

## **PUBLIC BUILDING COMMITTEE**

### **Regular Meeting Minutes**

**April 2, 2018**

*Subject to Approval*

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

Present – Chairman Ostop introduced Andrew Walker as a new committee member. Also present were committee members Dragulski, Cortes, Salvatore, and Kelly; at 7:10 p.m. committee members Derr and Beal joined the meeting.

Excused – None

Guests – Messrs. LaClair and Shea

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

**There were no comments.**

#### **2. Minutes – March 5, 2018 Meeting**

*Mr. Kelly moved to accept the March 5, 2018 Minutes, as written. Mr. Dragulski seconded the motion. The motion passed with 5 in favor; Mr. Walker abstained.*

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

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

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

Mt. LaClair reviewed that there was February correspondence from Mr. Ostop with the contract project manager and following this committee's March 5<sup>th</sup> meeting close out documents were expected to be received for this meeting, but has not happened to date. Mr. LaClair's conversations with Kaestle Boos indicate they have also not received the close out documents. Mr. LaClair recommended writing to Mountford's President to set up a meeting asap to get a specific deadline and action.

*Mr. Cortes moved to set up a meeting including Chairman Ostop, Burke LaClair, Freddie Garneau, and Scott Mountford to conclude the contract close out. Mr. Kelly seconded the motion. The motion was passed unanimously.*

### **4. SCTV Relocation**

Chairman Ostop noted this will remain on the meeting Agenda.

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

#### **a. Monthly Cost Control Report**

Mr. Shea reviewed that work continues inside and outside, weather permitting; and it is going well. He noted the budget is up-to-date and includes the addition of throttling valves as recommended by the architect.

#### **b. CSNE Application for Payment #7**

*Mr. Salvatore made a motion to approve payment of Application #7 in the amount of \$54,387.50. Mr. Cortes seconded the motion. The motion passed unanimously.*

#### **c. TLB Architecture Invoice #2017.021-7**

*Mr. Dragulski made a motion to approve payment of Invoice 2017.021-7 in the amount of \$250.00. Mr. Salvatore seconded the motion. The motion passed unanimously.*

d. Construction Services of New England 3/16/18 Change Order

Mr. Shea explained this provides the operator the opportunity to throttle down pump flow to balance it with the need and there is funding in the budget to accommodate the change. Mr. Shea was comfortable with the not-to-exceed change order for \$1,264.16 and that it will not interfere with the installation.

***Mr. Salvatore made a motion to approve Construction Services of New England, Inc.'s 3/16/18 Change Order not to exceed \$1,264.16. Mr. Dragulski seconded the motion. The motion passed unanimously.***

At 7:10 p.m. Mr. Derr and Mrs. Beal joined the meeting.

**6. Eno Memorial Hall Renovations**

a. Monthly Cost Control Report

Ray Giolitto of NCA provided a project update that following final editing of the last 1-2 documents they will shortly go out to bid for the basic project construction; they are fine tuning the RFP for the sound system, currently specified for both FM and WiFi. Alan Needham, audiologist, was present to discuss FM and WiFi.

Mr. Needham advised the committee that FM systems work and noted there are many levels of hearing loss in the population; and hearing in Eno is difficult with directional microphones not used properly and added acoustic/sound system issues. He continued that loop systems also work with a phone or induction coil, which are less common. He agreed with Mark Orenstein's current and future-oriented proposal utilizing WiFi communicating directly with various increasingly common electronic devices for people with the right hearing aids. Given his training in the area, Mr. Needham believed Mr. Orenstein's proposal and its cost make sense and would provide 12 iPod receivers for WiFi. His concern was that 1) both users of the microphone system and receivers be trained in their use; and 2) to provide storage/charging for the 12 receivers. The committee discussed their concerns about the types of hearing aids people commonly have now and compatibility with the system. Mr. Needham responded that FM does not cover people with hearing aids as well as WiFi and both systems together are needed. Mr. Kelly asked what to do for people with standard hearing aids today and for the next 10 years. Mr. Needham responded there is no good solution and the hope is that the amplification system is good enough that they take off their hearing aids. Mr. Kelly indicated the majority of people he knows currently have regular standard hearing aids and not everyone has a smart phone. Mr. Orenstein added there are methods of transmitting, FM or smart phone receivers which can be plugged into with head phones, ear buds, or a tele loop that works for both FM and WiFi. Chairman Ostop asked how that would be determined and how many to provide and what is the

cost. Mr. Orenstein noted the potential issue of iPods walking. Mr. Needham suggested having something in writing in simple language outlining the choices at Eno. Mr. Needham clarified that if you can hear with a hearing aid today at Eno, you will continue to be able to hear. Mr. Derr added with the transition, FM receivers would be made available and in the future there would be the opportunity to do WiFi. Mr. Cortes clarified that blue tooth transmits through either an Apple or Android system to any smart phone. Mr. Shea reminded the committee that the consultant has advised there is currently a latency issue with WiFi of about 1/10 second; Mr. Cortes indicated that a 5G signal would minimize that. Mr. Needham summarized and the committee agreed that the goal is to enfranchise as many people as possible. Mr. Shea indicated Eno could also be used as a performance test to set a standard for 3 other town projects; the equipment upcharge would be about \$1-2K without the iPods; and users with current equipment would download software as a first-time user at Eno. The committee reiterated their goal to provide the best sound system to fit the need and at this point it appears to be both.

***Mr. Salvatore moved to incorporate both FM and WiFi for the Eno Memorial Hall sound system. Mr. Derr seconded the motion.***

The committee clarified this does not include purchase of the WiFi devices.

***The motion passed with 7 in favor and 1 opposed.***

Mr. Giolitto provided an update on the air conditioning system indicating their engineers have found that the tunnel branch going to the kitchen where the new piping would go is too crowded and would be quite expensive to work in. He recommended continuing to use a window unit and in the future, if air conditioning is brought into the rest of the building, to do the work at that time. He noted for a 40 ton chiller, only 2 tons are needed for the kitchen and does not make sense without the auditorium. Mr. Dragulski asked if they looked at a ductless system. Mr. Giolitto responded that would be \$39-40K on the roof and would need to be concealed for historic preservation above the DAR room. Mr. Giolitto indicated they took a comprehensive look at options. Mr. Derr suggested looking at the south side with a mini-split unit/condenser and noise less of a factor given existing kitchen noise. Mr. Giolitto indicated currently the kitchen doors are left open for building makeup air which is not code compliant. His recommendation was to continue with the window unit purchasing a new one; Mr. Shea added that would be until the remainder of the project is undertaken. Mr. Shea indicated bids would come in at the end of April.

Chairman Ostop asked what is being done for base and alternates. Mr. Giolitto responded there is 1) an alternate for removal and reinstallation of floor tile in the 2 bathrooms; and 2) for the sound system a base bid for the assisted listening device for the current system, and an alternate for the new system. Mr. Shea informed the committee that they are pursuing re-characterizing a

State design grant due to expire end/2018 in order to potentially add some funding to this construction budget and to start June 1<sup>st</sup>; they should have information on that for the next meeting. Mr. Giolitto indicated if they advertise tomorrow with drawings available Wednesday/Thursday, bids would be due April 25<sup>th</sup> for both the sound system and construction; pre-bid would be 4/12 for both projects.

Mr. Derr suggested given the committee's charge to be as energy efficient as possible whether a mini split AC unit as an ad alternate should be considered, if budget is available. Mr. Giolitto indicated there is a Phase 2 in the design with a 2<sup>nd</sup> chiller. Mr. Dragulski commented you do not want to run a large chiller for a kitchen small load. The committee agreed to get the alternate information. Mr. Shea noted it would also have to be reviewed by SHPO.

b. Mystic Air Quality Consultants Invoice #48610

*Mr. Salvatore moved to approve payment of Invoice #48610 from Mystic Air Quality Consultants in the amount of \$300.00. Mr. Derr seconded the motion. The motion was passed unanimously.*

c. NCA Invoice #4

*Mr. Derr made a motion to approve payment of Invoice #4 from Northeast Collaborative Architects in the amount of \$6,960.00. Mr. Cortes seconded the motion. The motion passed unanimously.*

**8. Old Business**

None.

**9. New Business**

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

**10. Adjourn**

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

Respectfully submitted,

Janis Prifti

Commission Clerk