

From: Rick Bazzano November 17, 2008 1:20:49 PM  
Subject: Public Building Committee Minutes 11/10/2008  
To: SimsburyCT\_BuildMin  
Cc:

PUBLIC BUILDING COMMITTEE  
November 10, 2008

DRAFT

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, Ostop. Patrina, Rowland, Salvatore

Absent: Derr, Laureno

Guests: LaClair, Sawitzke, Chow, Russo

Ms. Patrina moved, Mr. Salvatore seconded, to address agenda item #3, Tootin' Hills School Roof at this time. The motion carried unanimously.

### 3. Tootin' Hills School Roof

Interviews commenced with firms applying for the Tootin' Hills School Roof Project.

The first firm interviewed was Silver Petrucelli & Associates with Mr. Petrucelli and Mr. Kennedy presenting.

Following the presentation there was Q & A.

The second interview was with OakPark Architects LLC with Messrs. Chow, Welch and Dilullo presenting.

Following the presentation there was Q & A.

The third firm interviewed was with Friar Associates II LLC with Messrs. Solywoda and Dalkowski presenting.

Following the presentation there was Q & A.

At the conclusion of the interviews there was discussion re the information provided by the applicants, potential funding for portions of the project, potential alternate energy systems, et al. Following the discussion and a preference vote, Silver Petrucelli & Associates was the firm chosen for the project. Chairman Ostop will initiate negotiations with them.

2. Public Audience – There was none.

1. Minutes – October 14, 2008

Ms. Patrina moved, Mr. Cortes seconded, to approve the minutes of October 14, 2008 as presented and the motion carried with Mr. Salvatore abstaining due to absence.

PBC  
11/10/2008

- 2 -

Ms. Rowland moved, Ms. Patrina seconded, to move #6 Simsbury Farms Project to #8 position and the motion carried unanimously.

#### 4. Tariffville School

Mr. Russo addressed his Project Status Report #7 for the period to October 31, 2008 including contract administration, status of the work and his comments.

Mr. Russo noted that since the report the GC changed to have steel erection prior to slab placement which may affect the schedule. "In review of ASI's Base Bid CPM schedule with actual Work completed to date, the General Contractor is two weeks behind related to the completion of Concrete Footings and Walls. Although the final completion date has not been revised (August15, 2009)" (sic)

There was discussion re a letter from Mr. Willis of A.Secondino and Son, Inc, dated Oct. 27, 2008, sent to Mr. Chow (copied to all PBC members) stating "Please note that due to the lack of selections and approvals on the masonry moch-(sic) up, we may no longer be able to maintain the intended schedule." Chairman Ostop directed Mr. Chow to respond that the Committee does not feel that a schedule change is acceptable.

Mr. Sawitzke will prepare a spread sheet for this project. Mr. Sawitzke stated that he has been quite pleased with the inspection results.

Chairman Ostop requested that the contractor be put on notice that the condition of the site behind the school and between the condominiums in the right of way be cleaned up immediately.

Ms. Rowland moved, Ms. Patrina seconded, to approve for payment Invoice Number 200626-18, dated November 3, 2008, from OakPark Architects for the amount of \$5,475.00 for architectural services for addition and alterations to Tariffville School. The motion carried unanimously.

Mr. Kelly moved, Mr. Salvatore seconded, to approve for payment Application No: 4, for the period to 10/31/08 from A Secondino & Son, Inc. for the amount of \$234,484.69. The motion carried unanimously.

Mr. Salvatore moved, Mr. Cortes seconded, to approve for payment Invoice Number 8613-A, dated Sept. 25, 2008, from Independent Materials Testing

Laboratories, Inc. for the amount of \$1,250.00 for special inspections. The motion carried unanimously.

Ms. Rowland moved, Mr. Cortes seconded, to approve for payment Invoice #2008-1-10, dated 10/31/2008, from J.R. Russo, LLC for the amount of \$7,000.00 for Contract Administration Services for Month ending October 31, 2008. The motion carried unanimously.

Mr. Salvatore moved, Ms. Patrino seconded, to approve for payment Invoice #19501, dated 11/5/2008, from Mystic Air Quality Consultants, Inc. for the amount of \$1,415.00 for asbestos testing. The motion carried unanimously.

#### 6. Simsbury Farms Project

Mr. Hopper gave a project update of the work that has been done thus far. Investigations are winding down on the physical assessments of the buildings. This week they will be going from building to building to check the mechanical systems.

Chairman Ostop emphasized that Mr. Hopper is to meet with the Simsbury Farms staff only. The subcommittee of the Simsbury Farms Complex is welcome to attend any of the PBC meetings.

Mr. Hopper stated that considerations currently are for use of the apple barn as an activity building and the main building to house the offices. He distributed floor plans of the layout of the main building, the current use of the various rooms and some potential proposed changes. There was Q and A and recommendations by PBC members.

A PBC Simsbury Farms Complex subcommittee meeting will be held on Thursday, Nov. 20, 2008 at the Apple Barn.

#### 5. Simsbury High School

Mr. Sawitzke reported that the boiler repair is complete. The oil pump remains problematic. There was discussion.

Mr. Salvatore moved, Mr. Cortes seconded, to entertain a new proposal from another company for the oil pump and installation and the motion carried unanimously. Mr. Sawitzke and Mr. Holden will send a letter to O & G.

7. Eno Memorial Hall

Mr. Sawitzke reported that all shop drawings have been approved by the fire marshal and the building official. All permits have been issued and work is proceeding very diligently on the lower level. He stated that the key is coordinating with the uses of the building. He has received PCOs for modification of the railings in the balcony as well as the upper rotunda.

Ms. Rowland moved, Ms. Patrino seconded, to approve for payment Application No 2, for the period to 10/31/2008, from Pierce Builders Inc dba HPJ Construction for the amount of \$18,061.87. The motion carried unanimously.

8. Simsbury Library

Mr. Russo submitted his Project Report #21 for the period to 31 October 08 detailing contract administration and including his comments. The total of approved change orders and pending proposal requests (\$00.00) is \$211,370.00.

All of the submittals have been received. They are waiting for the final review on the HVAC. The only one maintenance item remaining on the punch list is the

automatic doors for which the architect has written a letter stating that the doors need to be repaired or replaced. The plaque has not yet been installed. \$18,000 is still being withheld on the project.

Mr. Sawitzke provided his Monthly Cost Control Report No. 21 dated Nov-08.

Mr. Kelly moved, Mr. Cortes seconded, to approve for payment Application No. 21 for the period to 10/31/08, from W.J. Mountford Co. for the amount of \$20,700.00. The motion carried unanimously.

9. Old Business – There was none.

10. New Business – A reminder of the Simsbury Farms Subcommittee meeting, Thursday, November 20, 2008.

11. Adjourn - The meeting was adjourned at 10:20 p.m. on a motion by Mr. Cortes, a second by Mr. Salvatore and a unanimously favorable vote.

Alice Rowland  
Secretary

