

PUBLIC BUILDING COMMITTEE
Regular Meeting Minutes
November 6, 2017
Subject to Approval

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 7:05 p.m. on Monday, November 6, 2017, in the Board of Education Conference Room at 933 Hopmeadow Street, Simsbury, CT.

Present – Chairman Ostop, Cortes, Salvatore, Kelly, Boardman, Derr, and Selectman Cook

Excused – Katherine Beal (Excused) and Lucien Dragulski (Excused)

Guests – Mr. LaClair, Mr. Shea

1. Public Audience

Mike Jennings represented the Aging Disability Commission regarding accessibility issues for the Eno Memorial Hall project. Mr. Jennings provided information relative to assisted listening devices for consideration as part of the project.

2. Minutes – October 2, 2017 Meeting

Mr. Salvatore moved to accept the October 2, 2017, Minutes as presented. Mr. Boardman seconded the motion. The motion passed unanimously.

3. Board of Selectmen Liaison Report – Cheryl Cook

Ms. Cook reported that the Board of Selectmen (BOS) regular meeting was cancelled. She indicated the BOS and Executive Search Committee continue working on hiring a Town Manager, but are awaiting election results and incoming new Selectmen; they plan to finish interviews with 3 candidates and have a candidate by 12/04/17 when the new Board is sworn in.

4. Henry James Memorial Project – Phase II

a. Project Update and Change Order Status (Kaestle Boos Associates)

Mr. LaClair reported substantial progress on the project and was comfortable with the submitted payment applications. The Committee discussed the updates provided to date.

b. Project Budget and Expenditure Summary

Mr. LaClair confirmed for the record the current Change Order Summary is dated 11/06/17 and provided the Committee with an updated budget. He noted a current contingency of \$274,647.00 with a total of \$280,365.00 not spoken for to date. The capital Climate Control Project for all 7 schools was discussed and the potential amount of funds that may go back to the Board of Finance (BOF); the Committee requested in the future a specific accounting of funds that will be used and funds that will go back to the BOF.

Freddie Khericha, of Kaestle Boos Associates, provided the Committee with updated pictures of the finished product and anticipated project completion by month end; there may be \$500-700 in additional bond premium.

Chairman Ostop noted previous approval was granted for payment of PCO #26 from W.J. Mountford Co. in the amount of \$432.00.

c. Pay Application #5 – W.J. Mountford

Mr. Kelly made a motion to approve Application #5 from W.J. Mountford Co. in the amount of \$52,001.00. Mr. Cortes seconded the motion. The motion was passed unanimously.

d. KBA 16018.01 invoice #12 – Phase II

Mr. Derr made a motion to approve invoice #12 from Kaestle Boos Associates, Inc. #16018.01 dated October 28, 2017 in the amount of \$3,289.90. Mr. Kelly seconded the motion. The motion passed unanimously.

5. SCTV Relocation

No report

6. Simsbury Farms Pool improvements – Phase 2

a. Monthly Cost Control Report

Mr. Shea reported progress is going well with the pool anticipated to be open in May. The first payment to the contractor was \$62,843.00, with the second payment for approval tonight.

b. Cost Proposal (Valve/Piping Changes) – Construction Services of New England, Inc.

Mr. Shea explained this is a new change order and the title should be **Additional Drain Valve/Piping**. He explained that this work was time sensitive. The location of the installed main drain valve was in an area that would require significant excavation and staff had concerns regarding future maintenance. This change order proposal includes the installation of an additional valve and associated piping in a more accessible area downstream. He provided the Committee with a schematic of the area.

Mr. Salvatore made a motion to approve Change Order #5 from Construction Services of New England, Inc. for a new backup valve and piping in the amount of \$1,985.16. Mr. Boardman seconded the motion. The motion was passed unanimously.

Mr. Shea noted to proceed with the work they had to confirm drain elevations and called out Denno Surveying; Denno's invoice will be forthcoming in the amount of \$970.00. He noted there is about \$10k left for the project, which is about 50% complete with no significant change orders anticipated to complete the project.

c. Pay Application #2 – Construction Services of New England, Inc.

Mr. Derr made a motion to approve Application for Payment #2 from Construction Services of New England, Inc. in the amount of \$120,547.75. Mr. Kelly seconded the motion. The motion was passed unanimously.

7. Eno Memorial Hall Renovations

a. Monthly Cost Control Report

Mr. Shea met indicated they are close to executing a contract, which has been reviewed by Legal. They met with Social Services Department staff and their new director has been brought up to speed on the project; The director was concerned about programming impacts and timing/phasing issues and will not schedule any new events during the anticipated construction phase of the project. Construction is currently anticipated to begin March/April, but could change as bid documents are developed; Chairman Ostop requested review of the documents in the next month. It was confirmed that the spaces under construction will be made ADA accessible.

Mr. Shea indicated the Monthly Cost Control Budget estimates the projected project breakdown; auditorium acoustics will be explored separately and Mr. Cortes suggested considering refurbishing the sound board from the 60's/70's, which could be valuable.

8. Approval of 2018 PBC Meeting dates & times

Mr. Cortes made a motion to approve the 2018 PBC Meeting Schedule. Mr. Kelly seconded the motion. The motion was passed unanimously.

9. Old Business

None.

10. New Business

None.

11. Adjourn

Mr. Kelly made a motion to adjourn the meeting at 7:45 p.m. Mr. Cortes seconded the motion. The motion was passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk