

Subject to Approval

Town of Simsbury Public Building Committee
REGULAR MEETING MINUTES
Wednesday, January 4, 2017 at 7:00PM
Simsbury Town Offices – Board of Education Conference Room, 2nd Floor
933 Hopmeadow Street, Simsbury, Connecticut

PRESENT: Chairman Richard Ostop, Lawrence Boardman, Richard Cortés, Richard Derr, Bud Kelly, Mike Laureno, and John Salvatore.

ABSENT: Mary Lou Patrino and Lucian Dragulski.

ALSO PRESENT: Town Engineer Jeff Shea, Simsbury Public Schools Business Manager Burke LaClair, Director of Social Services Mickey Lecours-Beck, and Aging and Disability Commission Chairman Ed Lamontagne.

Chairman Richard Ostop called the Regular Meeting of the Public Building Committee to order at 7:00PM. Noting the absence of Ms. Patrino, he noted that the Committee sends their best wishes to her for a very speedy recovery.

1. PUBLIC AUDIENCE:

No business discussed.

2. MINUTES – DECEMBER 5, 2016:

The December 5, 2016 Minutes should be amended as follows:

Fourth page, eight paragraph under Agenda item #7 SCTV Relocation, the portion of text that reads, "...Members of the sub-committee are Mr. Derr, Mr. Kelly, and Mr. Laureno..." should instead read, "...Members of the sub-committee are Mr. Derr, Mr. Kelly, Mr. Laureno and Mr. Cortés..."

MOTION: Mr. Boardman, Mr. Laureno second, to approve the December 5, 2016 Minutes as amended; unanimously approved.

3. BOARD OF SELECTMEN LIAISON REPORT – CHERYL COOK:

Ms. Cook reported that the Board of Selectmen has continued to discuss policies regarding the public buildings, including reviewing the Water Ordinance and the Sidewalk Ordinance. She noted that a public hearing is coming up on these two ordinances.

4. HENRY JAMES MEMORIAL SCHOOL PROJECT:

Mr. Ostop questioned whether a signed contract between the Town and the architects exists. Mr. LaClair reported that there is not but that they are progressing on this. Mr. Ostop indicated that he would like to see this resolved.

Jennifer Mangiagli, an architect from the firm of Kaestle Boos Associates, Inc., accompanied by fellow architect Freddy Khericha appeared before the Committee regarding the Henry James Memorial School Project. She explained that the scope of work has not changed from the set of drawings provided via email to committee members last month. Ms. Mangiagli explained that roof details were added as were missing legends added to the Demolition Plans, and minor revisions made to complete the set. A full set of updated drawings as well as the full specifications were being provided at this meeting, according to Ms. Mangiagli. She reported

that the previous version which had been provided last month was also provided to the Building Official and the Fire Marshal, who had indicated that they each have begun a preliminary review. Ms. Mangiagli reported that the Fire Marshal expressed no concerns with what he had reviewed thus far and noted that she expected to receive his sign-off next week. She characterized the comments received from the Building Official as minor in nature and noted that they are likely to be easily addressed, too.

Ms. Mangiagli then reviewed the issue of including automatic sprinklers for the stairs on both floors. Originally, it was not included in the scope of work as this was anticipated to be part of Phase III of the project. Pursuant to the request of the Fire Marshall, it is included as part of the scope of work and estimate of Phase II, according to Ms. Mangiagli. She explained that because of the space in the ceiling, the sprinkler system in the upper level corridor will consist of two mains going through the classrooms on either side of the corridor, coming into the corridor occasionally with the branch lines. Ms. Mangiagli explained the challenges and coordination issues that present due to the reconfigurations of classrooms and science labs as part of Phase III. Alternates will be sought as a result of the schedule. Mr. Derr questioned how much the alternate for the upper level is likely to cost. Ms. Mangiagli indicated that it could be \$100K or more. Mr. LaClair noted that the proposed Phase II Renovations schedule has been included for committee members, noting that the only revision is the state meeting scheduled for February, 2017. More details on the proposed alternates were included in that document.

Mr. LaClair explained that with the rough numbers of the fire protection being at \$900K, Phase I was \$100K of that, Phase II was another \$100K but that Phase III included the bulk of the work. Ms. Cook questioned whether the new science lab/classrooms will require additional fire protection. Ms. Mangiagli indicated that she did not think so.

The reasons why there is still no signed contract with the architect were reviewed and discussed. The old templates formerly used by the Town are no longer the same, according to Mr. Shea. He noted that the Town is very close to being in a position to use one document for every architect.

Ms. Mangiagli then reviewed the prepared cost estimate with the Committee, which was drafted in the form that the State requires. The ineligible items, nearly \$700K, were briefly discussed. She noted that the bulk of this is the replacement of the gymnasium HVAC unit. A portion of these units is eligible but most is not, according to Ms. Mangiagli. She explained that the rest of the ineligible items include some of the flooring, some of the ceiling and some of the lockers. She noted that included in the ineligible costs are \$132K worth of contingencies that must be carried that way unless and/or until it is used on eligible items, as required by the state.

Ms. Mangiagli reported on one of the current unknown costs associated with the project such as the hazardous materials (\$125K). In response to an inquiry from Mr. Derr, Mr. Khericha indicated that this is a good figure to carry and that the architects are being cautious in using that figure.

MOTION: Mr. Cortés, Mr. Derr second, that the Public Building Committee approves the final plans and project manual as prepared for bidding along with the professional cost estimate of \$2.465M for the Henry James Renovation Project – Phase II. Approval is contingent upon a signed contract between the Town of Simsbury and Kaestle Boos for this work; unanimously approved.

MOTION: Mr. Kelly, Mr. Laureno second, to approve Invoice #3 from Kaestle Boos, Phase II, in the amount of \$15,760; unanimously approved.

Ms. Mangiagli explained that Kaestle Boos is continuing meetings to resolve issues such as a proper layout for the Media Center addition as well as the Auditorium. Mr. LaClair explained that the next meeting will include an update on how things are resolving.

MOTION: Mr. Laureno, Mr. Boardman second, to approve Invoice #3 from Kaestle Boos, Phase III, in the amount of \$3,400; unanimously approved.

5. CENTRAL SCHOOL PARTIAL ROOF REPLACEMENT:

Mr. LaClair reported that some warranty work was performed just after the holidays. He noted that while he has received a satisfactory report from that building's administration, he had yet to receive the final As-builts and warranties.

No action was taken on this.

6. SENIOR/COMMUNITY CENTER:

Raymond Giolitto from Northeast Collaborative Architects appeared before the Committee, noting that he has visited Eno Hall at least four times and has met with Ms. Lecours Beck, Mr. Shea, and Senior Center Coordinator Kathleen Marschall.

Mr. Giolitto reported that comments from the meeting with the State Historic Preservation Office (SHIPO) have been reviewed, a preliminary code analysis has been performed, and that a complete 3D electronic model has been created. His presentation included a document containing a scope of work dated January 4, 2017 addressed to the Simsbury Public Building Committee regarding Simsbury Senior Center Eno Memorial Hall Renovations. He reminded the Committee that the charge received from the Board of Selectmen included a budget of no more than \$5M, and down to \$3M. Mr. Giolitto explained that the way he has constructed the estimate is as a shopping list. The project as designed now comes in just under \$3.7M, according to Mr. Giolitto.

With regards to the HVAC, Mr. Giolitto explained that his staff has poured over the drawings from the design from 2004, wherein a partial HVAC project was completed. He explained that while there are stubs in the tunnels to complete the rest of building, the \$800K estimate is now \$1.1M, included as part of this \$3.7M current estimate. He explained that also included is the removal of hazardous materials under windows.

The plans were then reviewed beginning with the basement floor plan. He noted that one of the goals is to gain a new accessible entrance. Mr. Giolitto noted the proposed small addition on the north side, characterizing it as an architectural pavilion connecting the current accessible northwest stair entrance with the new Senior Center Office, the current location of SCTV. He explained that SHIPO is likely to approve of this design as it will result in the most limited impact to the structure. A new courtyard, with a planting area, is proposed to be located between the north side of the building and this new entrance pavilion.

Mr. Giolitto reviewed the creation of a 742-square foot activity/fitness room to be located on the basement floor, under the stage, between the boiler room and the new offices. The budget for the work includes money to renovate the kitchen as well as a complete renovation of the men's and women's toilets on the bottom floor. He noted that there is also money in the budget to comply with some code issues including fixing the call button outside the elevator. In response

to a question from Ms. Lecours-Beck, Mr. Giolitto noted that additional bathrooms could be pocketed near the Activity/Fitness Room so that people would not need to walk through the Multi-Purpose Room or back through the lobby area to the restrooms located on the other side of the rotunda.

With regards to the first floor, Mr. Giolitto pointed out that proposed renovations include rebuilding the set of stairs that function as an exit to the auditorium on the north side. He explained that these will be rebuilt so that they come straight out from the building. First floor proposed changes include creating food pantry/storage from Ms. Marschall's office and the vault. He noted that it is virtually impossible to convert these areas so that they are accessible. Mr. Giolitto explained why it was necessary to convert the current office of Ms. Lecours-Beck to a code compliant, accessible toilet. He noted that this area works well for the new Exam/Health Screening Room, too. It was noted that the D.A.R. Room over in this area of the building is not being touched.

Mr. Giolitto noted that the second floor will be reviewed with SHIPO. The exterior of the addition will include a cement stucco. He noted that the north side of the parcel may need a retaining wall due to the grade of the site. Mr. Giolitto noted the site improvements that may be undertaken include ramps off the walk from the west side of the site, along Hopmeadow Street. He explained that these are included in the \$3.7M estimate. A review of the parking lot was then discussed. He noted that one of the maple trees would need to be removed. The design includes thirteen spots along Railroad Street, eighteen in the middle, and fourteen in the closest row. Mr. Kelly questioned whether forty-five spots is adequate for what this project attempts to accomplish. Parking was discussed by the Committee.

Mr. Giolitto explained that the renovations will result in 10,170 square feet although the total square footage of the building is likely between at least 14,000 and 15,000 square feet when including the circulation space, the elevator and the rotunda. He noted that included in this usable space will be two large activity rooms (almost 1000 square feet each), two second floor activity rooms (one with 538 square feet and one with 368 square feet), a ground floor Creative Arts room and kiln, an Activity/Fitness Room (736 square feet) and an enlargement of the Multi-Purpose Room to 1,277 square feet.

The charge from the Board of Selectmen to the Public Building Committee was reviewed and discussed. Referencing comments that up to 184 senior residents are served by the Center daily, Mr. Kelly opined that many more seniors in town would use the building if it was accessible to them and had more opportunities to them.

Mr. Giolitto explained that he will need to develop the site plan further as well as develop the drawings further. After that, he noted that he will need to get an estimate from a professional cost estimator.

It was noted that the Aging and Disability Commission will also review the plans and provide their feedback and recommendations on the proposed renovations.

MOTION: Mr. Boardman, Mr. Derr second, to provide the proposal from Raymond A. Giolitto of Northeast Collaborative Architects dated January 4, 2017 to the Simsbury Public Building Committee regarding Simsbury Senior Center Eno Memorial Hall Renovations at the next regular meeting of the Board of Selectmen scheduled for Monday, January 9, 2017; Motion passed with Mr. Ostop, Mr. Boardman, Mr. Cortés, Mr. Derr, Mr. Kelly, Mr. Lauren, and Mr. Salvatore voting aye while Mr. Kelly was opposed.

7. SCTV RELOCATION:

Mr. Cortés reported that the SCTV subcommittee convened to discuss five properties for the relocation of SCTV. He noted that the Boy Scout hall was considered but has been deemed not appropriate as it is on the National Historic Register which would very likely preclude many of the necessary changes for SCTV to occupy the space. Henry James Middle School remains on the list of considerations, according to Mr. Cortés.

Mr. LaClair reported that the measurement of contiguous space, with a separate entrance, at Central School is slightly under 1500 square feet. Three spaces comprise this area including a separate space, a bathroom and an old boiler room, he explained. In response to an inquiry from Mr. Ostop regarding the room's height, Mr. LaClair estimated them to be between ten and twelve feet.

Noting that while the Library has open space, Mr. Cortés reported that the subcommittee does not think this will be a viable option. Lastly, Mr. Cortés reported that Andy's appears to have a significant amount of space.

Mr. Cortés and Mr. Derr reported that the subcommittee will be meeting with SCTV President Althea Greaney to discuss her group's needs.

Mr. Ostop read aloud a portion of a letter dated December 7, 2016 from Public Library Director Lisa Karim regarding the library's meeting rooms as open space. Mr. Ostop noted that a copy of this letter will be provided to the entire Committee.

Mr. Cortés reported that the Subcommittee will schedule with Mr. LaClair a walk-through at Central School.

8. SIMSBURY FARMS ICE RINK SHELTER:

Mike Daigle from Diversity Construction appeared before the Committee to address the Simsbury Farms Ice Rink. Mr. Shea reported that it is substantially complete and has been since Thanksgiving weekend and has been in use throughout the holidays. He noted that there are several outstanding punch list items including a door opener for the handicap entrance in the upper level. Mr. Daigle noted that now that the issues with the architect have been resolved, Stanley Door can now resolve this.

Mr. Ostop reported that the Committee had withheld payment on several invoices due to a claim from a subcontractor. Mr. Daigle explained that a payment bond exists with the Town providing guarantee that issues will be resolved and that the subcontractor has a contract with Diversified not with the Town. Mr. Derr relayed why Mr. Daigle's problem with his subcontractor is a matter of concern to this Committee, including the goal of not creating concern and angst among residents and taxpayers through a potentially noisy subcontractor filing frivolous liens and/or litigation against the Town. Discussion ensued.

MOTION: Mr. Salvatore, Mr. Derr second, to approve and release payment on Invoice #6 in the sum of \$37,259, upon receipt of all the final lien waivers regarding the Simsbury Farms Ice Rink, aside from that of Chase & Son Building and Remodeling Associates; unanimously approved.

MOTION: Mr. Derr, Mr. Kelly second, to approve Change Order #8, in the sum of \$2,480.38, for time and materials on the Simsbury Farm Ice Rink project; unanimously approved.

MOTION: Mr. Derr, Mr. Salvatore second, to put on hold Invoice #7 from Diversified Construction Group, LLC, in the sum of \$19,267.78; unanimously approved.

It was noted that this payment will be released pending confirmation that Diversified Construction Group, LLC, has settled their contractual issues with Chase.

9. SIMSBURY FARMS POOL IMPROVEMENTS:

Mr. Shea updated the Committee on this project, noting that the contractor has been working as the weather has permitted. He noted that the contractor has gotten all the main drains in, has rehabilitated the surge tank, and has done some internal piping. Mr. Shea reported that the contractor is presently pulling out old slabs where disturbed and is installing new base material in those areas.

MOTION: Mr. Salvatore, Mr. Boardman second, to approve Invoice #10 from TLB Architecture, in the sum of \$2,343.75, from the Simsbury Farms Pool Renovations; unanimously approved.

MOTION: Mr. Derr, Mr. Cortés second, to approve Invoice #2 from Construction Services of New England, Inc., in the sum of \$89,252.50, from the Simsbury Farms Pool Renovations; unanimously approved.

10. OLD BUSINESS:

No business discussed.

11. NEW BUSINESS:

Mr. Ostop reminded the Committee that the next regular meeting is scheduled for February 6, 2017 at 7:00PM.

12. ADJOURN:

MOTION: Mr. Cortes, Mr. Boardman second, to adjourn at 9:18PM; unanimously approved.

Respectfully submitted,

**Pamela A. Colombie
Commission Clerk**