

**Public Building Committee
Regular Meeting Minutes
November 8, 2016
Subject to Approval**

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 7:00 p.m. on Wednesday, November 8, 2016 in the Board of Education Conference Room located at 933 Hopmeadow Street, Simsbury, CT.

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

Absent – Laureno

Excused – Derr

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

1. Public Audience

There was no public audience

2. Minutes – October 5, 2016 Meeting

Mr. Kelly moved to approve the October 5, 2016 minutes. Ms. Patrina seconded the motion. The motion passed unanimously.

3. Board of Selectmen Liaison Report – Cheryl Cook

Ms. Cook noted that the subject of their last meeting was the Senior/Community Center.

4. Senior/Community Center

a. Charge to the Public Building Committee

Chairman Ostop noted that the Public Building Committee has been charged by the Board of Selectmen to work in close consultation with the Director of Social Services, the Senior Center Coordinator, the

Aging and Disability Commission and historic preservation groups to prepare plans for the renovation of Eno Memorial Hall to accomplish the following goals:

- Ensure that Eno Memorial Hall is compliant with the Americans with Disabilities Act and its regulations.
- Increase and improve space within the building for programming purposes.
- Consider options to improve parking.
- Develop the plan assuming that \$5 million will be available for the project.
- Provide a projected cost estimate in time for consideration of the renovation in connection with the FY 2017-2018 Capital Plan.
- Utilize the extensive material from prior senior center plans and studies to minimize costs and increase the overall value of the revitalized Eno Memorial Hall.

A separate charge for the Public Building Committee from the Board of Selectmen:

Independently, the Public Building Committee is also charged with exploring the relocation of SCTV. The total cost of the relocation should not exceed \$1.1 million. The Simsbury Board of Education has offered to evaluate space for SCTV in its plans for the renovation of Henry James Memorial School and this should be the primary focus for relocation plans. Notwithstanding this, other locations should be considered provided they are financially viable.

Chairman discussed approving Mr. Ray Giollito, NCA, as the Architect for Eno Memorial renovation.

Mr. Salvatore made a motion to approve Mr. Giollito, NCA, as the architect for the Eno Memorial renovation. Mr. Boardman seconded the motion. The motion passed unanimously.

Chairman Ostop and members discussed what should come first with this project. Mr. Kelly discussed with the members the importance of the parking at Eno Memorial. Committee members also discussed the budget for the renovation, SCTV moving out of Eno Memorial and steps for the project.

Mr. Giollito discussed the renovation and how compromises must be made due to restrictions for preservation of Eno Memorial. Chairman Ostop noted that step #1 should be to find out what can and cannot be done to the building.

Chairman Ostop briefly discussed with members the possible space at Simsbury Library for use by the seniors in Simsbury.

5. Henry James Memorial School

Mr. LaClair discussed the Henry James Memorial School Phases and noted that they are currently engaged with Phase II which has been funded at just under \$2m.

Chairman Ostop discussed with Mr. LaClair if there is any space available within Henry James Memorial that SCTV could move into in the future. Members also discussed what the cost to move SCTV to a new location would be as a first step.

Mr. LaClair noted that there have not been any updates on the Phase I project since the last meeting. They are currently working on Phase II and working with Kaestle Boos. They have met with the State to work on the Grant process and were pleased with the potential reimbursement. The Board of Education has a meeting tomorrow and will be discussing education specifications over the summer. Mr. LaClair noted that the specifications were modified to include:

- The locker room area
 - Nursing Office as an option to consider as an alternate to make handicap accessible
- a. Architect's Invoice #16018.01 – Phase II

Chairman Ostop noted that they have not yet seen any drawings on this project and that the Committee does not normally approve bills unless there is proof the work has been done.

Mr. Salvatore made a motion to withhold payment of Invoice #16018.01 in the amount of \$11,820.00 to Kaestle Boos due to lacking information copy of conceptual drawings. Ms. Patrino seconded the motion. The motion passed unanimously.

- b. Architect's Invoice #16018.02 – Phase III

Mr. LaClair noted that this is to help plan for Phase III to get ready for presentation of the Budget process. Chairman Ostop and Mr. LaClair discussed the work completed for this Invoice and stated that Kaestle Boos will be at the next meeting to present.

Mr. Salvatore made a motion to pay Invoice #16018.02 to Kaestle Boos in the amount of \$1,700.00. Mr. Kelly seconded the motion. The motion passed unanimously.

6. Central School Partial Roof Replacement

Mr. LaClair discussed the Building Permit fee that was going to be refunded to Silver Petrucelli. He stated that the Finance Director will refund this separately.

- a. Architect's Invoice #16-1809

Mr. Kelly made a motion to approve Invoice #16-1809 in the amount of \$710.00 for Silver Petrucelli & Associates, Inc. Ms. Patrina seconded the motion. The motion passed unanimously.

Mr. LaClair noted that only 10% of the construction administration work is left on this invoice.

Chairman Ostop briefly discussed with Mr. LaClair work remaining on Squadron Line School

7. Simsbury Farms Warming Shelter

Mr. Shea discussed the progress of the project and some of the difficulties occurring on this with the contractor.

- a. Diversity Construction Group – Change Orders #5R, #6R, 7

Change Order #5R in the amount of \$6,300.00 to Diversity Construction Group was approved by phone with Committee members.

Change Order #6R in the amount of \$1,214.95 to Diversity Construction Group was approved by phone with Committee members.

Change Order #7 in the amount of \$700.00 to Diversity Construction Group was approved by phone with Committee members.

- b. Pay application #4 / Pay Application #5 – Diversity Construction Group

Mr. Kelly made a motion to approve Payment Application #4 in the amount of \$79,940.88 to Diversity Construction Group LLC. Ms. Patrina seconded the motion. The motion passed unanimously.

Mr. Salvatore made a motion to approve Payment Application #5 in the amount of \$43,073.00 to Diversity construction Group LLC. Ms. Patrina seconded the motion. The motion passed unanimously.

- c. Architect's Invoice #26715

Mr. Salvatore made a motion to approve Invoice #26715 in the amount of \$1,525.00 to Fletcher Thompson. Ms. Patrina seconded the motion. The motion passed unanimously.

Mr. Shea noted that this is adding 100% on special inspections and 90% on construction administration.

- d. Consultant's Invoice #1675013-05

Mr. Boardman made a motion to approve Invoice #1675013-05 in the amount of \$285.00 to John Turner Consulting. Mr. Dragulski seconded the motion. The motion passed unanimously.

8. Simsbury Farms Pool Improvements

Mr. Shea noted that they negotiated a reduced scope of services with Construction Services of New England based on the budget to reduce the scope of the bid projects. The scope now includes the renovation of the lap pool and the project was awarded for \$479,000.

- a. Architect's invoice #0000009

Mr. Dragulski made a motion to approve Invoice #0000009 in the amount of \$187.50 to TLB Architectural. Mr. Patrina seconded the motion. The motion passed unanimously.

9. Simsbury Farms Ice Rink Refrigeration

- a. Invoice #W36696 – American Refrigeration Company

Mr. Salvatore made a motion to approve Invoice #W36696 in the amount of \$16,954.00 to American Refrigeration Company, Inc. Mr. Boardman seconded the motion. The motion passed unanimously.

Mr. Shea distributed and discussed a Monthly Cost Control Report to Committee members.

10. Approval of 2017 meeting dates and times

Mr. Kelly made a motion to approve the 2017 meeting dates and times. Ms. Patrina seconded the motion. The motion passed unanimously.

11. Old Business

No old business discussed.

12. New Business

No new business discussed.

13. Adjourn

Mr. Salvatore moved for an 8:37 adjournment. Mr. Cortes seconded the motion. The motion passed unanimously.

Respectfully submitted,

Leslie Brigham