

From: Rick Bazzano February 18, 2009 4:03:45 PM  
Subject: Public Building Committee Minutes 02/09/2009  
To: SimsburyCT\_BuildMin  
Cc:

PUBLIC BUILDING COMMITTEE  
February 9, 2009

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, Dragulski, Laureno, Ostop, Rowland, Salvatore

Absent: Kelly, Patrina

Guests: Sawitzke, LaClair, Mitchell, Russo, Chow, Brennan, Petrucelli, Linsley, Willis (Secondino), Bingham, Erickson

1. Minutes – January 6, 2009, January 12, 2009

Mr. Salvatore moved to accept the minutes of January 6, 2009 as presented, Mr. Laureno seconded and the motion carried unanimously.

Mr. Salvatore moved to accept the minutes of January 12, 2009 as presented. Mr. Cortes seconded and the motion carried unanimously.

2. Public Audience – There was none.

Mr. Cortes moved, Mr. Laureno seconded, and there was unanimous consent to address agenda item #5 at this time.

5. Simsbury High School

Mr. Brennan reported that all change orders have gone back to the State. Everything that was asked has been answered. He stated that as of today, Feb. 9, 2009, O & G has abandoned Harwinton for the fuel oil system. Mr. Brennan said that he has contacted Lemelin Environmental Services and Santa Fuels re the system so he can send out packages of schematics, et al to potential replacement firms. "Whatever it takes to get the skid in; we are going to go out and hire another contractor". Mr. Brennan said "That is correct" that O&G is going to take care of any costs beyond the original proposals approved by the PBC.

Mr. Salvatore moved, Mr. Cortes seconded, for Mr. Holden and O&G to send a letter to Harwinton that the PBC is now advising O&G that Harwinton should not be allowed on Simsbury high school property and to cancel any contractual agreements with their firm. The motion carried unanimously.

### 3. Tariffville School

Mr. Russo spoke to his Project Status Report #10 dated January 31, 2009 which had been copied to members. The approved change orders to date amount to

PBC

- 2 -

02/09/2009

\$55,650.60 and the pending cost proposals submitted by the General Contractor this month amount to \$17,274.19. The updated CPM schedule for the month of January was not available as of January 31, 2009. The GC has not submitted partial lien waivers reflecting the October invoice as of this report. November lien waivers also were not available. December payment is being withheld until October lien waivers are transmitted. Mr. Russo received the submission of certified payrolls this morning so they are now up to date as of the end of last month. The status of work on the various aspects of the project was reported.

The GC did not complete all required roof blocking in January that would allow the installation of the new roof system. This will translate into further delays with successor project activities within the new addition. As of this report the new addition is not weather tight. An updated January schedule was not available for review and comment.

Mr. Russo stated a lack of confidence that the relocation of the kitchen will be possible during the February school vacation and for an April move in date. Commencement and completion of critical project milestones was continually late during January. Contract documents, RFIs, Proposal Requests, partial lien waivers, etc from the GC have been tardy.

Mr. Willis, of A. Secondino & Son, stated that they "have slipped a little bit on the schedule". They have been battling the snowy weather for installation of the roof which impacts the inside heating of the building. There are some items which they feel they are ahead of schedule and some that are not. Mechanicals are "I think in good condition". He stated that they "have had some design challenges".

Mr. LaClair stated that the major concern of himself and Mr. Holden is the overall schedule being pushed back and a concern about having project completion to enable school opening in the fall. Chairman Ostop stated that his concern is that the PBC has not received a schedule yet and he is concerned that if the small schedule is not being met that the delays will impact the big schedule. There was conversation with Mr. Willis, Mr. Russo, Mr. Chow and the PBC re problems with the project. Mr. Chow noted his concern that if the completion date "slips" there is less time for the contractor to work inside the building.

The conclusion of the discussion was a PBC directive to Mr. Willis for a letter from A. Secondino & Son identifying areas of their concern, how these have

PBC  
02/09/2009

- 3 -

caused delays including how much delay and addressing the PBC concerns. A current schedule must also be provided with critical milestone dates. Any changes to the milestones must be provided each month. The letter must be sent by February 17th to Chairman Ostop via Mr. Sawitzke.

Mr. Chow presented a copy to PBC members of change order proposals with description, by whom they were requested, the proposed cost and comments where applicable. Mr. Chow, Mr. Russo and Mr. Twitchell addressed the list and there was Q&A and discussion.

Mr. Russo stated that there is a problem with lien waivers not being received and thus subcontractors not being paid. The PBC advised Mr. Willis to report this problem to the company.

Mr. Dragulski moved, Ms. Rowland seconded, to approve for payment Invoice Number 200626-21, dated February 2, 2009, from OakPark Architects LLC for the amount of \$5,475 for addition and alterations to Tariffville School, Simsbury, Connecticut . The motion carried unanimously.

Mr. Laureno moved, Mr. Cortes seconded, to approve for payment Invoice #2008-1-13, dated 1/30/2009, from J.R. Russo, LLC for the amount of \$7,000.00 for Contract Administration Services for Month ending January 31, 2000. The motion carried unanimously.

Mr. Salvatore moved, Mr. Derr seconded, to approve for payment when the required documentation is received, Application No. 7, for the period to 01/31/09, from A. Secondino & Son, Inc. for the amount of \$500,957.97. The motion carried unanimously.

#### 4. Tootin' Hills School Roof

Mr. Petrucelli, of Silver/Petrucelli + Associates, assisted by Mr. Linsley, distributed copies of their Schematic Design Report. Mr. Petrucelli said that they were looking for approval of the schematic design this evening as scheduled, following which they will then prepare the construction documents for next month's meeting with the anticipation of going out to bid in March or early April. The shop drawings will then be prepared for the project to begin at the closing of school.

Mr. Petrucelli addressed all aspects of the report. He reported that they are planning to replace about 46,000 sq. ft. of the original roof plus the portables. He gave an in depth explanation including the two potential appropriate roof system alternatives. He recommended the 2-ply modified bituminous membrane roofing. The Chairman requested Mr. Petrucelli carry as alternates the treatment options for the existing soffits that, according to the report, are in need of repair.

Mr. Petrucelli stated that the estimated basic cost is about \$1,187,606 plus fees for a modified roof and \$1,101,563 plus fees for an EPDM roof. The soffit and gutter work is estimated at \$1,324,320.

Mr. Petrucelli reported that, in response to their directive, they evaluated the feasibility of Photovoltaic electricity generation, solar thermal power generation and wind powered electricity generation. He explained the aspects of each. He stated that wind is not an option, solar is a possibility but without the clean energy funds does not bring monetary returns at this time. Thus Silver/Petrucelli is recommending 2ply modified roofing, alternate #1 to do painting of the soffits, or alternate #2 to do vinyl or metal on the soffits.

Mr. Derr moved to approve the recommendation, the fee and to proceed with construction documents for the Schematic Design Report submitted by Silver/Petrucelli for Tootin' Hills Elementary School roof. Ms. Rowland seconded and the motion carried unanimously.

Chairman Ostop suggested Mr. Sawitzke submit the alternative energy pages to the Town Clean Energy Task Force.

Ms. Rowland moved, Mr. Derr seconded, to approve for payment Invoice No. 08-846, dated December 31, 2008, from Silver/Petrucelli + Associates for the amount of \$1,200.00 for the period of Nov. 30, 2008 to Dec. 31, 2008 for Architecture & Engineering Services Proposal, Roof Replacement and Photovoltaic Evaluation, Tootin' Hills School. The motion carried unanimously.

#### 6. Simsbury Farms Needs Assessment Study

Mr. Hopper distributed copies of the Revised Statement of Probable Costs. He reported that he and Mr. Sawitzke had met with the Fire Marshal Kowalski who

agreed with Mr. Hopper's initial code review. Sprinklers are not required at the Apple Barn and the restaurant building. The main building and the shed roof

portion of the rink building must have sprinklers. The only addition to the probable costs is due to low water pressure from Old Farms Road requiring the need for additional equipment. There was discussion.

Ms. Rowland moved, Mr. Salvatore seconded, to forward the complete Needs Assessment Study, with alternates, to the Board of Selectmen and the motion carried unanimously. Following the vote there was discussion re the format of the report for the presentation.

#### 7. Eno Memorial Hall

Mr. Russo distributed copies of the meeting minutes #11. He gave a project update stating this past month they have been concentrating on the attic and upper third floor. Progress is ongoing with dropping the heads in the auditorium.

#### 8. Simsbury Library

Mr. Russo distributed copies of his Project Report #24 for the period to 31 January 09. Approved change orders to date are \$211,370.00 and pending proposal requests to date are \$1,431.00. WJM has substantially completed the punch list. Work remaining is related to a wood door replacement approved at the Sept. 2008 PBC meeting. Mr. Russo reported that he is still waiting for the HVAC close out items. Copies of an eleven month warranty inspection on January 20, 2009 were distributed. Mr. Russo rejected, as insufficient, a credit amount for deletion of compressor blankets within the existing chiller unit. The automatic bi-fold doors at the entrance are still problematic and Mr. Russo has requested a credit. Mr. Sawitzke reported on the current plans for replacing them. Mr. Russo anticipates that the project will be completed by the end of the month. Mr. Sawitzke submitted a monthly cost control report.

Mr. Derr moved, Mr. Salvatore seconded, to approve for payment PCO #100 for additional bond premium through change order #42 submitted by W.J. Mountford Co. which adds \$1,431.00 to the contract amount and 0 days added to the date of final completion. The motion carried unanimously.

PBC

- 6 -

02/09/2009

#### 9. Old Business

The Tariffville school project was revisited with discussion re management of the problems. The consensus was to wait for the requested letter from Secondino before taking further action.

10. New Business – There was none.

11. Adjourn

The meeting was adjourned at 9:30 p.m. on a motion by Mr. Derr, a second by Mr. Laureno and a unanimously favorable vote.

Alice Rowland  
Secretary