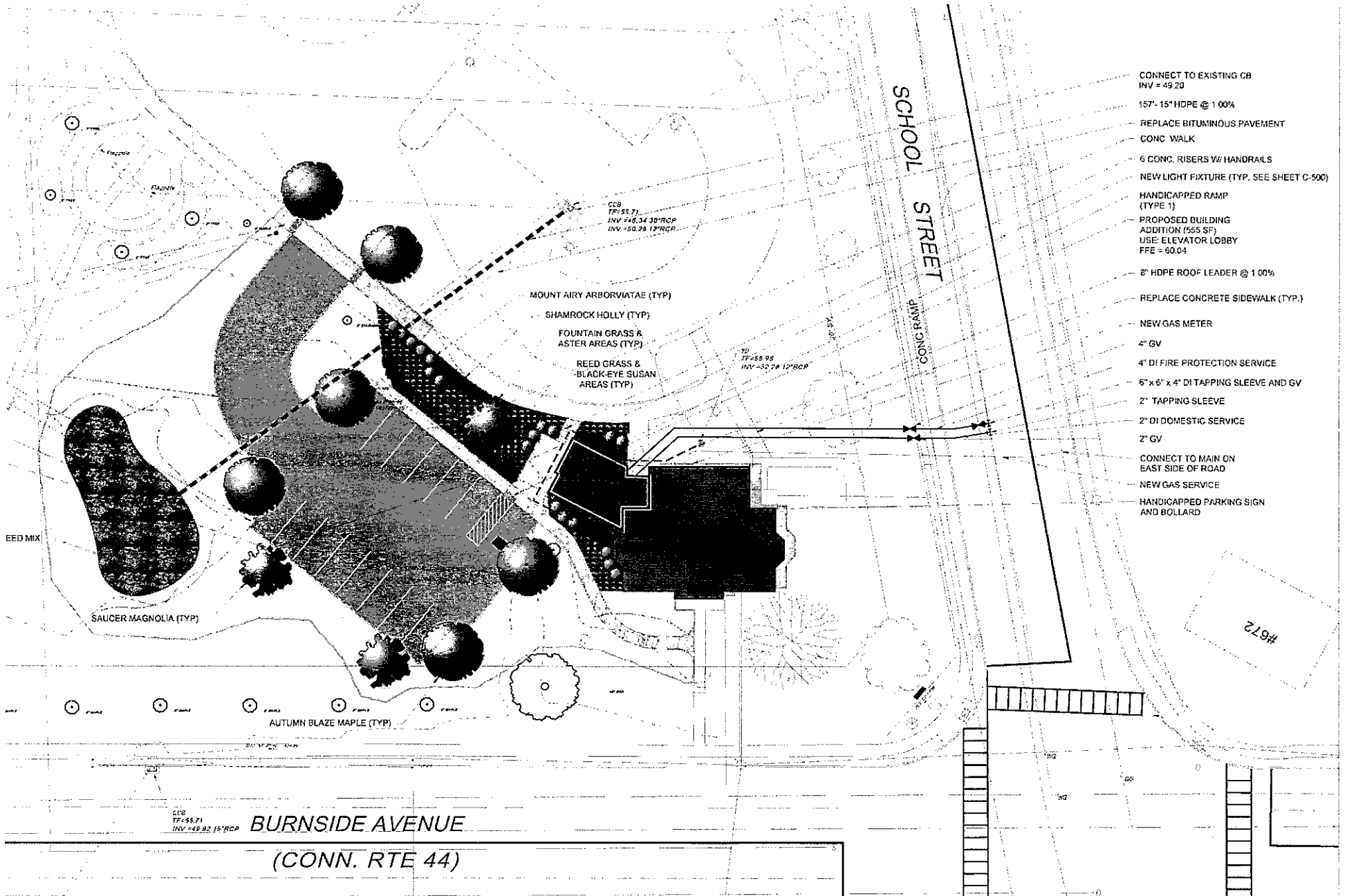
Provide instantaneous water heaters at all locations (bathrooms, utility sink and breakroom sink for a total of 5)

#### **ELECTRICAL IMPROVMENTS:**

The existing single phase 100A service will be removed & be replaced by a three phase 200A underground service. The service will be located in the existing room where the service is currently in. A new 200A panelboard will be added to the electrical service room to serve the existing panelboard along with the added loads of the elevator, mechanical units, general purpose receptacles & lighting.

Receptacles & GFCI receptacles will be added to the new addition where deemed appropriate. New data/voice jacks & wireless access points will be added to the addition for a hard-wired connection or wireless access. New recessed LED lighting will be added to the addition along with switches & occupancy sensors to control the lights.

All the existing lighting will be replaced with new LED efficient lighting. Since sprinkler protection will be added to the building, by code that requires an approved supervising station. A King Fisher fire alarm system will be added to the building, this will consist of a control panel, manual pull stations, smoke detectors & horn/strobes.



- CONNECT TO EXISTING CB  
INV = 49.20
- 157'- 15" HDPE @ 1.00%
- REPLACE BITUMINOUS PAVEMENT
- CONC WALK
- 6 CONC. RISERS W/ HANDRAILS
- NEW LIGHT FIXTURE (TYP. SEE SHEET C-500)
- HANDICAPPED RAMP  
(TYPE 1)
- PROPOSED BUILDING  
ADDITION (555 SF)  
USE: ELEVATOR LOBBY  
FFE = 60.04
- 8" HDPE ROOF LEADER @ 1.00%
- REPLACE CONCRETE SIDEWALK (TYP.)
- NEW GAS METER
- 4" GV
- 4" DI FIRE PROTECTION SERVICE
- 6" x 6" x 4" DI TAPPING SLEEVE AND GV
- 2" TAPPING SLEEVE
- 2" DI DOMESTIC SERVICE
- 2" GV
- CONNECT TO MAIN ON  
EAST SIDE OF ROAD
- NEW GAS SERVICE
- HANDICAPPED PARKING SIGN  
AND BOLLARD

Town of East H. Board  
Wirklys Memorial Library  
200 Burnside Ave. East H. Board, Ct. 06035

BURNSIDE AVENUE  
(CONN. RTE 44)

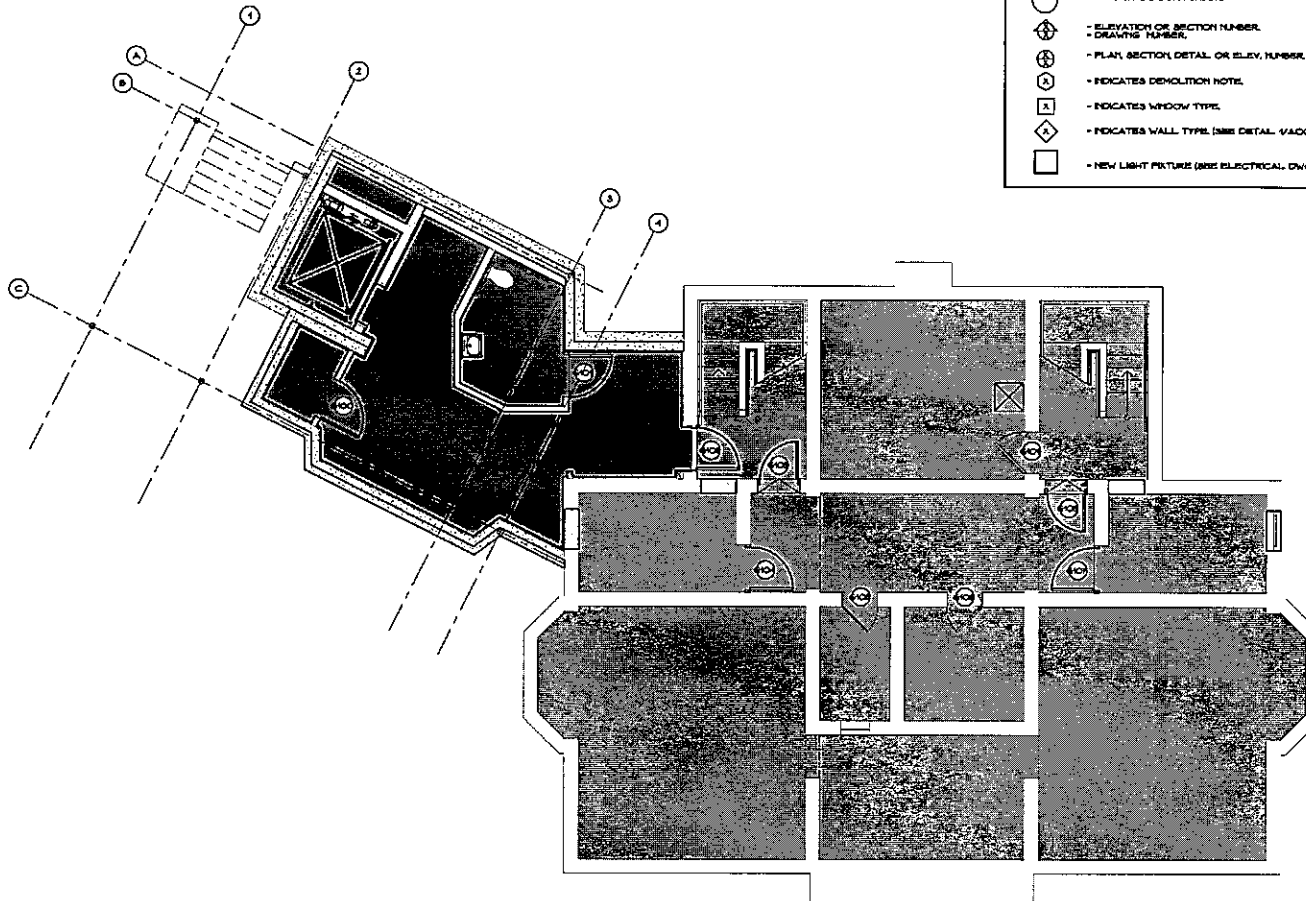


SILVER / PETER LEE CONSULTANTS  
200 Burnside Avenue, East H. Board, Ct. 06035  
Tel: 860-339-1111  
Fax: 860-339-1112



Site Plan

DATE: 2.21.18  
SCALE: 1/8" = 1'-0"  
PROJECT: 200 Burnside Ave.  
SHEET: 01  
DRAWN BY: [Signature]



**SYMBOL LEGEND**

- EXISTING WALLS TO REMAIN
- EXISTING TO BE REMOVED
- NEW WALL, TOOTHED INTO EXISTING ADJACENT WALL (SEE PARTITION TYPE)
- INDICATES CONSTRUCTION NOTE - SEE NOTES BELOW
- INDICATES DOOR NUMBER
- ELEVATION OR SECTION NUMBER, DRAWING NUMBER
- PLAN, SECTION, DETAIL, OR ELEV. NUMBER
- INDICATES DEMOLITION NOTE
- INDICATES WINDOW TYPE
- INDICATES WALL TYPE (SEE DETAIL VAD00)
- NEW LIGHT FIXTURE (SEE ELECTRICAL DWGS)
- NEW 2X2 METAL CEILING PLATE W/NEW MECHANICAL CEILING GRILL (SEE MECHANICAL DWGS FOR GRILL SIZES)
- DEMO EXISTING ACOUSTICAL CEILING TILE AND EXISTING LIGHT FIXTURES (SEE ELECTRICAL DWGS FOR MORE INFO)
- DEMO EXISTING GYPSUM CEILING AND EXISTING LIGHT FIXTURES (SEE ELECTRICAL DWGS FOR MORE INFO)
- DEMO EXISTING ACOUSTICAL CEILING TILES, HARD CEILING AND EXISTING LIGHT FIXTURES (WOOD FRAMING ABOVE HARD CEILING TO REMAIN) (SEE ELECTRICAL DWGS FOR MORE INFO)
- NEW 2X2 ACOUSTICAL CEILING TILE (SEE ROOF FINISH SCHEDULE FOR TYPE) (SEE PROJ. MAN)
- NEW PAINTED GYP/SUM WALL BOARD (SEE ROOF FINISH SCHEDULE) (SEE PROJ. MAN)
- AREA OF REFUGE (SEE ELECTRICAL DWGS) (SEE STORAGE DWGS)

**GROUND FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"

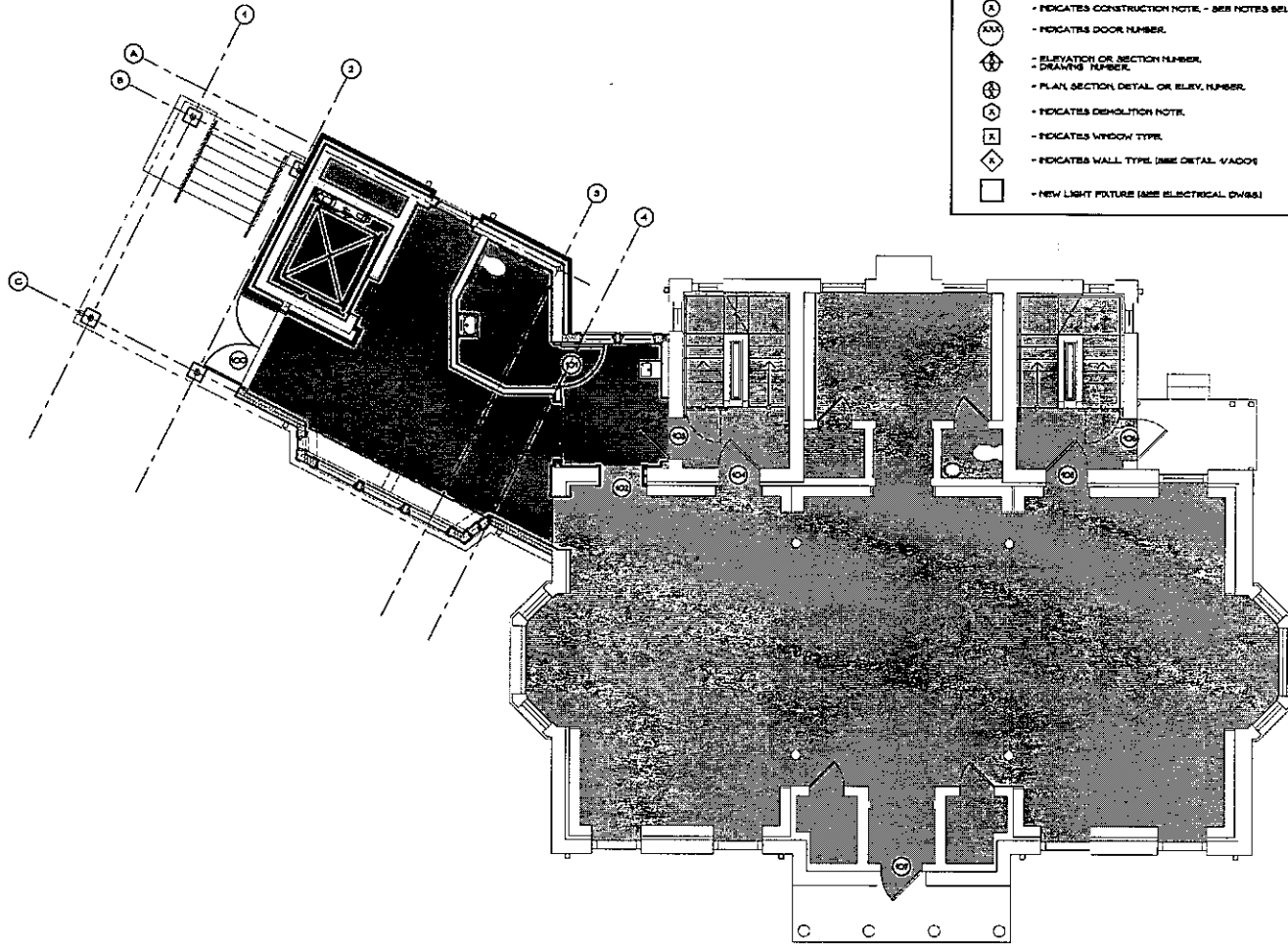
Project Title  
**Town of East Hartford  
 Wickham Memorial Library:  
 Renovations & Addition**  
 656 Burnside Ave, East Hartford, CT 06108



**SILVER / PETRUCCI + ASSOCIATES**  
 Architects / Engineers / Interior Designers  
 3190 Whitney Avenue, Hamden, CT 06518-2340  
 Tel. 203 230 9007 Fax. 203 230 8247  
 silverpetrucci.com

Review Date: \_\_\_\_\_  
 Design Date: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Project Number: \_\_\_\_\_

Review Title: \_\_\_\_\_  
 Drawing Title: **Ground Floor Plan**  
 Date: 3.6.19  
 As Noted  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Project Number: 17.322  
A100



**SYMBOL LEGEND**

- |  |  |  |   |
|--|--|--|---|
|  | - EXISTING WALLS TO REMAIN   |  | - NEW 2X2 METAL CEILING PLATE W/NEW MECHANICAL CEILING GRILL (SEE MECHANICAL DWGS. FOR GRILL SIZES)   |
|  | - EXISTING TO BE REMOVED   |  | - DEMO EXISTING ACOUSTICAL CEILING TILE AND EXISTING LIGHT FIXTURES (SEE ELECTRICAL DWGS. FOR MORE INFO)  |
|  | - NEW WALL FOOTING INTO EXISTING ADJACENT WALL (SEE PARTITION TYPES) |  | - DEMO EXISTING GYPSUM CEILING AND EXISTING LIGHT FIXTURES (SEE ELECTRICAL DWGS. FOR MORE INFO)   |
|  | - INDICATES CONSTRUCTION NOTE - SEE NOTES BELOW                      |  | - DEMO EXISTING ACOUSTICAL CEILING TILES, HARD CEILING AND EXISTING LIGHT FIXTURES (WOOD PEASING ABOVE HARD CEILING TO REMAIN) (SEE ELECTRICAL DWGS. FOR MORE INFO) |
|  | - INDICATES DOOR NUMBER  |  | - NEW 2X2 ACOUSTICAL CEILING TILE (SEE ROOF FINISH SCHEDULES FOR TYPE) (SEE PROJ. MAN)  |
|  | - ELEVATION OR SECTION NUMBER, DRAWING NUMBER                        |  | - NEW PARTED GYPSUM WALL BOARD (SEE ROOF FINISH SCHEDULES FOR TYPE) (SEE PROJ. MAN)   |
|  | - PLAN, SECTION, DETAIL OR ELEV. NUMBER                              |  | - AREA OF REUSE (SEE ELECTRICAL DWGS.) (SEE STORAGE DWGS.)  |
|  | - INDICATES DEMOLITION NOTE  |  |   |
|  | - INDICATES WINDOW TYPE  |  |   |
|  | - INDICATES WALL TYPE (SEE DETAIL VAD00)                             |  |   |
|  | - NEW LIGHT FIXTURE (SEE ELECTRICAL DWGS.)                           |  |   |

**FIRST FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
1

Project Title:  
**Town of East Hartford  
 Wickham Memorial Library:  
 Renovations & Addition**  
 656 Burnside Ave., East Hartford, CT 06108

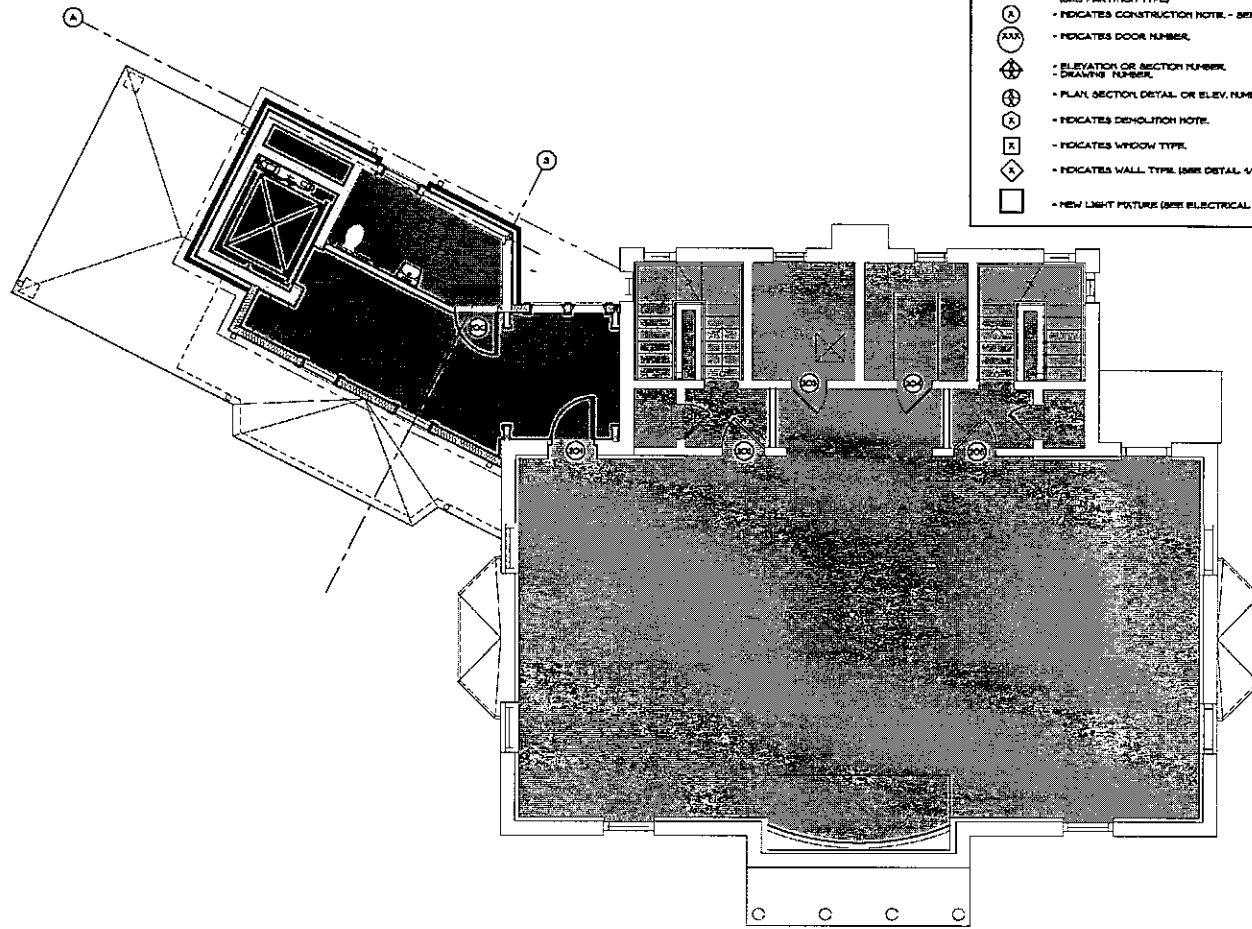


**SILVER / PETRUCCI + ASSOCIATES**  
 Architects / Engineers / Interior Designers  
 3190 Whitney Avenue, Hamden, CT 06518-2340  
 Tel. 203 230 9007 Fax. 203 230 8247  
 silverpetrucci.com

Revision: \_\_\_\_\_ Date: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Approved For Final Submittal: MARCH 6, 2019

Project Title: **First Floor Plan**  
 Date: \_\_\_\_\_  
 Drawn By: \_\_\_\_\_  
 Checked By: \_\_\_\_\_  
 Project Number: **17-232**  
 Revision Number: **A101**





**SYMBOL LEGEND**

- — — — — EXISTING WALLS TO REMAIN
- — — — — EXISTING TO BE REMOVED
- — — — — NEW WALL, TOGETHER WITH EXISTING ADJACENT WALL (SEE PARTITION TYPE)
- ⓐ — — — — — INDICATES CONSTRUCTION NOTE - SEE NOTES BELOW
- ⓑ — — — — — INDICATES DOOR NUMBER
- ⓐ — — — — — ELEVATION OR SECTION NUMBER, DRAWING NUMBER
- ⓑ — — — — — PLAN, SECTION, DETAIL, OR ELEV. NUMBER
- ⓐ — — — — — INDICATES DEMOLITION NOTE
- ⓑ — — — — — INDICATES WINDOW TYPE
- ⓐ — — — — — INDICATES WALL TYPE (SEE DETAIL VADO)
- — — — — — NEW LIGHT FIXTURE (SEE ELECTRICAL DWGS)
- ▧ — — — — — NEW 2X2 METAL CEILING PLATE W/NEW MECHANICAL CEILING GRILL (SEE MECHANICAL DWGS FOR GRILL SIZE)
- — — — — — DEMO EXISTING ACoustICAL CEILING TILE AND EXISTING LIGHT FIXTURES (SEE ELECTRICAL DWGS FOR MORE INFO)
- ▨ — — — — — DEMO EXISTING GYP/SUM CEILING AND EXISTING LIGHT FIXTURES (SEE ELECTRICAL DWGS FOR MORE INFO)
- — — — — — DEMO EXISTING ACoustICAL CEILING TILE, HARD CEILING AND EXISTING LIGHT FIXTURES (WOOD PLANS ABOVE HARD CEILING TO REMAIN) (SEE ELECTRICAL DWGS FOR MORE INFO)
- ▧ — — — — — NEW 2X2 ACoustICAL CEILING TILE (SEE ROOM FINISH SCHEDULE FOR TYPE) (SEE PROJ. MAT)
- ▧ — — — — — NEW PAINTED GYP/SUM WALL BOARD (SEE ROOM FINISH SCHEDULE) (SEE PROJ. MAT)
- ⓐ — — — — — AREA OF REPAIR (SEE ELECTRICAL DWGS) (SEE SIGNAGE DWGS)

**SECOND FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
1  
A102

Project Title:  
**Town of East Hartford  
 Wickham Memorial Library:  
 Renovations & Addition**  
 656 Burnside Ave, East Hartford, CT 06108



**SILVER / PETRUCCI + ASSOCIATES**  
 Architects / Engineers / Interior Designers  
 3190 Whitney Avenue, Hamden, CT 06518-2140  
 Tel. 203 230-9007 Fax. 203 230-8247  
 silverpetrucci.com

Drawn: \_\_\_\_\_ Designer: \_\_\_\_\_ Date: \_\_\_\_\_ Revised By: \_\_\_\_\_  
 REVISIONS FOR REV. SUBMITTAL - MARCH 2009  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

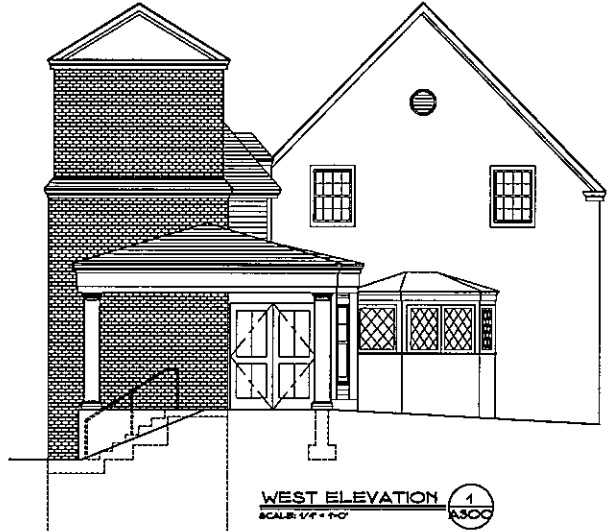
Drawing Title: **Second Floor Plan**  
 Date: 8/8/09 Drawing Number: **A102**  
 Add: AS NOTED  
 Drawn By: DW  
 Project Number: 17-232

**SYMBOL LEGEND**

- EXISTING WALLS TO REMAIN
- EXISTING TO BE REMOVED
- NEW WALL, TOOTHED INTO EXISTING ADJACENT WALL (SEE PARTITION TYPE)
- INDICATES CONSTRUCTION NOTE - SEE NOTES BELOW
- INDICATES DOOR NUMBER
- ELEVATION OR SECTION NUMBER, DRAWING NUMBER
- PLAN, SECTION, DETAIL, OR ELEV. NUMBER
- INDICATES WINDOW TYPE
- INDICATES WALL TYPE (SEE DETAIL VARIOUS)
- NEW LIGHT FIXTURE (SEE ELECTRICAL DWGS)
- NEW 3/2" METAL CEILING PLATE W/NEW MECHANICAL CEILING GRILL (SEE MECHANICAL DWGS FOR GRILL SIZES)
- DEMO EXISTING ACQUASTICAL CEILING TILE AND EXISTING LIGHT FIXTURES (SEE ELECTRICAL DWGS FOR MORE INFO)
- DEMO EXISTING GYPSEUM CEILING AND EXISTING LIGHT FIXTURES (SEE ELECTRICAL DWGS FOR MORE INFO)
- DEMO EXISTING ACQUASTICAL CEILING TILES, HARD CEILING AND EXISTING LIGHT FIXTURES (WOOD FRAMING ABOVE HARD CEILING TO REMAIN) (SEE ELECTRICAL DWGS FOR MORE INFO)
- NEW 3/2" ACQUASTICAL CEILING TILE (SEE ROOF FINISH SCHEDULE FOR TYPE) (SEE PROJ. MAN.)
- NEW PAINTED GYPSEUM WALL BOARD (SEE ROOM FINISH SCHEDULE) (SEE PROJ. MAN.)
- AREA OF REFUSE (SEE ELECTRICAL DWGS) (SEE STORAGE DWGS)



**NORTH ELEVATION** 1  
SCALE: 1/4" = 1'-0" ASOC



**WEST ELEVATION** 1  
SCALE: 1/4" = 1'-0" ASOC



**SOUTH ELEVATION** 1  
SCALE: 1/4" = 1'-0" ASOC

Project Title  
**Town of East Hartford  
 Wickham Memorial Library:  
 Renovations & Addition**  
 656 Burnside Ave, East Hartford, CT 06108



**SILVER / PETRUCELLI + ASSOCIATES**  
 Architects / Engineers / Interior Designers  
 3190 Whitney Avenue, Hamden, CT 06518-2340  
 Tel. 203 230 9007 Fax. 203 230 8247  
 silv@petrucelli.com

Revision: \_\_\_\_\_ Date: \_\_\_\_\_ Entered By: \_\_\_\_\_  
 REVISIONS FOR FINAL SUBMITTAL - MARCH 8, 2018

Drawing Title  
**Building Elevations**

Drawn: S.S.79  
 Date: AS NOTED  
 Checked By: DW  
 Project Number: 17.322  
 Drawing Number: **A300**



