

Public Building Committee
Regular Meeting Minutes
March 6, 2017
Subject to Approval

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 6:56 p.m. on Monday, March 6, 2017 in the Board of Education Conference Room located at 933 Hopmeadow Street, Simsbury, CT.

Present – Chairman Ostop, Boardman, Cortes, Derr, Dragulski, Kelly,

Excused – Laureno, Salvatore

Guests –Ms. Cook, Mr. LaClair, Mr. Shea

1. Public Audience

No one spoke for public audience.

2. Minutes – February 6, 2017 Meeting

The following changes to the February 6, 2017 minutes:

Page 3, paragraph 4 (from bottom of page) that reads, “Mr. Giolitto answered additional design questions from Committee members.” The following should be added to this paragraph, “Mr. Derr had several questions regarding the new roof design for the new side entrance addition. Mr. Salvatore agreed with his concerns. Mr. Giolitto stated he would gladly work on some other more traditional roof designs and present them to the Public Building Committee.”

Page 4, Architect’s Invoice #2 motion that reads, “...Mr. Boardman made a motion to approve Invoice #2....” should read, “...Mr. Kelly made a motion to approve Invoice #2...”

Page 6, paragraph 2 that reads, “Mr. Derr left the meeting unexpectedly after discussion of the Media....” should read, “Mr. Derr left the meeting after discussion of the Media....”

Page 6, after paragraph 2 the following should be added “There is no long a quorum for this meeting”.

Mr. Kelly moved to approve the February 6, 2017 minutes as amended. Mr. Boardman seconded the motion. The motion passed unanimously.

3. Board of Selectmen Liaison Report – Cheryl Cook

Ms. Cook noted that they discussed the Town’s budget at their last meeting which included the Capital Budget.

4. Senior/Community Center

Mr. Shea noted that this project has been presented to the Board of Selectmen as part of the capital budget request for fiscal year 2017 /2018.

a. Architect’s Invoice #3

Mr. Cortes made a motion to approve Northeast Collaborative Architects Invoice #3 for Senior Center –Phase 1 & Phase II for the amount of \$3,300.00. Mr. Derr seconded the motion. The motion passed unanimously.

Chairman Ostop read the following e-mail into the record from Theatre Guild member Nicholas Parisi:

Good morning, I am writing regarding any changes to Eno Hall and particularly concerning changes to the auditorium. I am a member of the Theatre Guild. I understand some of the proposed changes involve closing access to the “green room” or as I call it – the concrete bunker located underneath the stage. This room along with the bathrooms located on floor below, are integral to use in performances.

Likewise, BOTH sets of steps leading up to the stage are necessary. I understand at least one set of plans call for closing one of the staircases.

Both of these are absolutely necessary for performances. This building and auditorium were designed for public use and those changes will drastically impact the original intent for use of the space. Please do not alter the original intent. Thanks. Nicholas Parisi

b. BOS Meeting Memorandum

Mr. Shea briefly discussed the memorandum to the Public Building Committee from Mr. Raymond Giolitto of Northeast Collaborative Architects regarding his presentation to the Board of Selectmen and the comments from the Board of Selectmen.

Mr. Shea reviewed the drawings of the Senior/Community Center with Committee members and stated that these will be the drawings used going forward if the Board of Finance decides to move forward with the project.

Mr. Derr expressed his agreement with the revised drawings including the columns and roof line. It was noted by Mr. Shea that there have been some architectural modifications but that the floor plan has not really changed since the last meeting.

Mr. Shea noted that the letter from the Theatre Guild regarding the proposed new space created in the lower level of Eno Memorial Hall would impact the Green Room.

Committee members discussed having rounded columns to match the historical aspect of the building. The potential accessible ramp to the front of the building, shown on the site plan, was briefly discussed and Mr. Shea noted that it was included in the project budget but would be revisited during final design of the project.

5. Henry James Memorial School

Mr. LaClair noted that the Invitation to Bid for Phase II work has gone out and they have received eight responses. He also noted that they had completed a walk-through with the interested parties. Mr. LaClair stated that they will have the results of the review of the bids received for the next meeting.

a. KBA 16018.01 Invoice #5 – Phase II

Mr. Derr made a motion to approve Kaestle Boos Associates #16018.01 Invoice #5 – Phase II for the amount of \$5,027.25. Mr. Cortes seconded the motion. The motion passed unanimously.

Mr. LaClair noted that Phase III has been forwarded to the Board of Selectmen for consideration a part of the fiscal year 2017 /2018 Board of Education capital budget request.

Ms. Cook noted that Phase III includes a new auditorium and the Board of Education has agreed that this space will be available to community groups.

Mr. Cortes questioned if there is a signed contract for architectural services for Phase III. Mr. LaClair stated that the attorneys are adding particulars and will be sent to him when completed.

b. KBA 16018.02 Invoice #5 – Phase III

Mr. Boardman made a motion to approve Kaestle Boos Associates #16018.02 Invoice #5 – Phase III for the amount of \$4,250.00. Mr. Cortes seconded the motion. The motion passed unanimously.

c. Design Update – Phases II & III (KBA)

Mr. LaClair discussed the design update for Phases II and III

6. Central School Partial Roof Replacement

Mr. LaClair discussed permission for release of retainage and noted that the proper paperwork has been submitted to the State CHRO.

7. SCTV Relocation

Mr. Cortes noted that there is no new information on SCTV relocation.

a. NCA Preliminary Feasibility Study 836 Hopmeadow Street

Mr. Shea stated that they commissioned Northeast Collaborative Architects to look at the potential for using the lower level of Andy's for SCTV. It was noted that there is approximately 7,000 square feet available on the lower level.

Mr. Shea noted that the report states that it is feasible, however, the ceiling height is only 8 feet and SCTV has a 12 foot ceiling height requirement.

The Preliminary Feasibility Study noted that the order of magnitude project cost for 1,984 square feet is \$318,630.00. It was noted by Mr. Shea that this does not include moving costs.

8. Simsbury Farms Ice Rink Shelter

Mr. Shea stated that the contractor is currently working the replacement of cedar shingles on the project. He noted that he has been in touch with the attorney for the subcontractor, Chase & Sons, and nothing has changed between the sub-contractor and the contractor in terms of payment. He did meet with the sub-contractor and contractor relative to some punch list issues, which is what was being worked on today.

Mr. Shea stated that he is not recommending releasing the retainage at this time.

9. Simsbury Farms Pool Improvements

Chairman Ostop noted that the change orders for additional deck removal and replacement and additional welding have been approved by the Committee since the last Public Building Committee meeting.

Mr. Shea explained the reason for the change orders was his concern over the slope of the deck and the transition to the existing deck. Due to this concern, additional decking had to be removed and replaced to get a smooth transition.

Mr. Shea noted that the Public Building Committee was asked to approve a change order for approximately \$34,000 for the decking and some additional welding on the existing gutter as part of the new design.

a. Construction Services of New England Payment Application #3

Mr. Cortes made a motion to approve Construction Services of New England, Inc. Payment Application #3 for the amount of \$108,205.00. Mr. Derr seconded the motion. The motion passed unanimously.

10. Old Business

No old business discussed at this meeting.

11. New Business

Chairman Ostop read into the record the memorandum from First Selectwoman, Lisa Heavner, accepting Mary L. Patrino's(R), resignation from the Public Building Committee effective February 7, 2017. Ms. Cook noted that this has been accepted by the Board of Selectmen.

12. Adjourn

Mr. Kelly moved for a 7:35 p.m. adjournment. Mr. Cortes seconded the motion. The motion passed unanimously

Respectfully submitted,

Leslie Brigham
Commission Clerk