

From: Rick Bazzano                      October 20, 2008 3:03:57 PM  
Subject: Public Building Committee Minutes 10/14/2008  
To: SimsburyCT\_BuildMin  
Cc:

DRAFT NOTICE

## PUBLIC BUILDING COMMITTEE

October 14, 2008

Chairman Ostop called the meeting to order at 7:02 p.m. in the Apple Barn at Simsbury Farms.

Present: Cortes, Derr, Dragulski, Ostop, Patrina, Rowland

Absent: Kelly, Lauren, Salvatore

Guests: LaClair, Russo, Chow, Hopper, West

1. Minutes – Sept. 8, 2008

Ms. Patrino moved, Mr. Cortes seconded, to approve the minutes of Sept. 8, 2008 and the motion carried unanimously

## 2. Public Audience

Chairman Ostop reported that in a telephone call to the FOI they said that the agenda of this special meeting may be modified.

Anita Mielert and Emil Dahlquist of the Main Street Partnership informed the

PBC of projects initiated and ongoing proposals and plans for Eno Memorial Hall.

They stated that the proposals have been presented to Mr. Sawitzke and First Selectman Glassman.

### 3. Tariffville School

Mr. Russo addressed his Project Status Report #6, for the Period to Sept. 30, 2008, which includes contract administration, status of work and comments. He noted that the General Contractor has completed 55% of the concrete walls. A review of ASI's CPM schedule with actual work completed to date, the general contractor is two weeks behind related to the completion of concrete footings and walls.

Mr. Russo also reported on the status of the work as of this afternoon. He stated that mock up panels have been placed on site.

PBC members are requested to look at the panels and report their opinions to the Chairman by Monday, October 20, 2008. Mr. Chow spoke favorably of

the presented mock up.

Chairman Ostop reported on a meeting Sept. 11, 2008 with Messrs. Sawitzke, Holden, LaClair, Russo, himself and Mr. Secondino. Chairman Ostop noted that following the meeting, PBC members were called and subsequently the money in question was released to Secondino. Chairman Ostop requested that Mr. Russo contact him right away should problems arise in the future.

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A project timeline was distributed. There was Q & A. In response Mr. Russo reported that he is not comfortable that things are occurring in a timely manner. Mr. Chow also expressed some concerns. The project is scheduled to be completed in Feb. 2009. Mr. Chow predicts that that will not happen.

Mr. LaClair reported that there has been very little impact by the project on the students.

Ms. Rowland moved, Mr. Cortes seconded, to accept PR #1 for the amount of \$682.90 for grease trap revisions and the motion carried unanimously.

Mr. Derr moved, Ms. Patrino seconded, to not approve PCO #4 for Boiler Mfr. Selection for the amount of \$15,079.60. The motion carried unanimously.

Ms. Patrino moved, Ms. Rowland seconded, to approve PCO #2 for the amount of \$2,420.31 for additional tree removals. The motion carried unanimously.

Ms. Rowland moved, Mr. Derr seconded, to approve PCO #3 for the amount of \$2,438.34 for additional tree stump removal. The motion carried unanimously.

Ms. Patrino moved, Ms. Rowland seconded, to approve PCO #5 for the revised amount of \$70,170.42, with no change of schedule, for unsuitable soils removal and replacement with stone, trench ledge removal at sanitary system and trench ledge removal at storm system. The motion carried unanimously. The schedule may be revisited at a future date. Mr. Derr moved, Ms. Patrino seconded, to accept PCO #6 for a \$26,000 credit (\$7,500 for changing the base bid to A.S.S. Case Manufacturing Co. for case work; \$10,000 for utilizing reclaiming trails for the sub base for the first layer of paving; \$8,000 to change from the cast iron to PVC). The motion carried unanimously.

Mr. Russo reported that the pending proposals total \$49,711.97.

Ms. Patrino moved, Ms. Rowland seconded, to approve for payment Invoice

Number: 200626-17, dated Oct. 6, 2008, from OakPark Architects LLC for the amount of \$5,475.00 for architectural services. The motion carried unanimously.

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Ms. Patrina moved, Mr. Derr seconded, to approve for payment Application No. 3, dated 10/02/2008, from A Secondino & Son, Inc. for the period to 09/30/08, for Tariffville School-Addition and Alteration, for the amount of \$91,565.75. The motion carried unanimously.

Ms. Patrina moved, Ms. Rowland seconded, to approve for payment Invoice #2008-1-09 dated 9/30/2008 from J.R. Russo, LLC for the amount of \$7,000.00 for Contract Administration Services for Month ending September 30, 2008 for additions and renovations to Tariffville School. The motion carried unanimously.

Ms. Rowland moved, Mr. Derr seconded to approve for payment Invoice Number 8470-B, dated Sept. 25, 2008, from Independent Materials Testing Laboratories, Inc. for the amount of \$4,493.52 and the motion carried unanimously.

Ms. Rowland moved, Ms. Patrina seconded, in deference to the architect, to address agenda item #7 at this time and the motion carried unanimously .

#### 7. Simsbury Farms Project

Chairman Ostop, Mr. Sawitzke and Mr. Toner met with Mr. Hopper (Schoenhardt Architecture) for contract negotiations. The result was to present a \$34,500 proposal with the following phases: Investigation Phase - \$5,000, Synthesis Phase -\$10,000, Refinement Phase - \$12,500 and Presentation Phase for \$3,000, The Northeast Aquatic Design (\$3,000) and Tyee Management Associates (restaurant) \$2,500 have been deleted from the proposal currently. They will be brought in at a later date if deemed necessary. Mr. Hopper also stated that they carried a budgeted amount of \$3,000 for reimbursables.

Mr. Derr moved, Ms. Patrina seconded, to accept the professional services agreed between the owner (the Town of Simsbury) and the architect (Schoenhardt) for a total amount of \$34,500.00. The motion carried unanimously.

Mr. Hopper explained their initiation of assessments thus far and stated

that they anticipate completing the proposal by the end of the year.

Mr. West, chairman of the Simsbury Farms Complex Committee reported on the current work being done adding a one way gravel road interior loop and their ongoing plans for the complex using the Apple Barn as a focal entrance point.

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Chairman Ostop stated that the Complex Committee members will be informed of subcommittee meetings and are welcome to attend the regular PBC meetings as guests.

### 3. Simsbury High School

Mr. LaClair reported that there are two outstanding issues. One related to the H.B. Smith boiler which has some cracks. Mr. Holden has talked to other towns who have had the same problem. He feels he is making some progress toward having it looked at under the warranty. The other issue Mr. Holden has not been able to make progress on is Harwinton Drilling. Mr. Holden has made weekly contact with Mike Brennan of O & G and has scheduled meetings and they do not attend. Mr. Holden would appreciate having PBC involvement at this time. There was discussion on the method to address this problem. Chairman Ostop will call Mr. Holden.

### 4. Tootin' Hills School Roof

Chairman Ostop reported on, and members received copies of, correspondence from the State to Dr. Ullman and certification by Carolyn Keily, Town Clerk of the Roof Replacement project at Tootin' Hills School. The State Project No. assigned is 128-0103 RR effective July 23, 2008. The letter to Dr. Ullman states that "To the extent that Simsbury's cost projection of \$1,257,500.00 accurately reflects final eligible project costs, you can forecast a state grant based upon 35.71% of that figure.

A set of all proposals received was given to each PBC member who is to study and respond to the chairman within a week with a recommendation of three firms to be interviewed. Mr. Sawitzke will schedule interviews for the November PBC meeting.

### 5. Eno Memorial Hall

Mr. Russo reported that, as of last Monday, the GC submitted sprinkler drawings to the Fire Marshal and Building Inspector. There has been no on site work . They are waiting for approval of the drawings.

### 6. Simsbury Library

Mr. Russo spoke to his Project Report #20, dated 10/01/08 for the period to September 30, 2008. He reported that basically the punch list is substantially done. The current work is related to the change orders approved at the Sept. PBC

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meeting and HVAC punch list and close out items. As of the report there are no remaining proposed change orders for this project. There was discussion re water leaking into the basement on one occasion during heavy rain.

Chairman Ostop urged Mr. Russo to work toward a closeout of this project for next month's PBC meeting.

Mr. Derr moved, Ms. Rowland seconded, to approve for payment Application No. 20, dated 9/30/08, from W.J. Mountford Co. for the amount of \$34,503.00 and the motion carried unanimously.

Chairman Ostop showed the proposed plan for the plaque.

Chairman Ostop noted that as of October 1, 2008 proposed meeting minutes must be posted on the web site within seven days of the meeting. They will then be voted on by the full committee the following month as is currently done and then so indicated on the web posting.

#### 8. Adjourn

The meeting was adjourned at 9:10 p.m. on a motion by Mr. Derr, a second by Mr. Cortes and a unanimously favorable vote.

Alice Rowland  
Secretary

