

Public Building Committee
Regular Meeting Minutes
January 4, 2016
Subject to Approval

Chairman Ostop called the regular meeting of the Public Building Committee to order at 7:00 p.m. on Monday, January 4, 2016 in the Board of Education Conference Room located at 933 Hopmeadow Street, Simsbury, CT.

Present- Boardman, Cortes, Laureno, Salvatore, Kelly, Ostop, Derr

Absent- Patrina, Dragulski

Guests- Ms. Cook, Mr. LaClair, Mr. Mancini, Mr. Shea, Mr. Toner, Mr. Hopper

1. Senior/Community Center

Mr. Shea reported that there was a meeting with architect and the senior center social services staff. The architect sent over a draft today, which Mr. Shea has not had a chance to look at yet. They are going to continue to refine the program and concept plans, which should be done for the Board to look at their February meeting.

Chairman Ostop reported that the February meeting will be live and on air, and that the architect will be present for this meeting.

2. Public Audience

There was no public audience.

3. Minutes-December 9, 2015

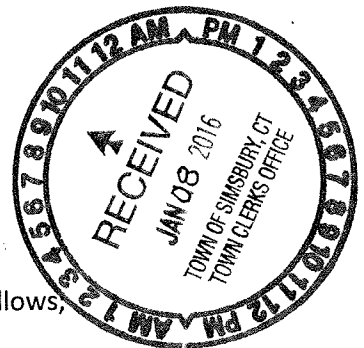
Chairman Ostop made corrections to the December 9, 2015 minutes, they are as follows,

Section 4 third paragraph "at the ice rink" was added to the end of the sentence.

Section 5 the sentence that reads "Mr. LaClair stated that he had a conversation that this final payment may not be released until the work is completed.", was changed to "Mr. LaClair stated that he had a conversation that this final payment may not be released to WJ Mountford until the work is completed".

Section 6 the sentence that reads, "He noted that there is a balance of \$35,813.57 left in the project that will not be billed until the project is completed.", was changed to "He noted that there is a construction balance of \$35,813.57 left in the project that will not be billed until the project is completed.". The last sentence in paragraph one the last two words of the sentence "this construction" has been replaced with "Enfield Builders".

Section 7 the first sentence should read "Mr. Ostop noted that letters had been sent to roofing architects, Friar Associates, Jacunski-Humes Associates and Lothrop Associates, LLC who were not



selected for this project, as well as the winning bidder Silver Patricelli.”. Next paragraph first sentence should read “Mr. LaClair noted that they did a roof site walk with Silver Patricelli and other Town employees and discussed what was reviewed.”.

Section 9, first sentence should read “ Mr. Shea noted that a fee was negotiated with TLB Architects for \$37,000 for contract documents.”.

Ms. Cook added that in section 8 paragraph five her name is spelt with in “e” at the end and would like the “e” removed.

Mr. Kelly moved to approve the December 9, 2015 minutes as amended. Mr. Salvatore seconded the motion. All were in favor and the motion passed.

4. Board of Selectman Liaison Report- Cheryl Cook

Ms. Cook reported at the last Board of Selectman’s meeting there was no discussion of any public building projects in particular other than a brief update on the Senior Center. She also reported that she went to the First Selectman with the Board concerns regarding the project at the Farms, and they discussed the protocol of the chain of commands. Ms. Cook believes everyone is on the same page now.

5. Henry James School Project

Mr. LaClair reported that the PA system repairs have been completed and the final payment to WJ Mountford Co. has been released. He hopes that by the next meeting they can bring to the Board a change order proposal to try and do some of the hallway work that was not done when the bids were first opened. Mr. LaClair noted that there are no other open invoices at this time.

6. Squadron Line School Project

Mr. LaClair asked the board to approve the application/certification for Payment #6 to Enfield Builders with a \$10,000 retainage fee. Enfield Builders have made progress to the punch list other than one issue over the canopy that they have to work on.

Mr. Boardman moved to approve application/certificate for payment #6 from Enfield Builders in the amount of \$25,813.55. Mr. Kelly seconded the motion. All were in favor and the motion passed.

7. Central School Partial Roof Replacement

Mr. LaClair reported that the asbestos and PVC roof cutting tests were done last week and they are waiting on those tests to come back. He also noted that the architects have scheduled a meeting with the State about the grant process and will take place next week and Mr. LaClair will be sitting in on that.

8. Simsbury Farms Warming Shelter

Mr. Shea handed out a packet that describes the two projects that were discussed at the last meeting with a project detail sheet that describes the scope of work and the general budget. The packet gives an

outline as to where they are in the project. Mr. Shea reported that they have updated plans from Fletcher Thompson on the Warming Shelter, resulting in \$329,500 for the shelter and \$27,500 for consulting fees. He explained that they are over budget by about \$85,000.

Chairman Ostop expressed that the way the numbers are presented in the handout are confusing and would like the numbers broken down by category/project to better see how the specific projects are allocated to the total budget. At first the 1.1 million included the Simsbury Farms Warming Shelter, Pool Improvements and the Tennis Court.

Mr. Mancini explained that at first yes the 1.1 included all three aspects, but since then they have refined the project and the 1.1 million is to only include Simsbury Farms Warming Shelter and pool improvements and not the tennis courts.

Mr. Cortes voiced that when Mr. Toner brought this proposal to the Committee it's not how the Committee normally does things, everything is very squishy and every time they touch on something it changes. The committee is more than happy to help, but they need a project and a budget and the committee will do the rest.

Mr. Cortes said that Mr. Toner picked an architect. Mr. Toner was upset because he did not pick anyone the sub-committee picked the architect. Mr. Ostop expressed that Mr. Toner did suggest an architect that had worked on the Farms before. Mr. Cortes apologized to Mr. Toner about implying that he had picked an architect, when in fact he personally did not.

Mr. Hopper reported that they are 85%/90% done with contract documents and about 80% done with specs on the warming room.

Chairman Ostop told Mr. Toner to go ahead with the warming shelter and then they will sit down with the mechanic regarding the pool and prioritize what work needs to be done after the warming shelter project has been finalized.

Mr. Boardman moved to approve invoice No.26029 from Fletcher Thompson Architecture in the amount of \$13,402.50. Mr. Salvatore seconded the motion. All were in favor and the motion passed.

Mr. Hopper passed out progress drawings for the rink. There are a few things in these drawings that they still need to coordinate. There was no questions or comments from the Committee regarding these drawings.

9. Simsbury Farms Pool Improvements

Mr. Lauren moved to approve invoice No. 0000001 from TLB Architecture for Simsbury Farms Pool Improvements in the amount of \$6,562.50. Mr. Kelly seconded the motion. All were in favor and the motion passed.

Mr. Shea reported that the architect will have a 50% submittal sometime in February and they are hoping to have it out to bid in the April/May time frame. They did reduce the scope to the lap pool and the diving pool, which fits within the budget.

Mr. Cortes asked Mr. Shea if the new mechanical work/equipment will work with the old drainage system that we have with the other pools, because the pool guy said that there was an issue with expanding the drain pipes from 2" to 3". Mr. Shea said that he would look into this.

10. Simsbury Farms Tennis Court Improvements

There was nothing new regarding the Simsbury Farm tennis court improvements.

11. Old Business

There was no old business discussed.

12. New Business

Mr. Ostop noted that any members that were reappointed to the Public Building Committee need to be sworn in by Monday, February 1, 2016.

13. Adjourn

Mr. Salvatore move to adjourn at 7:58 p.m. Mr. Cortes seconded the motion. All were in favor and the motion passed.

Respectfully submitted,

Laurel Oswell