

## **PUBLIC BUILDING COMMITTEE**

Regular Meeting Minutes

March 5, 2018

*Subject to Approval*

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 7:05 p.m. on Monday, March 5, 2018 in the Board of Education Conference Room at 933 Hopmeadow Street, Simsbury, CT.

Present – Chairman Ostop, Dragulski, Cortes, and Derr.

Excused – Messrs. Salvatore and Kelly and Mrs. Beal

Guests – Messrs. LaClair and Shea

### **Chairman Ostop invited public comments.**

Chris Kelly of 10 East Tomstead Road, BOS liaison to the Technology Task Force, spoke about the Aging and Disability Commission (ADC) letter agreeing that 1) WiFi as an emerging technology should be considered, rather than FM; and 2) people utilizing devices in the future will have more access with WiFi. He noted this Committee plans to take the ADC's recommendations seriously.

Mark Orenstein of 82 Old Meadow Plain Road, representing ADC and the Technology Task Force, noted there are at least 3 listening device companies and with increasing miniaturization and speed that WiFi is both now and the future with people utilizing cell phones, including with hearing aids allowing listening through smart phones. He believes audio WiFi is the best option for the Eno project. He confirmed for those who do not have smart phones, there is an ADA requirement that the Town provide about 12 receivers, with 4 of those required to have telephone capability and this can all be accomplished with WiFi capability.

Eliana Deutsch and Jacob Brady, Journalism students from the University of Hartford, were in attendance on a scholastic assignment. Chairman Ostop welcomed them and indicated potential for a future assignment for them.

Chairman Ostop noted that Andrew Walker has been appointed to the PBC with an expiration date of 01/2022, and will soon be sworn in; there is one additional vacancy on the Committee.

## **1. Minutes – February 5, 2018 Meeting**

*Mr. Derr moved to accept the February 5, 2018 Minutes, as revised. Mr. Dragulski seconded the motion.*

Revisions included:

On page 2, under 1. Minutes of January 3, 2018, the phrase “, as revised” is deleted.

On page 5, under 9. New Business, the spelling of “Mr. Ostoff” is corrected to “Mr. Ostop.”

*The motion passed unanimously.*

## **2. Board of Selectmen Liaison Report – Cheryl Cook**

There was no update as Ms. Cook was not present.

*Mr. Derr made a motion to move 5. Eno Memorial Hall Renovations ahead of 3. Henry James Memorial School Project. Mr. Dragulski seconded the motion. The motion was passed unanimously.*

## **5. Eno Memorial Hall Renovations**

- a. Monthly Cost Control Report
- d. Letter from Aging and Disability Commission

Ray Giolitto of NCA provided a project update that 1) specifications are finished and provided to Mr. Shea for review; and 2) remaining to complete are Town contract requirements and supplementary materials. Depending on how quickly the contract material is put together, they could be ready to go to bid in about a week. He discussed the revised estimate which now removes the add alternate for the storage room AC compressor given the room has no ventilation which prevents getting a warranty; for AC on page 1 there is a kitchen add alternate for \$29,000 and they are waiting for comment from SHPO – he will email Ms. Carmelich tomorrow, but

there will be additional details to consider in getting power to the roof. He indicated that added for the toilet rooms is a line item for relocating 5 sprinkler heads for \$2,800. He noted previously there was no fee for doing the auditorium panels and there is now a small request for that; they have located 2 custom dyeing companies, as shown in drawing A301; they have coordinated with the electrician and acoustical consultant re wall sconces and thermostat. Mr. Derr asked about painting the black theatrical lighting to match the yellow walls, or removing the lights. Chairman Ostop clarified the Town owns the building and everything attached to the building is owned by the Town, which the architect should be aware of. Mr. Giolitto indicated that the full \$5 Million renovation project did not pass and he was not asked in this project to look at lighting or acoustical panels and was concerned about scope creep. The Committee discussed that Mr. Giolitto track the billable hours for the additional work looking into modifying the lights. Mr. Derr suggested the Town contact the 3-4 groups who use the building notifying them that the black lights will be modified. The Committee noted anytime something is attached to a Town building, it becomes the property of the Town.

Regarding the sound system, Mr. Shea indicated it is currently over budget; Mr. Giolitto was not happy with the acoustical consultant's draft request for proposals received to date and planned further modification. As requested by the Committee, Mr. Giolitto indicated there will be both a sound system base bid estimated at a cost of \$5,000 and an add alternate bid for replacement of the sound system estimated at \$50,000 from a different vendor, which includes assisted listening devices; Mr. Shea clarified there would be a separate technical RFP for the sound system, and another bid package for the kitchen, toilet, and acoustical panels. Mr. Giolitto confirmed that the fire alarm pull stations are existing and believed to be accessible.

Mr. Derr followed up on the older lights and suggested looking at removing them and installing more modern streamlined lights on the panel. The Committee noted that the project is over budget. Mr. Shea clarified the scope of the project did not include lighting, but would be a nice improvement but any lighting design should potentially include stage lighting; and it would have to go before the BOS. Mr. Giolitto did not recommend having visible lights outside the panel. The Committee requested Mr. Giolitto work on the original BOS authorized scope of work. Mr. Shea added the AC was an oversight during the scoping of the project and central air conditioning expansion or the use of ductless split air condition units as part of the renovation will be designed to potentially be done later. Regarding the acoustical panels, Mr. Shea believed the current panel or shroud on the existing lighting is metal; the Committee discussed options for improving the look of the panels. Mr. Giolitto reiterated the goal to get to bid in 2-3 weeks; Mr. Derr noted the previous discussion and request for information regarding whatever is paintable to be the same color as the panel and that black lights in the middle of a panel are probably not acceptable to SHPO; he requested SHPO be called for clarification. Mr. Giolitto clarified the black items are lights, pole, and brackets; the shroud behind the lights are yellow like the color of the walls and the current plan is only to put in the acoustical panels.

Mr. Cortes discussed the audio system presentations suggesting WiFi and noted top-notch Audiologist Alan Needham is referred to in ADC's letter and moved to invite him to provide a presentation on what system makes sense, since he is impartial. Mr. Giolitto indicated the sound

system RFP bid could be held. Mr. Shea noted the assisted listening equipment is built with separate component devices with either an FM transmitter or WiFi server that may also need to be compatible with the existing system if the sound system is not replaced. Mr. Cortes confirmed setting up the server is the most complicated part; Mr. Orenstein added a splitter could be put to serve both options for assisted listen if required. Mr. Shea noted an issue with portable devices for WiFi options being difficult to manage; the Committee commented management of the devices is required.

***Mr. Cortes made a motion to invite Audiologist Alan Needham to provide a presentation on what sound system makes sense. Mr. Dragulski seconded the motion. The motion was passed unanimously.***

Mr. Shea will invite Mr. Needham to provide a presentation at the next PBC meeting on April 2nd.

Mr. Giolitto confirmed that the grease interceptor can be inside. Mr. Shea noted that asbestos and lead testing was negative with one additional test on cabinetry remaining to be done.

c. Northeast Collaborative Architects – Invoice #3

***Mr. Cortes made a motion to approve payment of Invoice #3 from Northeast Collaborative Architects for \$6,000.00. Mr. Dragulski seconded the motion. The motion was passed unanimously.***

b. Mystic Air Quality Consultants Invoice #48418

***Mr. Cortes made a motion to approve payment of Invoice #48418 from Mystic Air Quality Consultants for \$915.00. Mr. Dragulski seconded the motion. The motion was passed unanimously.***

Mr. Shea clarified they are still working through scheduled events for Eno Hall and the Town Manager is aware of these issues. Mr. Giolitto indicated the actual timing of work in the auditorium is currently unknown given the unknown timing for drying the panels, but they are looking at ideally scheduling this for August. He indicated the RJ45 line must run through SCTV and runs about a 100 meters; Mr. Cortes believed a repeater might be required.

### **3. Henry James Memorial School Project – Phase III**

- a. Letter from Chairman Ostop to WJ Mountford regarding closeout

Mr. LaClair provided the Committee with a copy of the letter transmitted to Mountford and noted there was no response, so they were called. The Committee discussed the need to close the project and that \$74K is owed to Mountford, but they are 2-3 months past due with documents and the needed warranties. Regarding direct correspondence with subcontractors, Mr. LaClair did not know how many subcontractors there are. The Committee asked Mr. LaClair to request receipt of these materials prior to the next meeting.

*Mr. Cortes made a motion to request that WJ Mountford provide their documents prior to the Committee's April 2nd meeting. Mr. Derr seconded the motion. The motion was passed unanimously.*

### **4. SCTV Relocation**

Chairman Ostop noted this will remain on the meeting Agenda.

### **6. Simsbury Farms Pool improvements – Phase 2**

- a. Monthly Cost Control Report
- b. Pay Application #6 – Construction Services of New England, Inc.
- c. TLB Architecture Invoice #2017.021-06

Mr. Shea reported work is progressing well, including outside, with no surprises.

*Mr. Derr made a motion to approve Pay Application #6 from Construction Services of New England, Inc. for \$96,648.40. Mr. Cortes seconded the motion. The motion was passed unanimously.*

*Mr. Cortes made a motion to approve payment of Invoice No. 2017.021-06 from TLB Architecture for \$750.00. Mr. Dragulski seconded the motion. The motion passed unanimously.*

#### **8. Old Business**

Mr. Derr noted that the NCA architect did not present additional service scope fees. Mr. Shea indicated there is currently nothing in writing.

*Mr. Derr made a motion that Chairman Ostop work with Mr. Shea to settle with the NCA Architect the additional service scope fees for air conditioning and panels. Mr. Dragulski seconded the motion. The motion was passed unanimously.*

Chairman Ostop noted for the record that Larry Boardman has provided a letter to the BOS resigning from the Committee and a ninth member will need to be appointed.

#### **9. New Business**

Chairman Ostop noted the next Committee meeting will be held on Monday, April 2, 2018 at 7:00 p.m.

A thank you note was received from Mrs. Beal.

#### **10. Adjourn**

*Mr. Derr made a motion to adjourn the meeting at 8:05 p.m. Mr. Cortes seconded the motion. The motion was passed unanimously.*

Respectfully submitted,

Janis Prifti

Commission Clerk