

PUBLIC BUILDING COMMITTEE

Regular Meeting Minutes

February 5, 2018

Subject to Approval

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, February 5, 2018 in the Board of Education Conference Room at 933 Hopmeadow Street, Simsbury, CT.

Present – Chairman Ostop, Dragulski, Salvatore, Kelly, Derr and Cook; Mrs. Beal joined the meeting at 7:15 p.m.

Excused – Mr. Cortes

Guests – Messrs. LaClair and Shea

Chairman Ostop invited public comments.

Mark Orenstein of Meadow Plain Road recommended including WiFi in Eno Auditorium in line with the Town Technology Task Force recommendation that any remodeling of public spaces include WiFi, and he felt PBC has not acted to date. He described WiFi as a 21st century solution and that internet cable should be run from the switches in Eno building's front to the auditorium. Chairman Ostop responded that the Committee is aware WiFi is to be considered for all public buildings. Mr. Shea clarified that the WiFi charge came after Eno project approval and they do not yet know what wiring is required, but if there is an opportunity to put a conduit in to create a path for WiFi, they would do so. Mr. Orenstein noted SCTV installed cable last year, including one in the ceiling for Town use and there are abandoned cables from the SCTV studio to the south service area to the orchestra pit, which SCTV will reuse; his intent is to run an extra cable for Town use with the access point estimated to cost in the range of \$300-\$1,000. Mr. Orenstein stated his intent to continue lobbying for the WiFi. Mr. Shea felt the project could be done independently and noted IT is working on it. The Committee asked that once BOS approval is obtained, that the project be brought back in writing to the Committee. Ms. Cook indicated she recommended to Mr. Orenstein that he provide the information to the Committee.

2. Board of Selectmen Liaison Report – Cheryl Cook

Ms. Cook ceded her time on the SCTV referral on the Agenda to Mr. Shea.

Mr. Derr made a motion to move #7 for Eno Memorial Hall on the Agenda to #5. Mr. Kelly seconded the motion. The motion passed unanimously.

1. Minutes – January 3, 2018 Meeting

Mr. Salvatore moved to accept the January 3, 2018 Minutes, as revised. Mr. Dragulski seconded the motion. The motion passed unanimously.

3. Henry James Memorial School Project – Phase III

a. KBA Invoice #16018.02-6

b. Review of Phase III Conceptual Design – Burke LeClair

Mr. LeClair provided a refresher Powerpoint noting as part of 2017 work Kaestle Boos were hired to perform both Phase II as well as Phase III conceptual work as part of the CIP from the BOE, but due to budget concerns Phase III was not moved forward last year. He indicated there is no change in the scope of work with the cost estimate revised one year later, including for a new 5,800 sq. ft. library media center, larger replacement science classrooms with labs, an added 7,500 sq. ft. auditorium, Family Consumer Science/Tech Ed renovations, and completion of building sprinklers for an updated budget of \$23,965,620. He reviewed the building color code. The Committee noted Phase II classroom areas they thought had been renovated; Mr. LeClair confirmed hallway window work was done but no basic classroom renovations.

Regarding the potential SCTV addition, Mr. LeClair confirmed no change to the scope and nothing has been built; if separate square footage were built, they would need separate access. Chairman Ostop recalled discussion of the media center relocation; Mr. LeClair confirmed the SCTV addition would not be part of this budget and not reimbursable; therefore, Chairman Ostop recommended removing it from the drawing.

Mr. LeClair continued reviewing the project visuals and school connection hubs, including a new construction rendering. He indicated an 18-month construction time starting in 2019. Regarding a separate auditorium cost, Mr. LeClair responded it was not a stand-alone, but they looked at \$4-5 Million; the prior total project cost was \$22.9 Million and is now updated to \$23.9 Million. The Committee noted this is design development before schematic and asked about the percentage for additions vs. existing; Mr. LeClair provided the Committee members with an updated cost estimate sheet noting soft costs are factored in and the only change from the previous 02/17 version relates to the Adjusted Escalation to July 2019 for \$1,141,220. Mr. Ostop noted this project has to go before the State for approval first; Mr. LeClair confirmed a pre-conversation with the State will take place next week followed by the BOS as part of the Town CIP, and then the BOF, before it ever goes to voters. The Committee discussed the \$500

per sq. ft. cost, which Mr. LeClair indicated was a reduction from prior higher costs; Chairman Ostop added it may be changed further following process reviews.

Mr. Derr made a motion to approve payment of Kaestle Boos Invoice #16018.02-6 in the amount of \$18,000.00. Mr. Kelly seconded the motion. The motion passed unanimously.

Mr. LeClair indicated Mountford's plan to submit 2 ½% retainage for this meeting did not occur and Chairman Ostop requested Mr. LeClair send a letter requesting their submittal the week of 2/19/18; lien waivers would likely be part of the close-out package.

5. Eno Memorial Hall Renovations

- a. Monthly Cost Control Report
- b. Project Update – Northeast Collaborative Architects
- c. Progress Plans/Estimates – Northeast Collaborative Architects
- d. Mystic Air Quality Consultants Proposal
- e. Northeast Collaborative Architects – Invoice #2

Ray Giolitto of NCA provided a project update memo to the Committee, including revising toilet rooms due to plumbing issues in order to connect to sanitary floor piping, sinks are not wall mounted but would be installed to provide support by the wall with alternate floor tiles, and exhaust fans above windows. He continued with the kitchen plan additional details, including mobile food service cart storage, 6-foot door opening associated issues, potential partition replacement, and a recommended option to relocate the compressor in the electrical room with no objection from Mr. Roy. He noted JaffeHolden concerns about the sound system signal delay and their recommendation is to install an FM system, as previously recommended in Mr. Orenstein's memo, and as WiFi technology improves to add it later on; but they would like a direction on this in order to put it out to bid. Chairman Ostop directed Mr. Giolitto to proceed with a bid.

Mr. Giolitto indicated the estimate provided to the Committee contains 3 add alternates; the 1st for the kitchen with compressor as recommended for \$12,000; the 2nd for the toilet renovations for added ceramic tile flooring for \$11,000; and 3rd the base bid for the auditorium sound system with an alternate for a new system. He reviewed the budget as requested, and all of the base items without the add alternates total \$253,500; and depending on alternates selected, all of the add alternates total \$73,000; the last page shows Owners Costs at the bottom. Chairman Ostop noted \$260,000 was previously carried for construction costs; Mr. Giolitto noted there was a base project and decisions can be made regarding added alternate costs.

Mr. Derr suggested the panel light shrouds be white and match the panel fabric, rather than waiting til historic experts comment.

Mr. Derr made a motion to approve Northeast Collaborative Architects Invoice #2 in the amount of \$1,650.00. Mr. Kelly seconded the motion. The motion passed unanimously.

Mr. Shea requested approval of a proposal in the Committee package from Mystic Air to test for hazardous materials in the kitchen and bathroom at a cost of \$1,200 which cost was not included in the original budget.

Mr. Dragulski made a motion to authorize Mystic Air Quality Consultants, Inc. hazardous materials testing of Eno Memorial Hall. Mr. Salvatore seconded the motion. The motion passed unanimously.

Mr. Shea noted preliminary coordination of scheduling in order to notify the public anticipates construction would begin 6/1/18 lasting 3-4 months; they will update the Town Manager and coordinate with Masonic Hall regarding lunch space. He indicated summer has the lightest schedule for Eno and there would be no events at the lower level, but events can continue on the upper level, although there may be a noise effect with further details to be worked out.

4. SCTV Relocation

- a. Memo from Melissa Appleby, Deputy Town Manager to Jerome Shea, Town Engineer

Chairman Ostop noted a 1/8/18 BOS memo with no action taken regarding the Committee's SCTV request and it will remain on the meeting Agenda.

6. Simsbury Farms Pool improvements – Phase 1

- a. Monthly Cost Control Report
- b. TLB Architecture Invoice #15019.01-13

Mr. Shea recalled that the Phase 1 project was recommended for closure at the last meeting with this remaining invoice needed to provide for full payment

Mr. Kelly made a motion to approve payment of Invoice No. 15019.01-13 for \$4,687.50 from TLB Architecture. Mrs. Beal seconded the motion. The motion passed unanimously.

7. Simsbury Farms Pool improvements – Phase 2

- c. Monthly Cost Control Report
- d. TLB Architecture Invoice #2017.021-02

Mr. Shea indicated good progress in the filter room interior work and anticipated substantial completion in 2-3 weeks with outdoor work to continue as weather improves.

Mr. Kelly made a motion to approve payment of Invoice No. 2017.021-02 for \$3,300.00 from TLB Architecture. Mr. Derr seconded the motion. The motion passed unanimously.

- e. Pay Application #5 – Construction Services of New England, Inc.

Mr. Salvatore made a motion to approve payment of Pay Application #5 from Construction Services of New England, Inc. for \$34,017.74. Mr. Kelly seconded the motion. The motion passed unanimously.

8. Old Business

None.

9. New Business

Mr. Dragulski nominated Mr. Ostoff as Chairman of the Public Building Committee, Mr. Derr as Vice Chairman, and Rich Cortes as Secretary. Mr. Salvatore seconded the motion. The motion was passed unanimously.

The Committee members expressed appreciation for Mrs. Beal's participation in Committee work and presented her with some well-selected baby gifts. Mrs. Beal thanked the members for their thoughtfulness.

Chairman Ostop noted the next Committee meeting will be held on Monday, March 5, 2018 at 7:00 p.m.

10. Adjourn

Mr. Derr made a motion to adjourn the meeting at 7:59 p.m. Mr. Salvatore seconded the motion. The motion was passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk