

From: Rick Bazzano December 23, 2010 9:47:39 AM  
Subject: Public Building Committee Minutes 12/13/2010  
To: SimsburyCT\_BuildMin  
Cc:

Public Building Committee  
December 13, 2010

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

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

Absent: Cortes, Derr, Dragulski

Guests: LaClair, Sawitzke, Jakunski, Hopper

1. Minutes – November 8, 2010

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

.  
Chairman Ostop reported that a resident had expressed concern to him that these November 8th minutes re the Simsbury Farms Main Building did not report the number of people in attendance for the Public Hearing and did not report specific issues discussed.

2. Public Audience – There was no one present.

3. Tootin' Hills School Roof

Mr. LaClair reported they are working on completing the paper work.

4. Tariffville Addition and Renovation Project.

Project Status Report #31 had been submitted by Mr. LaClair and Mr. Sawitzke which stated that there were no changes to the change order proposal log since the last PBC meeting. The pay requisition submitted had a balance to finish of \$50,675.50 which was comprised primarily of the exterior grille work. The General Contractor has not submitted any new lien waivers, nor a partial surety release since the last PBC meeting. A specific timeline for reinstallation of the repaired grille work and for delivery and installation of the new exterior grilles has not been provided. The broken window remains the sole warranty item.

Mr. LaClair reported that since the last PBC meeting there has been some progress. Lien waivers and the grille work are the only remaining issues. There was Q and A and discussion. The four remaining companies for which

paperwork is needed are Silktown, QSR (grilles), Bloomfield Electric and ActionAir.

PBC

- 2 -

12/13/2010

#### 5. Latimer Lane Roof Replacement

Mr. Sawitzke reported that the contract documents have been completed incorporating the recommended project changes and signed by the First Selectman.

The project has been reviewed and some additional work was determined to be needed. The exhaust fans are an issue and some are to be removed and some need to be replaced. The estimated cost of replacing some of the fans is around \$75,000 which would be presented as an add alternate. Mr. Jacunski stated the architect's fee for this would be \$3,740.

Mr. Laurenno moved, Mr. Kelly seconded, to move forward with the design of the exhaust fans for a fee of \$3,740 and the motion carried unanimously.

Mr. Jacunski reported that there had been a kick-off meeting on Dec. 9, with

Mr. Sawitzki, Mr. LaClair and Mr. Twitchell in attendance. Mr. Sawitzke reported that there was discussion re what year to go out to bid. Mr. Jacunski said that the project will be ready to go out to bid in March 2011. The decision of timing can be made at that time. Mr. Salvatore suggested the possibility of going out to bid in 2011 with the request for the submittals to have an alternate figure for 2012.

Mr. Jacunski said that they will be incorporating into the design (1) the air conditioning unit that Mr. Twitchell will be installing over the library, (2) a required exterior ladder for roof access, (3) new railings at the portables, (4) new fascias at the portables and will be scheduling test cuts with Silktown roofing and addressing any environmental issues and structural factors that should arise.

#### 6. Simsbury Farms Main Building

The Board of Selectmen requested a presentation on this project including potential alternates and the potential need for additional funding. Thus Mr. Hopper was initially at their meeting and subsequently came to the PBC meeting to present a project update. The PBC had decided on four alternates: renovation of the lower level, team room work in the rink building, removal of the upper level steep ramp and light fixture replacement. Chairman Ostop requested a copy of the Culture, Parks and

Recreation Committee meeting minutes where they addressed the plans and their preferences for alternates.

PBC  
12/13/2010

- 3 -

Mr. Hopper stated that the plans are more defined from an estimating standpoint to be able to provide drawings that actually define what the base building is and to define the alternates. On the main level the only difference from previous plans is the inclusion of an office area. On the upper level the old concession stand is being taken out. The add alternates are renumbered due to the addition of a new one. The add alternates (according to Mr. Hopper's chart) are: 2a and 2b, renovation, new construction and completion of the lower level (adding a room for a guard instructor, officials' room and a storage area) The separate bathroom for the officials is eliminated (3) team room infill (5) pool deck replacement (this is the new one) (6) light fixture replacement (9) building envelope and structure lower floor area (sic), interiors of the lower floor area (sic) (which relates to the removal of the upper level steep ramp and needs to be clarified). Essentially the rest of the plans are the same. A separate bathroom for the officials is eliminated. On the upper level the steep ramp is removed. Only general budgetary numbers were discussed with the BOS.

Mr. Hopper distributed copies of a detailed Estimate Summary, Design Development Phase dated December 13, 2010. He addressed various budgetary factors. There was Q and A.

#### 7. Energy Block Grant

Mr. Sawitzke reported that quite a bit of the switch field work inside has been completed. There are two additional light bases to put in which should be finished tomorrow. Delivery of the exterior lights is expected in late December and interior lights in January. Mr. Sawitzke stated that deliveries are very difficult on this type of product. In addition there are extra steps that must necessarily be done due to the fact that this a grant project.

#### 8. Old Business

Eno Memorial assessment is to be added to the agenda. The BOS has charged the PBC with the responsibility of preparing a needs assessment study of Eno Memorial Hall as relates to a senior center and other potential community uses. Mr. Sawitzke reported that he has prepared an RFQ to go out in January. An existing senior center committee is to be invited to the January PBC meeting.

9. New Business - There was none.

PBC

- 4 -

12/13/2010

10. Adjourn

Chairman Ostop thanked all members for having served on the committee this past year.

The meeting was adjourned at 7:50 p.m. on a motion by Mr. Lauren, a second by Ms. Patrino and a unanimously favorable vote.

Alice Rowland  
Secretary