

From: Rick Bazzano January 21, 2009 10:42:37 AM
Subject: Public Building Committee Minutes 01/12/2009
To: SimsburyCT_BuildMin
Cc:

PUBLIC BUILDING COMMITTEE
January 12, 2009

DRAFT COPY

Chairman Ostop called the meeting to order at 7:00 p.m. in the Board of Education Conference Room in Simsbury Town Hall.

Present: Cortes, Derr, Kelly, Laureno, Ostop, Patrina, Rowland, Salvatore

Absent: Dragulski

Guests: Holden, Sawitzke, Bullock, Russo, Chow, Gugliettino (Secondino),
Willis (Secondino), Clegg (Schoenhardt), Brennan (O&G),

Fonseca

(O&G), Rondano (Harwinton Drilling)

1. Minutes – December 8, 2008

Mr. Salvatore moved, Ms. Patrina seconded, to approve the minutes of December 8, 2008 as presented and the motion carried unanimously.

2. Public Audience – There was none.

3. Tariffville School

Mr. Russo spoke to his Project Status Report #9 for the period to Dec 31, 2008. The approved change orders to date, for the amount of \$55,650.60 and the pending cost proposal, submitted by the GC this month, amount to \$17,274.19 for a grand total of \$72,924.79. The shop drawing process is continuing between the GC and the design team. A construction schedule review dated Jan. 6, 2009 was distributed.

The GC is planning to expedite all required roof blocking in January which will allow the installation of the new roof system. The GC is focusing on getting the water, fire and new electrical services into the existing school for the winter break. ASI is still planning to complete the new addition by the spring school break which will allow the relocation of all lower level offices and kitchen into the new addition during the spring recess.

Mr. Russo stated that the billing issue has been resolved and there was Q&A.

There was discussion re Application No. 6. Mr. Russo stated that the remaining amount to be billed will be divided in equal payments for the final ten months commencing in December 2008.

Mr. Chow presented proposed colors for the various tile, carpeting, et al through-out the addition and there was Q&A.

PBC

- 2 -

01/12/2009

Mr. Laurenno moved, Mr. Kelly seconded, to accept the colors as presented by Mr. Chow and as accepted by the users, with the recommendation that a second look be taken at the girls' bathroom colors. The motion carried unanimously.

Mr. Laurenno moved, Mr. Derr seconded, to approve for payment Invoice Number 200626-20, dated January 5, 2009, from OakPark Architects for the amount of \$5,475.00 for architectural services for the addition and alterations to Tariffville School. The motion carried unanimously.

Ms. Rowland moved, Ms. Patrino seconded, to approve for payment invoice 2008-1-12, dated 12/31/2008, from J.R. Russo, LLC for the amount of \$7,000.00 for contract administration services for the month ending December 31, 2008 for the additions and renovations to Tariffville School. The motion carried unanimously.

Ms. Rowland moved, Mr. Derr seconded, to approve for payment invoice number 8470-G, dated Dec. 16, 2008, from Independent Materials Testing Laboratories, Inc. for the amount of \$680.00 and the motion carried unanimously.

Mr. Kelly moved, Ms. Rowland seconded, to approve for payment Application No: 6, for the period to 12/31/08, from A Secondino & Son, Inc. for the amount of \$136,942.20 for Tariffville Elementary School. The motion carried unanimously.

4. Simsbury Farms Complex Needs Assessment Study

Mr. Clegg distributed revised Statements of Probable Costs for the Apple Barn and for the Main Building that were noted on the plans. He also distributed information re the Building Code Analysis of both buildings and Alternative Fuel Source Options and estimated project add for the options. He also distributed copies of the Mechanical/Electrical Systems Review Narrative prepared by CES (Consulting Engineering Services, Inc.). He spoke to all of the information distributed and there was ongoing Q&A and discussion. Mr. Clegg said that the plans have not yet been submitted to

the Fire Marshal. The recommendation was made to check with the Fire Marshal re the needs for sprinklers and to include a line item for potential costs. Mr. Clegg stated that they are waiting for cost figures for a heater for the pool and diving board replacement.

PBC
01/12/2009

- 3 -

During the discussions the fact was reiterated that this is a general study not final design with details.

Mr. Clegg next addressed the Golf Clubhouse Restaurant and presented four options and the potential costs of each. He distributed and spoke to a building code analysis for the apple barn, main building and clubhouse restaurant. There was ongoing Q&A and discussion.

Mr. Sawitzke reported that he has submitted this project to the Federal Stimulus Program.

Ms. Patrina moved, Mr. Cortes seconded, to address agenda item #8. Simsbury High School, in deference to those in attendance who are involved in the project.

8. Simsbury High School

Mr. Holden introduced representatives from O & G and Harwinton Drilling that were present. He reported that there are 14 change orders that were initially submitted to the Bureau of School Facilities that were rejected with a request for additional information. Mr. Holden stated that there is a meeting scheduled with O & G for Friday, Jan. 16 to go over those change orders to resubmit the information.

Mr. Brennan distributed copies of Simsbury High School Open State Change Order – Revision including the description of change, the State eligibility issue and the status and requirements for resubmission. There was Q&A.

The second item to be addressed was the fuel pump. There was lengthy Q&A and discussion with Mr. Rodano of Harwinton Drilling and Mr. Brennan. The PBC was incredulous that this issue has taken a year and is still not resolved.

Mr. Brennan stated that they have the UL label. Mr. Rodano stated that the results of the current testing are due tomorrow which will determine the next course of events. Mr. Ostop gave Mr. Rodano his phone number to be apprised of the results. If the pump passes Mr. Rodano said that will take “probably about an hour and a half to get in and the wiring will take a

day". The procedure can be completed in 30 days. If it fails it will also take 30 days to be resolved.

Mr. Cortes moved to give Harwinton Drilling 30 days to get the pump installed and set. Ms. Rowland seconded and the motion carried unanimously.

PBC
01/12/2009

- 4 -

Mr. Rodano said that the Town will have a complete file re the processes for the pumps. He warned that there has to be a six inch adjustment made in the fuel measurement.

Mr. Kelly moved, Ms. Patrino seconded, to address agenda item #7, Simsbury Library at this time and the motion carried unanimously.

7. Simsbury Library

Mr. Russo reported that the plaque was installed last week in the lower main lobby. Mr. Sawitzke said the issue of the problematic doors is being addressed as to the cause and solution. Mr. Russo's Project Report #23 for the period to 31 Dec. 2008

states that there are no remaining proposed change orders considered for this project. The total of approved change orders is \$211,370.00. WJM has not yet resubmitted the HVAC and Plumbing As-built and O/M to Friar II Associates.

Ms. Bullock thanked the PBC members for their work on the library. She informed the committee that on June 17th commencing at 9:30 a.m. they will be hosting a Connecticut State Library program Librarytects for disseminating information to help future library builders, architects, those applying for grants, planning celebrations for grand openings, et al. Those who wish to attend are requested to sign up at the library.

Mr. Sawitzke reported that the library grant process went well and the Town has received \$450,000 of the \$500,000 grant. He is in the process of compiling all of the fees associated with the project to submit to receive the remaining monies.

5. Tootin' Hills School Roof

Mr. Holden reported that Silver Petrucelli representatives visited the site within the past two weeks (prior to the snow) and did their field work, put the existing roof conditions on their roof plan, verified all the roof equipment and the drains. They started the layout of the new systems in order to complete their estimates and develop the schematic report. The consultants are beginning their study and will need a few weeks to complete. They will be ready for the PBC February meeting with the final

schematic package and the report. They feel they will need just a few weeks after schematic approval to deliver the final bid documents to the PBC.

PBC
01/12/2009

- 5 -

Ms. Patrina moved, Ms. Rowland seconded, to approve for payment Invoice No. 08-823, dated November 30, 2008, from Silver/Petrucci + Associates for the amount of \$400.00 for initiation of schematic design phase for roof replacement and photovoltaic system evaluation for Tootin' Hills School. The motion carried unanimously.

6. Eno Memorial Hall

Mr. Russo reported that the sprinkler system is about 65% complete. Copies of the meeting minutes of 12/04/08 and 12/18/08 were distributed. Mr. Sawitzke explained the status of the work and said that the contractor is doing well with working around the schedules of the building uses. The chairman requested that Mr. Russo obtain a project schedule for the next PBC meeting.

Mr. Kelly moved, Mr. Salvatore seconded, to approve for payment Application No. 4 for the period to 12/31/2008, from Pierce Builders Inc dba HPJ Construction for the amount of \$24,367.50 for Eno Sprinkler System and the motion carried unanimously.

9. Old Business

The committee revisited Tariffville school. The updated project schedule was received that continues to show the completion date of August 13, 2009. Committee members expressed skepticism. Following discussion, Mr. Russo was directed to ask for a critical path and to regularly check the milestones.

10. New Business – There was none.

11. Adjourn

Mr. Lauren moved a 9:00 p.m. adjournment, Mr. Derr seconded and there was a unanimously favorable vote.

Alice Rowland
secretary