

PUBLIC BUILDING COMMITTEE

Regular Meeting Minutes

September 5, 2018

Subject to Approval

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

Present – Chairman Ostop, Messrs. Cortes, Derr, Kelly, Dragulski, Walter and Egan.

Excused – Mr. Salvatore was excused.

Guests – Liaison Cook, Messrs. LaClair, Shea, and Ray Giolitto of Northeast Collaborative Architects

1. Minutes of the August 13th and August 22, 2018 Meetings

Mr. Kelly made a motion to approve the August 13, 2018 Special Meeting Minutes. Mr. Dragulski seconded the motion. The motion was passed unanimously.

Mr. Cortes made a motion to approve the August 22, 2018 Special Meeting Minutes. Mr. Walter seconded the motion. The motion was passed unanimously.

2. Board of Selectmen Liaison Report – Cheryl Cook

Ms. Cook indicated the BOS met once in August and are currently working on 1) re-constituting the Economic Development Commission and plan; and 2) filling the Town Planner position.

3. Henry James Memorial School Project – Phase III

Mr. LaClair advised there is no new information since the interview process.

a. Construction Manager Selection

Chairman Ostop commented the interviews went well.

Mr. Dragulski made a motion to approve Downes Construction Company and to authorize the Chairman and Messrs. LaClair and Shea to meet with Downes to discuss their proposal for Construction Manager at Risk Services (CMAR) for the Henry James Memorial School project and report back to the Committee Mr. Egan seconded the motion. The motion was passed unanimously.

Chairman Ostop noted that Downes responded the next day to clarify the need for Owner's Project Representative Services for the project. The letter stated that most or all of the services being provided by Downes may be duplicated by the Owner's Project Representative. He added the Committee will meet with Downes as quickly as possible and assure Downes has good access to the Committee. Mr. LaClair indicated that what the Town thinks, as owner, will also be helpful in evaluating the need for Owner's Project Representative Services. Chairman Ostop commented this discussion can be tabled to the next meeting when they have additional information from Downes. Mr. Derr agreed it would be helpful to go over what Downes will/will not do before sending the RFP out for Owner's Representative Services.

b. Review of Owner's Representative RFP

Mr. LaClair handed out a draft of the RFP and noted there is a question of what is expected for the Owner's Rep, e.g. 20-30 hours/week and believed the project will have more of a daily staffing presence by Downes than the Owner's Rep. Chairman Ostop noted the CMAR represents the owner in many cases for what they need because the project is so large. , Mr. LaClair noted that Steve Twitchell, Supervisor of Buildings, is planning on retiring in 2019; and there is also the issue of other school facility capital projects that must be completed next year. Chairman Ostop noted the importance of sitting down with Downes for a clear understanding of the project. Mr. Derr suggested considering ideas for speeding up the project. Chairman Ostop added it is important to determine owner concerns and re-evaluate project status at next month's meeting. Mr. Derr commented that retired employees can come back as consultants. Mr. Shea indicated it is unusual for a CMAR to advocate for not having an owner's representative and at project initiation could be a huge opportunity regarding scheduling and can provide a lot of value to the owner at a reasonable cost. Mr. Dragulski added the CMAR is responsible for the budget. Mr. Shea clarified it is not a large expenditure for another set of eyes on the project for a larger

project. Chairman Ostop indicated that clarification with Downes is needed first on services they will provide to the owner.

Mr. LaClair noted an invoice has been received from Kaestle Boos dated 8/31/18 for schematic design.

Mr. Kelly made a motion to approve payment of Kaestle Boos Associates, Inc. Invoice Number 16018.04-1 in the amount of \$67,443.55. Mr. Derr seconded the motion.

In response to Mr. Derr, Mr. LaClair clarified the invoice is signed as approved by the Public Building Committee after the PBC meeting where it is approved.

The motion was passed unanimously.

4. Simsbury Farms Pool Improvements – Phase 2

Mr. Shea reported that the project is still open with minor items to be completed after the pool closes and the project should be finalized for the next meeting.

5. Eno Memorial Hall Renovations

a. Northeast Collaborative Architects

Ray Giolitto of NCA provided an overview that about 70% of the project is done, including the floor, installed kitchen equipment, with the final utility connections for the kitchen equipment to be completed; and lighting is mostly installed. Mr. Shea added they hope to be substantially complete by next Friday with a plan to occupy by Monday, 9/17. Mr. Giolitto indicated the Farmington Valley Health District inspection will take place once all equipment is in place. Some toilet partitions came in the wrong size and Mr. Shea is working with the contractor to review this matter and determine responsibility. Mr. Giolitto noted the only additional costs would be if there is any extra work required. Mr. Shea indicated the facility will be functional with the current partitions and that these partitions can be completed after the facility is opened.

Mr. Derr made a motion to approve payment to Northeast Collaborative Architects for Invoice #8 in the amount of \$1,005.75. Mr. Egan seconded the motion. The motion was passed unanimously.

b. Nosal Builders, Inc. – Pay Application #2

Mr. Kelly made a motion to approve payment to Nosal Builders, Inc. for Application No. 2 in the amount of \$101,462.37. Mr. Egan seconded the motion. The motion was passed unanimously.

c. Nosal Builders – Value Engineering Memo – May 16, 2018

Mr. Shea reported they went out to bid on the acoustical panels for the auditorium and received a price of \$29,620 from John L. Simpson Co., Inc. and they then went back out to bid receiving a price \$5,000 lower than that quote from Nosal Builders. References for John L. Simpson Co., Inc. were checked out favorably for work for other municipalities. Mr. Shea believed Simpson's costs are lower because they self-perform most of the work. Chairman Ostop asked for a motion to accept the Simpson bid of \$29,620. Mr. Derr asked about accepting a new contractor at the end of the project and the number of total contractors for the project. Mr. Shea responded there would potentially be 4 contractors working on the project including a painting contractor and a sound system installer. Mr. Shea noted that not everything was included in this contract with Nosal Builders as negotiated. Mr. Shea confirmed there are available funds for the panels.

Mr. Cortes made motion to accept John L. Simpson Co, Inc. bid of \$29,620 for acoustical panels for the Eno Memorial Hall Renovations project. Mr. Derr seconded the motion. The motion was passed unanimously.

d. Gordian Price Proposal – Painting – July 19, 2018

Mr. Shea advised the committee that he has solicited a quote for re-painting the built-in cabinets for the Eno Memorial Hall Renovations since the price provided by Nosal Builders was too expensive at \$17,000. He discussed hiring this contractor through CRCOG competitive bid. Millennium Builders, Inc. is a contractor working on a highway garage project in Canton currently and is a reputable contractor; and Gordian Group manages Millennium for CRCOG. The quote was requested from Millennium Builders was \$6,208.23.

Mr. Egan made a motion to accept Gordian Group's price of \$6,208.23 for lead encapsulation painting. Mr. Derr seconded the motion.

Mr. Derr asked about the \$17,000 and if that was lead encapsulation paint noting if it is scratched later on there could be lead exposure; the idea is for it to be more elastic with less cracking and fry occurrences to make the facility safe by using higher quality paint for this application. He has heard about other municipalities where they have used this solution to encapsulate in northeast cities. Eno may or may not have changes in 5 years. Ms. Cook added this is why assurances are needed from the contractor. Mr. Derr was comfortable with Mr. Shea exploring the possibility of using encapsulation paint and coming back to the Committee with a recommendation. Mr. Shea noted that he is attempting to potential to have this work completed by the 17th and requested authorization to go 10% beyond to cover the encapsulation paint option.

Mr. Egan amended the motion to allow the contract price to increase up to \$10%.

The motion was passed unanimously.

e. Monthly Cost Control Report

Mr. Shea reviewed the budget for the Eno Memorial Hall Renovation project. The budget is \$300,000. The Simpson contract for acoustical panels is \$29,620, painting \$6,208.23, leaving a balance of approximately \$39,000. The design costs for the project were covered by a grant from the State which freed up additional funds. He clarified the cost identified does not include assisted listening devices, which are in the \$5-7K range; the sound system could potentially be replaced also, which may be able to be done with the remaining funds - he has 3 proposals to evaluate in detail and re-visit. Chairman Ostop asked to take a look at those costs at the next meeting and Mr. Shea agreed. Ms. Cook asked if Wi-Fi improvements would be included, as they are necessary for the system to work. Mr. Shea responded it is not part of the scope but he will coordinate with Rick Bazzano for the Wi-Fi requirements. Mr. Shea will work to complete the evaluation of the sound system proposals for the next meeting.

6. Old Business

None.

7. New Business

Mr. Shea provided the Committee with information regarding Freedom of Information Act training set for Monday, October 29th at the Simsbury Public Library from 5:30-6:30 p.m.

8. Adjourn

Mr. Derr made a motion to adjourn the meeting at 7:40 p.m. Mr. Cortes seconded the motion. The motion was passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk