

**Public Building Committee**  
**Regular Meeting Minutes**  
**August 7, 2017**  
***Subject to Approval***

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, August 7, 2017 in the Board of Education Conference Room located at 933 Hopmeadow Street, Simsbury, CT.

Present – Chairman Ostop, Beal, Cortes, Kelly and Salvatore

Excused – Boardman, Derr, Dragulski and Laureno

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

**1. Public Audience**

No one spoke for public audience.

**2. Minutes – July 11, 2017 Meeting**

***Mr. Kelly moved to accept the July 11, 2017 minutes as presented. Ms. Beal seconded the motion.***

**3. Board of Selectmen Liaison Report – Cheryl Cook**

Ms. Cook briefly discussed the Solar Field and noted that there will be a hearing on September 12<sup>th</sup>. She noted that at 1:30 there will be a walk through on the site, at 3:30 there will be testimony and at 6:00 the Public will be invited to speak.

Ms. Cook also discussed the concert that will be held at the PAC, which required a text amendment to the Zoning Regulations to get it approved.

**4. Senior/Community Center**

There was nothing discussed at this meeting.

**5. Henry James Memorial School**

- a. Project Update and Change Order Status – Brian Solywoda, KBA

Mr. LaClair distributed the Architect's Report by Kaestle Boos Associates, Inc. Mr. Brian Solywoda reviewed this information with members, which included Ceiling Brake Metal, Additional Upper Level Corridor Floor Preparation and Additional Sprinkler Heads.

Mr. Freddie Khericha, Kaestle Boos Associates, distributed pictures of the progress of the Henry James Memorial School project and discussed this with members. Mr. LaClair stated that he has been impressed with the work that has been completed.

- b. Confirmation of Proposed Change Orders #9, #10R1 and #12 (Change Order #4)

***Mr. Cortes made a motion to approve PCO #9 from W.J. Mountford Co. to provide 1" x 5" ceiling wall angle in lieu of 1" x 1" due to lowering the ceiling at the 2<sup>nd</sup> floor corridor dated July 13, 2017 in the amount of \$1,684.00. Mr. Kelly seconded the motion. The motion passed unanimously.***

***Mr. Cortes made a motion to approve PCO #10R1 from W.J. Mountford Co. for additional floor prep on the 2<sup>nd</sup> floor corridor due to existing concrete floor needs additional work above and beyond the specified ¾ dated July 20, 2017 in the amount of \$7,955.00. Mr. Kelly seconded the motion. The motion passed unanimously.***

***Mr. Kelly made a motion to approve PCO #12 from W.J. Mountford Co. for 36 additional sprinkler heads dated July 20, 2017 in the amount of \$11,700.00. Mr. Salvatore seconded the motion. The motion passed unanimously.***

c. Additional Change Orders (Change Order #5)

***Ms. Beal made a motion to approve PCO #11 from W.J. Mountford Co. to paint gym ductwork per PR #006 dated July 17, 2017 in the amount of \$2,675.00. Mr. Kelly seconded the motion. The motion passed unanimously.***

***Mr. Cortes made a motion to approve PCO #13 from W.J. Mountford Co. for additional masonry infill at door infill separating the boys & girls locker rooms due to no support of the existing wall when door frame was removed dated July 26, 2017 in the amount of \$697.00. Mr. Salvatore seconded the motion. The motion passed unanimously.***

***Ms. Beal made a motion to approve PCO #14 from W.J. Mountford Co. for one additional sprinkler head dated July 28, 2017 in the amount of \$350.00. Mr. Kelly seconded the motion. The motion passed unanimously.***

***Mr. Salvatore made a motion to approve PCO #15 from W.J. Mountford Co. to enlarge CMU opening and wrap existing column with CMU at new vestibule to new classrooms dated August 1, 2017 in the amount of \$999.00. Mr. Cortes seconded the motion. The motion passed unanimously.***

***Mr. Salvatore made a motion to approve PCO #16 from W.J. Mountford Co. to demo existing CMU below 4' wide window in new changing room, rebuild sides and header for new 3' opening dated August 1, 2017 in the amount of \$994.00. Ms. Beal seconded the motion. The motion passed unanimously.***

***Mr. Kelly made a motion to approve PCO #18 from W.J. Mountford Co. to provide demolition and removal of gypsum ceilings not shown on detail 7/D1.01 dated August 2, 2017 in the amount of \$577.00. Mr. Cortes seconded the motion. The motion passed unanimously.***

***Mr. Salvatore made a motion to approve PCO #19 from W.J. Mountford Co. to provide stair nosing repairs from asbestos mastic removal for new rubber treads dated August 7, 2017 in the amount of \$2,163.00. Ms. Beal seconded the motion. The motion passed unanimously.***

Mr. LaClair discussed the Financial Tracking to members.

Mr. Khericha and Mr. Solywoda discussed the Open Items from the Architect's Report. These included the following:

- Heating Valve Replacement
- Additional TV Outlet
- Sprinkler Field Conditions

Mr. Khericha also discussed the Special Inspections that are required by code.

d. KBA 16018.01 Invoice #9 – Phase II

***Mr. Cortes made a motion to approve Invoice #9 from Kaestle Boos Associates, Inc. dated July 28, 2017 in the amount of \$3,282.02. Mr. Kelly seconded the motion. The motion passed unanimously.***

e. Pay Application #2 – W.J. Mountford & Company

***Mr. Kelly made a motion to approve Pay Application #2 from W.J. Mountford & Company dated July 31, 2017 in the amount of \$655,649.00. Mr. Salvatore seconded the motion. The motion passed unanimously.***

Mr. LaClair stated that he has been pleased with the work on this project.

## **6. SCTV Relocation**

There was nothing to report at this meeting.

## **7. Simsbury Farms Pool Improvements**

Mr. Shea noted that the pools have been operating very well and that they will be closing the third week of August. He stated that the Referendum was approved and the documents were prepared for the Phase II of the project. He noted that it went out to bid in early July, with bids due back at the end of July. Mr. Shea reported that he has a recommendation of award to present at this meeting.

- a. TLBA Invoice #15019.01-12 (Phase I)

***Mr. Salvatore made a motion to approve Invoice #15019.01-12 from TLB Architecture, LLC dated July 11, 2017 in the amount of \$1,500.00. Ms. Beal seconded the motion. The motion passed unanimously.***

- b. TLBA Invoice #2017.021-1 (Phase II)

Mr. Shea explained Invoice #2017.21-1 to members.

***Mr. Salvatore made a motion to approve Invoice #2017.021-1 from TLB Architecture, LLC dated July 11, 2017 in the amount of \$27,450.00. Mr. Kelly seconded the motion. The motion passed unanimously.***

- c. CSNE Invoice #9 (to be provided at PBC meeting)

Mr. Shea noted that there will be a \$10,000 Retainage on Invoice #9 to complete the punch list.

***Mr. Kelly made a motion to approve Invoice #9 from Construction Services of New England, Inc. in the amount of \$15,642.87. Mr. Cortes seconded the motion. The motion passed unanimously.***

- d. ARC /Invoice #964931

***Mr. Cortes made a motion to approve Invoice #964931 from ARC for printing dated July 13, 2017 in the amount of \$116.33. Ms. Beal seconded the motion. The motion passed unanimously.***

- e. Recommendation of Award – Simsbury Farms Pool Improvements – Phase II

Mr. Shea distributed the Recommendation of Award memo to members. He noted that they only received one bid from Construction Services of New England and discussed why he believes others did not bid on this project. Mr. Shea does not think there is enough time to re-bid this project.

Members discussed working to lower this bid and if they should schedule a meeting with the engineers and contractor.

***Mr. Cortes made a motion to authorize Chairman Ostop to sit down with the engineering firm, contractor and Town staff to review this contract and the costs. Ms. Beal seconded the motion. The motion passed unanimously.***

## **8. Library Lower Level Improvements**

### **a. Memorandum on Library Building Committee**

Chairman Ostop discussed the memo from Thomas Cooke, Director of Administrative Services, to Lisa Karim, Director, Simsbury Public Library which states that a special meeting of the Board of Selectmen approved the lower level library interior improvements.

Chairman Ostop stated that the Board of Selectmen would like two members of the Public Building Committee to be on the Library Building Committee.

Chairman Ostop and Mr. Kelly have volunteered to be on this committee.

***Mr. Salvatore made a motion for Chairman Ostop and Mr. Kelly to be appointed to the Simsbury Library Building Committee Mr. Cortes seconded the motion. The motion passed unanimously.***

## **9. Old Business**

Nothing was discussed at this meeting.

## **10. New Business**

Next Public Building Committee meeting is September 6, 2017.

Mr. Shea noted that the Eno Memorial Hall renovation project will be going to the Board of Selectmen for referral to the Public Building Committee at the next Monday night meeting as well as Phase II for the Simsbury Pool project.

**11. Adjourn**

***Mr. Salvatore moved for a 7:45 p.m. adjournment. Mr. Cortes seconded the motion. The motion passed unanimously***

Respectfully submitted,

Leslie Brigham  
Commission Clerk