

From: Rick Bazzano August 19, 2009 9:24:04 AM
Subject: Public Building Committee Minutes 08/10/2009
To: SimsburyCT_BuildMin
Cc:

PUBLIC BUILDING COMMITTEE
August 10, 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, Patrina, Rowland

Absent: Kelly, Salvatore

Guests: Sawitzke, Twitchell, LaClair, Bullock, Russo, Chow, Linsley, Kaplan

1. Minutes – July 13, 2009, July 27, 2009

Mr. Cortes moved, Ms. Patrina seconded, to approve the minutes of July 13, 2009 as presented and the motion carried unanimously.

Mr. Laureno moved, Ms. Patrina seconded to approve the minutes of July 27, 2009 as presented and the motion carried unanimously.

2. Public Audience - There was none.

3. Tootin' Hills School Roof

Mr. Linsley explained three proposed change order proposals and there was Q&A and discussion.

Ms. Rowland moved, Ms. Patrina seconded, to approve a not to exceed amount of \$15,968.00 for replacement of the west side brick wall by Silktown Roofing. The motion carried unanimously.

There was discussion re the fee proposal for replacing seven exhaust fans. Mr. Linsley will contact Silktown Roofing re further breakdown of the proposal and clarification and/or adjustments to the fee. He will inform Mr. Sawitzke who will then notify the chairman.

Mr. Dragulski moved, Mr. Derr seconded, to authorize an email communication to members re authorizing the Chairman to approve a proposal for replacing seven exhaust fans. The motion carried unanimously.

Mr. Linsley and Mr. Twitchell explained a Petrucelli proposal to eliminate the soffit on each of two of the roofs. This would be a credit to the project cost.

Mr. Linsley will follow up with the final figures.
The Tootin' Hills School Roof Project Expenditures Report as of July 13, 2009 was distributed showing expenditures of \$25,078.58 and a balance of \$1,232,421.42.

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Mr. Derr moved, Ms. Rowland seconded, to approve for payment invoice #09-368, dated 06/30/2009, from Silver Petrucelli & Associates, Inc. for the amount of \$1,620.00 for the services listed and the motion carried unanimously.

4. Tariffville School

Mr. Russo spoke to his Project Status Report #16, for the period to July 31, 2009 , dated August 03, 2009. The approved Change Orders to date amount to \$186,082.49. Pending cost proposals submitted by the General Contractor amount to \$84,174.50. The updated draft of CPM schedule for the month ending July has not yet been submitted. The general contractor has not submitted April's partial lien package which was due on July 1st. Mr. Russo's report addresses the status of the multiple facets of the job. Mr. Russo reported that "basically we are in the finishing stage of the lower level". Cleaners are scheduled to commence work this weekend.

There has been no resolution of the carpenters' rate or the temporary fuel costs.

Mr. Russo stated that "basically it is my opinion that the school will open up" on schedule. The contractor will be on site finishing up the remaining items. The boilers are set in place and assembled.

Mr. Russo's report states "that the work which will not be completed per this firms opinion by 8/21/09 are the Metal Screens at Roof at the new addition, prefabricated canopy wrapping around the perimeter of the Gym and the new exterior siding at the modular classrooms".

"It is also this firm's opinion that the Local Authorities will review and allow occupation of the entire facility for the commencement of Classes later this month. Completion of the Project in its entirety is anticipated by end of October."

Mr. Chow reported that the main trunk of the ductwork in the attic is now about 75% installed. He is uncertain of the status of the entire completion. There is one issue re the number of dry heads that will be needed. Mr. Chow said that he has a meeting tomorrow with a representative from ASI to go up in the attic to look at the ductwork and the sprinklers.

He stated that an 8ft. 8in. ceiling height has been achieved by moving the ductwork up.

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Mr. Sawitzke stated that Mr. Willis has given him the detailed breakdown of costs re carpenters' rates. He suggested the PBC subcommittee meet to address the issue of the rates.

Mr. Derr moved, Mr. Laureno seconded, to approve PCO No. 00041, dated 8/6/2009, submitted by A Secondino & Son, Inc. for a credit of \$466.40 to delete paver sealer. The motion carried unanimously.

Ms. Patrino moved, Mr. Laureno seconded, to approve for payment PCO No. 00042, dated 8/7/2009, from A Secondino & Son, Inc. for the amount of \$693.00 for adding two prefigured end panels to the locker banks to accommodate the new layout requested to save an existing painted mural. The motion carried unanimously.

Ms. Rowland moved, Mr. Derr seconded, to approve for payment PCO No. 00043, dated 8/7/2009, from A Secondino & Son, Inc. for the amount of \$673.20 to furnish and install new acoustic ceiling in Entry A106 and the motion carried unanimously.
The above two PCOs are subject to results from the subcommittee review of carpenters' fees charged.

Mr. Cortes moved, Ms. Rowland seconded, to approve for payment, following receipt of the April lien waivers, Application No: 13, for the period to 07/31/09 from A Secondino & Son, Inc. for the amount of \$421,850.28 and the motion carried unanimously.

Mr. Twitchell stated that the specific tasks expected of the cleaning company, both internal and external, should be clearly and specifically communicated at tomorrow's meeting.

Ms. Patrino moved, Ms. Rowland seconded, to approve for payment Invoice #2008-1-19, dated 7/31/2009, from J.R. Russo, LLC for the amount of \$2,700.00 for 27 hours – contract administration services for Month ending July 31, 2009 and the motion carried unanimously.

Ms. Patrino moved, Mr. Derr seconded, to approve for payment Invoice Number 8470-L, dated July 9, 2009 from Independent Materials Testing Laboratories, Inc.

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for the amount of \$540.00 and the motion carried unanimously.

Ms. Patrina moved, Ms. Rowland seconded, to approve for payment Invoice Number 200626-27, dated August 3, 2009, from OakPark Architects LLC for the amount of \$5,285.20 for architectural services and the motion carried unanimously.

Mr. Sawitzke distributed an information sheet of the Approved Project Expenditures as of 7/14/09 showing expenditures of \$4,653,061.37 with an available balance of \$1,546,939.02.

5. Simsbury High School

Mr. Twitchell reported that the oil pump installation is complete and working well.

Mr. LaClair stated they are still waiting for final reports from either O&G or the State.

6. Simsbury Library

Ms. Bullock reported that the new doors have been installed and are working well but there is a gap between the door and door frame and she is requesting weather stripping for that space. Mr. Sawitzke will follow up.

Ms. Bullock stated that she is unclear if the roofers have been back since problems were reported in March. There has been one new leak in the past few weeks.

Mr. Sawitzke reported plans to remove some of the roofing to evaluate the snow shield underneath.

Ms. Bullock reported having water in the childrens' room a few weeks ago and new leakage in the downstairs hallway. Mountford suggested an adjustment of the gutters. Mr. Sawitzke and Mr. Roy will follow up on all these issues.

Ms. Bullock further reported on a problem with the carpet coming up at various places when there is humidity. Mr. Sawitzke will check on the warrantee.

7. Eno Memorial Hall

Mr. Sawitzke reported that the only remaining issue is the release of the retainage when the punch list is completed. Next month should be the final billing.

8, Simsbury Farms Needs Assessment Study

This item will be put on the September agenda.

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9. Simsbury Farms Maintenance Building

Mr. Sawitzke distributed the Bidder Summary. There was Q&A and discussion. The Town will prepare the site.

Ms. Patrina moved, Mr. Cortes seconded, to award the Simsbury Farms Parks & Golf Maintenance Bldg. to Pennwood Builders for \$273,033 and the motion carried unanimously.

8. Old Business - There was none.

9. New Business - There was none.

10. Adjourn

The meeting was adjourned at 8:00 p.m. on a motion by Mr. Derr, a second by Ms. Patrina and a unanimously favorable vote.

Alice Rowland
Secretary