

From: Rick Bazzano April 20, 2009 2:09:02 PM
Subject: Public Building Committee Minutes 04/13/2009
To: SimsburyCT_BuildMin
Cc:

PUBLIC BUILDING COMMITTEE
April 13, 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, Dragulski, Kelly, Laureno, Ostop, Patrina, Rowland, Salvatore

Absent: Derr

Guests: LaClair, Sawitski, Russo, Bullock, Chow, Linsley

1. Minutes – March 9, 2009

Mr. Salvatore moved, Mr. Laureno seconded, to approve the minutes of March 9, 2009 as presented and the motion carried unanimously.

2. Public Audience - There was none.

3. Tootin' Hills Roof

Mr. LaClair reported that Dean Petrucilli stated that the project has gone to the State. There is an issue re photovoltaic panels for which Alternate #1 for \$1,300 had previously been approved for a small demonstration area. If the decision is made to address the entire roof the fee would be an additional \$2,700.00.

Mr. Linsley reported that the State is doing their final review of the specs and will notify the Town of the results by either letter or email within the next couple of days. Mr. Sawitzke stated that there is the possibility of some money from the stimulus plan for photovoltaic panels.. The Town's Clean Energy Committee supports the use of the photovoltaic panels. The installation of the membranes on the roof would go on without a lot of structural change but the additional \$2,700.00 dollars would need to be allocated for the photovoltaic panels. Recovery payback is estimated to be within twenty to twenty five years. There was Q & A. There was consensus for a hard economic analysis.

Following discussion and with the recommendation of Mr. Petrucelli, Mr. Kelly moved, Mr. Salvatore seconded, to withdraw Alternate #1 from the Tootin' Hills School roof project and the motion carried unanimously.

Plans for the membrane roofing will go forward. Simultaneously more study

will be done addressing the educational value of photovoltaic panels and more specific information will be obtained re monies available, et al.

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4. Tariffville School

Mr. Russo addressed his Project Status Report #12 dated April 4, 2009 for the period to March 31, 2009. He noted that as of this date he has not received an updated project schedule. The contractor has said that the additional time needed for the abatement issues impacted their ability to prepare an updated schedule. The approved change orders to date amount to \$134,913.94 and the pending cost proposals submitted by the GC amount to \$3,555.16. The exterior brick systems and installation of storefront systems and windows were completed and a substantial amount of interior work has been accomplished. The report addresses the status of all individual areas of work. Exterior site work activities have recommenced due to favorable weather conditions.

Mr. Russo stated that there is the possibility of a delay claim or premium time costs submission by the General Contractor forthcoming later in April. Due to asbestos containing materials at the existing roof system above the gym corridor the extension of new M/E/P/S systems from the existing Boiler Room to the new addition has been rescheduled for the Spring Recess. The abatement of this area by the Town and its environmental contractor was concluded on March 28, 2009.

Mr. Chow stated that there have been no formal submittals from the contractor on any change in costs. Chairman Ostop directed that there needs to be close monitoring of the budget.

Mr. Russo contacted Mr. Sawitzke re the finding of 20 – 30 yards of oil soaked soil. Mr. LeClair stated that the DEP will do testing and inform the Town if there is a level of concern and what has to be done about it. There is no leak in the current system. The contaminated area is deeper and appears to be older oil contaminated soil perhaps from when the tank was removed in the late 1980s.

Mr. Chow stated that the project is progressing and he expects things to be coming together in a few weeks. No one has ever recommended any changes to the job meeting minutes.

Mr. LeClair reported the confirmation that an extra twelve lockers will be helpful. There will be shared lockers on the second floor and, with the exception of the third grade, all grades will have lockers.

Mr. Cortes moved, Ms. Patrina seconded, to confirm the approval of PCO #17 for the amount of \$3,410.00 for additional lockers and the motion carried unanimously.

The voice data system monies, previously approved, were confirmed to have included the credit in the amount approved so no further action was needed.

Mr. Cortes moved, Ms. Rowland seconded, to approve for payment Invoice Number 200626-23, dated April 6, 2009, from OakPark Architects LLC for the amount of \$5,475.00 for architectural services for the addition and alterations to Tariffville School, Simsbury, Connecticut. The motion carried unanimously.

Mr. Kelly moved, Ms. Rowland seconded, to approve for payment Invoice # 2008-1-45, dated 3/31/2009, from J.R. Russo, LLC for the amount of \$7,000.00 for Contract Administration Services for the month ending March 31, 2009. The motion carried unanimously.

Ms. Rowland moved, Mr. Kelly seconded, to approve for payment invoice number 8470-1, dated March 10 2009, from Independent Materials Testing Laboratories, Inc., and approved by Mr. Sawitzke, for the amount of \$1,053.00. The motion carried unanimously.

Mr. Salvatore moved, Ms. Rowland seconded, to approve for payment invoice number 8613-B, dated Feb. 27, 2009, from Independent Materials Testing Laboratories, Inc., and approved by Mr. Sawitzke, for the amount of \$1,250.00 for Special Inspections – Lump Sum Final 50% 02/27/09. The motion carried unanimously.

Mr. Chow presented an application from Secondino that he had received that day. Following discussion Mr. Salvatore moved, Ms. Patrina seconded, to approve for payment Application #9 for the period to March 31, 2009, from A. Secondino & Son based on receipt of both an updated schedule and the January partial lien waiver package within one week. The motion carried unanimously.

The Tariffville School Addition – Approved Project Expenditures as of 4/9/09 information sheet was distributed to members.

5. Simsbury High School

Chairman Ostop requested updated information for the next PBC meeting re the open state change order revision package. Mr. Sawitzke reported that Mr. Holden and Mr. Twitchell met with O&G re companies to provide the pump controls in a timely manner. The tentative selection was made to use Lemelin of Chicopee, MA who said they could have the controls within two to three weeks and the pump within an additional four to five weeks. The intent is to commence with all of the controls, electrical, et al immediately so to be prepared as soon as the pump arrives. Mr. Dragulski has been in contact with the company and had a favorable report. The PBC gave approval to move forward with the project.

6. Simsbury Library

Mr. Russo addressed his Project Report #26, for the period to 31 March 2009.

The approved Change Orders to date are \$212,810.00. He informed of the discrepancy re the credit for deletion of compressor blankets within the existing chiller unit. Mr. Russo has recommended a \$3,000.00 credit to be issued which revises the change orders to date to \$209,810.00 and invoice #22 reflecting final payment to be revised to \$18,577.01.

Mr. Russo reported on negotiations with the general contractor and his subs resulting in a revised price, without the overhead and profit, of \$19,784.00.

Mr. Sawitzke authorized to proceed using four sets of a single operated door system.

Ms. Patrino moved, Mr. Salvatore seconded, to approve for payment of Application No. 22 revised, for the period to 3/23/09, for a revised amount of \$18,577.01, to be paid if the project is completed within the next three weeks.

The motion carried unanimously.

Ms. Bullock thanked the PBC for their work on the library project.

Mr. Lauren moved, Mr. Kelly seconded, for Mr. Sawitzke to send a letter to the Board of Selectmen informing them that the job is complete and that the PBC saved the Town \$207,248.15 which is approximately 3% of the approved budget. The motion carried unanimously.

7. Simsbury Farms Needs Assessment Study

There was lengthy discussion re the use of and the vision for Simsbury Farms, and the process for proceeding with this project. There was consensus to invite the Culture, Parks and Recreation Commission to the PBC meeting in May to provide their input during the public audience portion of the meeting and then to invite the Simsbury Farms operating committee the following month.

8. Eno Memorial Hall

Mr. Sawitzke reported the project "is coming along very well". All of the pressure tests and controls tests were run yesterday. The rotunda and the auditorium came out nicely.

Ms. Rowland moved, Mr. Dragulski seconded, to approve for payment Invoice No. 07023.00-0000015, dated February 28, 2009, from Schoenhardt for the amount of \$1,121.45, approved by Mr. Sawitzke, for Professional services from February 1, 2009 to February 28, 2009 for the Eno Memorial Hall-Sprinkler Code. Project. The motion carried unanimously.

Mr. Kelly moved, Mr. Salvatore seconded, to approve for payment Application No. 7, for the period to 03/31/2009 from Pierce Builders Inc dba HPJ Construction for the amount of \$15,667.10 and the motion carried unanimously.

The scheduled completion is the end of April.

9. Old Business – There was none.

10. New Business – There was none.

11. Adjourn

The meeting was adjourned at 8:30 p.m. on a motion by Mr. Laurenno, a second by Mr. Salvatore and a unanimously favorable vote.

Alice Rowland
Secretary