

From: Rick Bazzano October 23, 2009 8:17:31 AM
Subject: Public Building Committee Minutes 10/13/2009
To: SimsburyCT_BuildMin
Cc:

PUBLIC BUILDING COMMITTEE
October 13, 2009

Chairman Ostop called the meeting to order at 7:00 p.m. in Room 103 in Simsbury Town Hall.

Present: Cortes, Dragulski, Kelly, Laurenno, Ostop, Patrino, Rowland, Salvatore

Absent: Derr

Guests: LaClair, Sawitzke, Russo, Toner, Hopper, Linsley, Bush, Ryan, Koff

1. Minutes – September 14, 2009

Mr. Kelly moved to approve the minutes of September 14, 2009 as presented.

Ms. Patrino seconded and the motion carried unanimously.

2. Public Audience – No one was present.

3. Simsbury Farms Needs Assessment Study

Chairman Ostop explained the charge to the PBC from the BOS for the Simsbury Farms Needs Assessment Study and the desire of the PBC for the Culture, Parks and Recreation Commission to provide their input on goals for Simsbury Farms, goals for each of the buildings, budget considerations and any potential timetable. Chairman Ostop thanked the Simsbury Farms Subcommittee and Mr. Toner for their input thus far. The PBC now feels it needs to have input from the CP&R Commission. Mr. Toner thanked the CP&R commissioners at the meeting for attending. He stated that Mr. Hopper was scheduled to present the study at the last CP&R meeting, but there was a lack of a quorum. Chairman Ostop said that CP&R is not to independently schedule Mr. Hopper but needs to go through the PBC who is charged with the study and hired Mr. Hopper. Mr. Sawitzke also spoke to the charge given to the PBC.

CP&R vice chairman Bush noted some issues that they had identified that are covered in the study. He stated that perhaps the CP&R needs to solidify in writing and confirm what the commission feels has been left off. He feels in general the commission concurs "that the Needs Assessment Study is right on the money." The main building is clearly the priority and the apple barn is the next need. There are alternatives for the restaurant and the CP&R will address alternatives for all of the buildings. Mr. Bush said

that CP&R will be prepared to address the issues discussed tonight at the November PBC meeting. Mr. Sawitzke explained that the Simsbury Farms Operating Committee runs Simsbury Farms but CP&R have the programs.

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4. Tootin' Hills School Roof

Mr. Linsley reported on the status of the Project. It was his understanding that the work "is pretty much complete with the base bid". Mr. Linsley will call the contractor and meet with him, a school representative and himself. Mr. Linsley is planning to do a final punch list and check the entire roofing. He has not been successful in getting information on the miscellaneous items charged by Tucker Mechanical. Petrucelli's assumption is that those are just unforeseen field items. Mr. Linsley and Mr. Petrucelli feel that all prices submitted are fair and are good prices. There was Q&A and discussion.

Ms. Patrino moved, Mr. Salvatore seconded, to approve the Fan Only proposal from Tucker Mechanical, dated 8/7/09, based on time and materials, on a not to exceed amount of \$32,125.00. The motion carried unanimously.

Mr. Laurenno moved, Ms. Patrino seconded, to approve for payment Application No: 4, dated 10/4/09, from Silktown Roofing Inc. for the amount of \$52,565.89 and the motion carried unanimously.

Mr. Salvatore moved, Ms. Rowland seconded, to approve for payment Invoice # 09-633, dated 10/31/2009, from Silver Petrucelli & Associates, Inc. for the amount of \$405.00 and the motion carried unanimously.

Mr. Sawitzke requested that Mr. Linsley provide all the change order documents prior to the next PBC meeting.

5. Tariffville School

Chairman Ostop thanked Mr. Salvatore for successfully negotiating the carpenter rate for the decreased amount of \$69.63 carpenter rate. A letter of Sept. 29, 2009, from Secondino, was received confirming the revised rate and the PBC thanks A Secondino and Son.

Mr. Russo spoke to his Report #18, dated October 1, 2009 for the period to September 30, 2009. The total of approved and pending change orders are \$280,805.62. He has not yet received the partial lien package reflecting July's invoices. Secondino's August payment has been held since Sept. 23rd. The focus for the General Contractor for the month of September was the start up of the new boiler equipment and modular exterior renovation.

Secondino has not responded to some of Mr. Russo's requests. Chairman Ostop suggested Mr. Russo write a

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letter to them for documentation purposes. Work still remaining to be undertaken is related to exterior grilles, exterior canopy, canopy walkways and decks.

ASI has stated that several additional work items are still forthcoming. ASI has commenced training of new systems to facilities personnel.

No closeout warranties have yet been started. A full Certificate of Occupancy has not yet been received.

Mr. Sawitzke noted that the connecting walkways around the back of the auditorium and renovated classrooms are wood decking. He recommends to go with a concrete walk and deck with a frost wall.

Mr. Kelly moved, Ms. Rowland seconded to authorize Mr. Sawitzke to proceed with the proposed concrete walk, deck and frost wall on a not to exceed \$5,400.00 basis and the motion carried unanimously.

Ms. Patrino moved, Mr. Salvatore seconded, to approve for payment, subject to receipt of lien waivers, Application No: 15, for the period to 09/30/09, from

A Secondino & Son, Inc for the amount of \$68,994.44. The motion carried unanimously.

There was consensus that if all the requested items are not submitted by the November meeting stronger measures will be pursued.

Mr. Kelly moved, Ms. Rowland seconded, to approve for payment Invoice #2008-1-21, dated 9/30/2009, from J.R. Russo, LLC for the amount of \$1,200.00 for 12 hours – Contract Administration Services for month ending Sept. 30, 2009. The motion carried unanimously

A print of the proposed project plaque was checked by committee members and there was unanimous consensus of approval.

6. Simsbury High School

Mr. LaClair reported that all of their paperwork has been filed with the State.

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7. Simsbury Library

The door seals are complete. The roof shingles are in. They just have to peel off some existing ones to determine the source of the leaks. The carpet manufacturers are looking at the problematic squares. Ski Sun Down has graciously paid for replacement and installation of an ornamental light previously damaged by their snow making machine at a Town function.

8. Eno Memorial Hall

Mr. Sawitzke submitted a letter stating that Pierce Builders, Inc. has completed the fire suppression and code improvement project, along with punch list items. He acknowledged receipt of Consent of Surety Company to Final Payment (AIA G707).

Mr. Laureno moved, Ms. Patrina seconded, to pay the final retainage of \$16,718.24 and the motion carried unanimously.

Mr. Sawitzke will draft of letter of appreciation to Pierce Builder, Inc. for the fine job. The project will be removed from the agenda.

9. Simsbury Farms Maintenance Building

Mr. Sawitzke submitted Monthly Report No. 1 for the period ending October 2, 2009 informing of the contract administrative items that were completed. The footings are all excavated and concrete placed last Friday and they are proceeding with the foundation walls. Steel delivery is expected the week of Nov. 1 and the building enclosed the week of Dec. 1. The work is progressing on schedule, with a good working relationship established among the subcontractors, the architect and Town staff.

There was no old business or new business.

10. Adjourn

The meeting was adjourned at 8:15 p.m. on a motion by Mr. Salvatore, a second by Ms. Patrina and a unanimously favorable vote.

Alice Rowland
Secretary