

Public Building Committee
Regular Meeting Minutes
February 6, 2017
Subject to Approval

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, February 6, 2017 in the Board of Education Conference Room located at 933 Hopmeadow Street, Simsbury, CT.

Present – Chairman Ostop, Cortes, Derr, Kelly, Salvatore

Excused – Boardman, Dragulski, Patrina, Laureno

Guests –Ms. Cook, Mr. LaClair, Mr. Shea

Chairman Ostop requested that the Senior Center be moved to first on the agenda due to the audience present.

6. Senior/Community Center

Mr. Giolitto, Northeast Collaborative Architects, noted that, since the last meeting, he has received comments from Town staff regarding this project. He stated that he has met with the Commissioner on Aging and Disability and that some interesting ideas were discussed.

Mr. Giolitto discussed the following items in his memo to Mr. Shea:

- The reason offices are shown located on the Lower Level is because the first floor office locations cannot be made accessible due to existing constraints of walls and doors.
Removal of the historic portions of these areas is not possible
- It is important that the reception and offices are located as close as possible to the new accessible entrance, which is on the Lower Level
- The large rooms on the Lower Level, First and Second Floors cannot be partitioned due to the historic nature of these rooms.
- The entrance addition is located to be as close as possible to the drive-up and parking.

- If the main entrance on the West were designed to be accessible, it would require a long walk from the street parking to the entrance (approximately 130 feet). It was also noted that SHPO was not pleased with the ramp system.
- There was discussion regarding placement of offices on the Lower Level. NCA will present options for location of offices on the Lower Level in order to gain more space in the Multi-Purpose Room.
- Due to exit requirements and historic rooms on each floor, the kitchen needs to remain in its current location.
- There was a request for more accessible parking spaces. Currently, the project shows four accessible spaces, including on van space. NCA responded that we would provide more than required by code, with the final number to be determined by the Town.

Mr. Giolitto also noted the following requests that may or may not get added to the project and reviewed the drawings illustrating the options:

- There was a request for new equipment in the Projection/Lighting room in the auditorium balcony.
- There was a request to replace the sound system in the auditorium
- There was a request to provide a covered walkway from the entrance to the drop-off area and to move the entrance to the East to be closer to the drop-off area.
- The issue of storage was raised. There are some potential under-used spaces, such as the Lower Level Maintenance Room that could accommodate more storage. Additional storage area could be built as part of the Multi-Purpose Room. Other storage areas in the historic Activity Rooms would have to be accommodated with moveable partitions.

a. Project Update – Preliminary Estimates

Mr. Giolitto reviewed the site plan and the following Preliminary Estimate and Probable Project Cost options:

Option A. - ACCESSIBILITY RENOVATIONS (does not include relocation of Administrative offices)

- Preliminary Estimate of Probable Project Cost of \$948,008.99

Option B. - ACCESSIBILITY RENOVATIONS INCLUDING RELOCATION OF ADMINISTRATIVE OFFICES TO SCTV AREA (options added to Option A above).

- Preliminary Estimate of Probable Project Cost of \$1,268,850.89

Option C 1. - OPTION 1 PROJECT SCOPE TO MEET \$3,000,000 BUDGET (exterior work and HVAC upgrades added)

- Preliminary Estimate of Probable Project Cost of \$3,066,125.60

Option C 2. - OPTION 2 PROJECT SCOPE TO MEET \$3,000,000 BUDGET (exterior repairs, North addition, interior renovations added, however, there are no HVAC upgrades)

- Preliminary Estimate of Probable Project Cost of \$2,772,438.09

Option D - FULL PROJECT SCOPE

- Preliminary Estimate of Probable Project Cost of \$5,220,284.18

ADD ALTERNATES to Option D - FULL PROJECT SCOPE (New Ramp to main West entrance) cost of \$88,000.00, including contingencies and Owner's Costs.

Mr. Giolitto answered questions from Committee members regarding the Senior/Community Center project.

Anita Mielert, 1 West Street, voiced her concern regarding the historic preservation of Eno Hall with the handicap accessibility to the front entrance on Hopmeadow Street. She stated that she would not like to see this entrance changed as it would ruin the historic features of the façade of Eno Hall.

Mr. Giolitto responded to Ms. Mielert's concern regarding the front entrance to Eno Hall.

Mr. Giolitto answered additional design questions from Committee members.

Chairman Ostop stated that the Public Building Committee has been asked by the Board of Selectmen to make a recommendation to them. The Board of Selectmen will then make a decision whether they want to propose it to the referendum.

Mr. Shea noted that the charge to the Public Building Committee was to present three to five options.

Ms. Lecours-Beck, Senior Center Director, voiced her opinion on the presented options for the Senior/Community Center.

Mr. Kelly noted that he believes that parking spaces will still be an issue with the seniors.

Mr. Derr made a motion to present the five alternate options to the Board of Selectmen at their next meeting on February 15, 2017 for their review as presented to the Public Building Committee. Mr. Kelly seconded the motion. The motion passed unanimously.

Mr. Shea will get onto the Board of Selectmen agenda for their next meeting on Wednesday, February 15th to present.

b. Architect's Invoice #2

Mr. Boardman made a motion to approve Invoice #2 from Northeast Collaborative Architects for \$9,300.00. Mr. Cortes seconded the motion. The motion passed unanimously.

1. Public Audience

No one spoke for public audience.

2. Minutes – January 4, 2017 Meeting

Chairman Ostop made the following changes to the January 4, 2017 minutes:

Page 3, second paragraph that reads, "...is continuing meetings to resolve issues such as a proper layout for the Media Center..." should read, "...is continuing meetings to resolve issues with Phase III, such as a proper layout for the Media Center....".

Mr. Kelly moved to approve the January 4, 2017 minutes as amended. Mr. Cortes seconded the motion. The motion passed unanimously.

3. Board of Selectmen Liaison Report – Cheryl Cook

Ms. Cook stated that she has nothing additional to report.

Ms. Cook was asked if there is a confirmed new location for SCTV. She stated that she has not received any solid information on this issue.

4. Henry James Memorial School

Ms. Jennifer Mangiagli and Mr. Freddie Khericha, Kaestle Boos Association, Inc., presented drawings on Phase II and Phase III for Henry James Memorial School.

Ms. Mangiagli reported that they were able to submit all the required documents to the State last week and they just received approval from the State to go out to bid for Phase II today.

Chairman Ostop asked if any dates have been set to go out to bid. Mr. LaClair stated that an ad will be going out by next week. Mr. LaClair stated that the bids will be ready to send out the week of February 20th and the bids will be due back by March 21st.

a. KBA 16018.01 Invoice #4 – Phase II

Mr. Cortes made a motion to approve Kaestle Boos Associates #16018.01 Invoice #4 – Phase II for the amount of \$31,520.00. Mr. Derr seconded the motion. The motion passed unanimously.

Mr. LaClair noted that final reviews were also completed by Henry Miga, Building Official, Kevin Kowalski, Deputy Chief, Tom Cook, Director of Administrative Services and Jennifer Kertanis, Farmington Valley Health District.

Mr. LaClair discussed the new contract language with the Town and Kaestle Boos Associates, Inc.. He noted that Kaestle Boos' Counsel responded and accepted 90% of the new language and followed up with some written comments. These comments were forwarded to Simsbury's Attorney Decrescenzo. Mr. LaClair stated that he will send a final copy to Committee members when received.

Chairman Ostop noted that once this contract wording is approved, this will be the standard wording on Public Building architectural contracts going forward.

Ms. Mangiagli noted that they were able to get approval for designs for the media center and support spaces from discussions held with school staff members. She reviewed the drawings of Phase III with Committee members which also included the Media Center and Auditorium.

Mr. Derr left the meeting unexpectedly after discussion of the Media Center and Auditorium at Henry James Memorial School.

Mr. LaClair noted that Phase II includes health classrooms with some swing space to accommodate Phase III.

Ms. Mangiagli reminded Committee members that there are still areas in Henry James that do not have sprinklers. These areas include the existing gym, locker rooms, cafeteria, guidance and kitchen.

Ms. Mangiagli briefly discussed the potential location of SCTV next to the auditorium.

Mr. LaClair noted that Phase III will be presented to the Board of Education tomorrow night for them to make their final consideration of their CIP submission to present to the Board of Selectmen.

b. KBA 16018.02 Invoice #4 – Phase III

Chairman Ostop approved Kaestle Boos Associates #16018.02 Invoice #4 – Phase III for the amount of \$5,950.00.

c. Design Update – Phases II & III (KBA)

This has been discussed above.

5. Central School Partial Roof Replacement

a. Quality Roofing Payment Application #5

Mr. LaClair noted that he has the final release of partial retainage of 3%. This would leave the final CHRO portion that would be held.

Chairman Ostop approved the Quality Roofing Services, Inc. Invoice #16-1125, Application #5 for the amount of \$17,455.02.

Chairman Ostop noted that this will leave a balance of \$11,636.68 outstanding.

6. Senior/Community Center

This item was moved to the top of the agenda.

7. SCTV Relocation

Mr. Cortes noted that a meeting was held with SCTV and they discussed a potential relocation. He stated that it will be very expensive to get the data line out to anyplace that is far off of Route 10. Mr. Cortes explained that SCTV will need to stay very close to that corridor.

Mr. Cortes suggested to SCTV to look into a partnership or some private arrangement, as this may be the only way to find a new location. He suggested SCTV to look into the Andy's building.

Mr. Jansen, who is on the board of SCTV, noted that there was a meeting last week, that he was unable to attend. He did note that a draft deal has been worked out for SCTV to go into the lower level of the Andy's building, which was the old Teen Center, with a ten year lease. Mr. Jansen stated that there is approximately 2200 square feet in this location and they will be doing a walk through tomorrow.

Mr. Cortes questioned if the old Teen Center space, which was deemed an illegal space years ago, is legal now? He also questioned if this space has to go through some process before it comes before the Public Building Committee. Mr. Shea stated that he would look into it and he also does not believe that it will meet the 12 foot ceiling height requirement.

8. Simsbury Farms Ice Rink Shelter

Mr. Shea reminded members that the Building Committee had approved two invoices at the last meeting, subject to certain items occurring. Mr. Shea stated that they had asked for Title Lien Waivers for the project from the subcontractors and suppliers. Mr. Shea stated that payment #6 was being held until the Lien Waivers were provided.

Mr. Shea explained that they did receive several Lien Waivers and that they appear to be in good order. However, several suppliers and contractors did not respond to all the payments that were made to Diversity. Mr. Shea noted that there is usually a lag time between the time the general contractor is paid to when the sub-contractor gets his payment and Lien Waivers get provided to the general contractor.

Mr. Jim Keene, Diversity Construction Group, LLC, stated that they do not have any issues with Chase. They issued a contract with Chase and gave them change orders that they are currently waiting for a response.

Chairman Ostop discussed with Mr. Keene the money being held from Diversity. Mr. Keene stated that \$14,892.00 is owed to Chase.

Mr. Shea noted the amount owed to Chase for the work completed is \$19,000.

Chairman Ostop approved releasing Invoice #6 for the amount of \$37,259.00.

Chairman Ostop approved releasing Invoice #7 for the amount of \$19,267.78

Mr. Shea noted that the remaining retainer is approximately \$9,000.

9. Simsbury Farms Pool Improvements

Mr. Shea noted that there has been no additional change orders authorized to date. He stated that there is something pending that concerns some additional decking that will need to be removed or replaced to affect a better pitch on the deck. Mr. Shea stated that they are currently requesting pricing and could be back to the Committee before the next meeting.

a. Construction Services of New England Payment Application #3

Chairman Ostop approved Construction Services of New England, Inc. Payment Application #3 for the amount of \$108,205.00.

Mr. Shea noted that paperwork, manuals and warranties are still owed to the Town.

10. Old Business

Mr. Cortes voiced his concern that the Public Building Committee members are not receiving information/changes in a timely manner to review before the meetings. He is requesting that when there are changes from the prior meeting, members need to receive advance notice.

Committee members discussed with Mr. Shea about the timely distribution of information and how members can be sure they are receiving this information. Some members stated they are receiving information at the last minute.

Mr. Shea will look into other options.

11. New Business

Next meeting will be March 6, 2017.

Chairman Ostop read the following letter from Public Building Committee member Mary Lou Patrina:

Hi Everyone,

I have been a member of the PBC since 1987, that is 29 years, a long time. I also celebrated my 90th birthday last week and have decided this combination calls for my resignation to leave the position open to hopefully a young female who loves buildings as much as I do. My interest was taught to me by my historian father and continued in college by leading Historical and Architectural walking tours of Manhattan for college credits and later as a business leading tours for CT Arts groups.

I have been pleased to have had even a small part in the “Public Building years” of Simsbury and look upon all of “our” buildings with pride even as they once again become dated. Through

it all the Senior Center has gotten lost over and over in the priorities. I was on the first subcommittee for the subject representing SCTV in 1986 – 30 years ago. I thought by the time I was a Senior it would be built but now I probably am even past the time to take advantage.

I want you to know it has been my pleasure to get to know each one of you, a really special group. I wish you well in keeping up with the needs of our Public Buildings in a time of fiscal tightening.

Good luck to you all and once again, thank you for your friendship.

Mary Lou

12. Adjourn

Chairman moved for an 8:42 p.m. adjournment.

Respectfully submitted,

Leslie Brigham
Commission Clerk