

**Public Building Committee
Regular Meeting Minutes
September 7, 2016
Subject to Approval**

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 7:04 p.m. on Wednesday, September 7, 2016 in the Board of Education Conference Room, located at 933 Hopmeadow Street, Simsbury, CT.

Present – Chairman Ostop, Dragulski, Kelly, Cortes, Boardman

Absent/Excused –Derr, Laureno, Patrina, Salvatore

Guests –Mr. Shea, Mr. LaClair and Ms. Cook

1. Public Audience

Jeffrey Gutsfeld was in attendance. He had no comment.

2. Minutes – August 1, 2016 & August 22, 2016 Meeting

Mr. Kelly moved to approve the August 1, 2016 minutes. Mr. Boardman seconded the motion. The motion passed unanimously.

Mr. Cortes moved to approve the August 22, 2016 minutes. Mr. Boardman seconded the motion. The motion passed unanimously.

3. Board of Selectmen Liaison Report – Cheryl Cook

Ms. Cook noted that the meeting for further discussion ~~of the~~ of the Senior Center has not yet been scheduled. She also mentioned that the Board of Selectmen has approved a lease at the Town's closed landfill site for the purpose of installing a community shared solar array.

Ms. Cook also mentioned that the Board of Selectmen plans on inviting each board and commission to meet with the Board of Selectmen to discuss their projects, goals, and budgets for the upcoming year.

4. Senior/Community Center

Mr. Ostop stated ~~the this~~the project is currently on hold pending further discussion by the Board of Selectman.

5. Henry James Memorial School

Mr. Shea discussed the change order work that is being done this summer and noted that it is substantially complete.

a. Architect's invoice #2 – Phase I Ceiling Replacement

Mr. Boardman made a motion to approve Invoice # 2 from Kaestle Boos Associates, Inc. for construction administration services related to Phase 1 Ceiling Replacement in the amount of \$3,850.00. Mr. Kelly seconded the motion. The motion passed unanimously.

b. Henry James Memorial School Phase II and Phase III

Mr. Ostop confirmed that a meeting was held with the selected architect, Mr. LaClair and Mr. Shea to discuss the scope and fees for this project. Mr. Ostop reported that this meeting resulted in a reduction in fees for the project in the amount of \$98,500.

Mr. Ostop requested that Mr. LaClair prepare letter of regret to the architectural firms not selected for the project.

Mr. Kelly made a motion to authorize town and board of education staff to execute a contract in the amount of \$98,500 with Kaestle Boos Associates, Inc. for architectural services required for the Henry James Memorial School Phase II and Phase III project. Mr. Boardman seconded the motion. The motion passed unanimously.

6. Central School Partial Roof Replacement

Mr. LaClair reported that the project is expected to be substantially complete prior to the new school year. Mr. LaClair said that the contractor will complete punch list items over the next 2 weeks.

a. Change Order No. 4 – Quality Roofing Services, Inc.

Mr. LaClair requested that the committee consider approval of cost increases and credits related to the project. Mr. LaClair explained to the committee the detail of the work included in the Change Order No. 4.

Mr. Kelly made a motion to approve Change Order No. 4 in the amount of \$3,000.00 for Quality Roofing Services, Inc. Mr. Boardman seconded the motion. The motion passed unanimously.

- b. Payment Application #3 – Quality Roofing Services, Inc.

Mr. Kelly made a motion to approve Application #3 in the amount of \$94,097.50 for Quality Roofing Services, Inc. Mr. Boardman seconded the motion. The motion passed unanimously.

- c. Architect's Invoice #16-958

Mr. Cortes made a motion to approve Invoice #16-958 in the amount of \$2,130.00 for Silver Petrucelli & Associates, Inc. Mr. Dragulski seconded the motion. The motion passed unanimously.

7. Simsbury Farms Ice Rink Shelter

- a. Change Order 4A – Diversity Construction

Mr. Shea explained that the committee approved Change Order 4A through a telephone vote conducted since that last committee meeting. Mr. Shea noted that no action is required by the committee that this change order is being provided for information only.

- b. Payment Application #3 – Diversity Construction Group LLC

Mr. Cortes made a motion to approve Application #3 in the amount of \$100,822.41 for Diversity Construction Group LLC. Mr. Dragulski seconded the motion. The motion passed unanimously.

- c. Payment Application #1&2 – John Turner Consulting

Mr. Cortes made a motion to approve Invoice #1675013-1 in the amount of \$255.00 for John Turner Consulting. Mr. Boardman seconded the motion. The motion passed unanimously.
Mr. Cortes made a motion to approve Invoice #1675013-2 in the amount of \$367.00 for John Turner Consulting. Mr. Boardman seconded the motion. The motion passed unanimously.

- d. Architect's Invoice #26545 - Fletcher Thompson Architecture

Mr. Cortes made a motion to approve the Architect's Invoice #26568 in the amount of \$875.00 for Fletcher Thompson Architecture. Mr. Dragulski seconded the motion. The motion passed unanimously.

Mr. Cortes made a motion to approve the Architect's and Invoice # 26545 in the amount of \$3,785.98 for Fletcher Thompson Architecture. Mr. Dragulski seconded the motion. The motion passed unanimously.

e. Monthly Cost Control Report for Pool and Rink Improvements

Mr. Shea explained the update report that reflects anticipated budget changes for all of the components of the project. The cost of the pool improvements project is unknown since this project is in the process of being rebid, but an update construction cost estimate has been included in the report along with other changes in cost for the various project components.

8. Simsbury Farms Pool Improvements

Mr. Shea explained that he discuss the option of negotiating a contract with the Town attorney as requested by the committee. The Town attorney said that any contract that was negotiated with a contractor would require approval of the Board of Selectman. In consideration of the time constraints in completing the project prior to the swim season in 2017, it was determined that the project would be rebid with the bid package being restructure to allow for flexibility in awarding a contract for all or a part of the work. Mr. Shea also thought that the timing of the rebid may be more favorable for contractors that might not have been available during the original bid cycle. Mr. Shea said that bids are due on September 14, 2016 and that a special meeting of the committee may be required to accelerate the start of the project.

a. Architect's Invoice #0000008 – TLB Architecture

Mr. Dragulski made a motion to approve Invoice #0000008 for TLB Architecture for \$1,125.00. Mr. Boardman seconded the motion. The motion passed unanimously.

b. Architect's Invoice #951729 – ARC Reprographic

Mr. Kelly made a motion to approve invoice #951729 to ARC Reprographics for \$154.02. Mr. Dragulski seconded the motion. The motion passed unanimously.

9. Simsbury Farms Ice Rink Refrigeration

a. Engineering Report – maintenance prioritization

Mr. Shea provided copied of proposals solicited for rehabilitation of the evaporative condenser unit for this facility. Mr. Shea said that these proposals are very similar in costs. Mr. Shea said that American Refrigeration has provided service to this Simsbury Farms facility for many years and the he would recommend the committee consider awarding the work to American Refrigeration.

Mr. Kelly made a motion to award the proposal foe refurbishment of the evaporative condenser at Simsbury Farms Ice Rink to American Refrigeration Inc. in the amount of \$16,954.00. Mr. Boardman seconded the motion. The motion passed unanimously.

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Regular Meeting Minutes – September 7, 2016

10. Old Business

No old business discussed.

11. New Business

There was no new business.

12. Adjourn

Mr. Kelly moved for a 7:45 adjournment. Mr. Dragulski seconded the motion. The motion passed unanimously.

Respectfully submitted,

Richard Cortes, Secretary