

**Public Building Committee
Special Meeting Minutes
July 11, 2017
*Subject to Approval***

Chairman Ostop called the Special Meeting of the Public Building Committee to order at 7:00 p.m. on Tuesday, July 11, 2017 in the Board of Education Conference Room located at 933 Hopmeadow Street, Simsbury, CT.

Present – Chairman Ostop, Beal, Boardman, Cortes, Dragulski, Kelly and Laureno

Excused – Derr, Salvatore

Guests –Mr. LaClair, Mr. Shea

1. Public Audience

No one spoke for public audience.

2. Minutes – June 5, 2017 Meeting

Mr. Kelly moved to accept the June 5, 2017 minutes. Mr. Laureno seconded the motion.

Chairman Ostop made the following changes to the June 5, 2017 minutes:

Page 4, second paragraph from bottom of page that reads: “Chairman Ostop noted that the anticipated Architectural fees for Phase II is \$900,000”, should read, “Chairman Ostop noted that the anticipated Architectural fees for Phase II are \$35,500”.

Mr. Kelly moved to approve the June 5, 2017 minutes as amended. Mr. Salvatore seconded the motion. The motion passed unanimously. Ms. Beal abstained.

3. Board of Selectmen Liaison Report – Cheryl Cook

Ms. Cook did not attend this meeting.

4. Senior/Community Center

Mr. Shea noted that there has not been a meeting with the First Selectmen's office and stated that he anticipates that this will be referred to the Building Committee. He stated that the Board of Selectmen will not be meeting until August 14th, where this will be discussed.

Mr. Shea briefed the members on his discussion with NCR Architects and that he asked them to think about preparing a proposal for the scope that was approved. This would include the renovation of the kitchen, bathrooms on the lower level and possibly doing some improvements for the hearing impaired in the auditorium.

Chairman Ostop discussed the Wi-Fi capability in all of the Town buildings, including Eno Memorial, and asked Mr. Shea to include this in his discussion with the First Selectman's office.

5. Henry James Memorial School

Mr. LaClair was pleased to report that, as soon as school was out, there was a great deal of progress.

Mr. Freddie Khericha, Kaestle Boos Associates, gave an overview on the status of the schedule for this project. He noted that WJ Mountford is doing very well and that all the demolition, including all the Asbestos removal, is just about complete.

Mr. Khericha explained that the structural steel for the roof top units will require some testing and a special inspection required by code. He stated that this will have to be added to the budget for this project. Mr. Khericha will provide the cost to Chairman Ostop when it becomes available.

Chairman Ostop stated that once he receives the cost of this additional work, he will call all committee members to vote on this.

Mr. Khericha noted that the ceiling heights on the 2nd floor will have to be adjusted, which will add additional cost to this project.

Mr. LaClair noted that there were a number of frozen valves that were replaced with the Town plumbing staff; however, there are four large main valves that are also frozen and will be replaced by the plumbers working on the project.

- a. KBA 16018.01 Invoice #8 – Phase II

Mr. Dragulski made a motion to approve Invoice #8 from Kaestle Boos Associates, Inc. dated June 30, 2017 in the amount of \$3,282.02. Mr. Lauren seconded the motion. The motion passed unanimously.

- b. KBA 16018.03 Invoice #1 – (Additional)Professional Services for HVAC Rebid

Mr. Dragulski made a motion to approve Invoice #1 from Kaestle Boos Associates, Inc. dated June 2, 2017 in the amount of \$2,250.00. Ms. Beal seconded the motion. The motion passed unanimously.

- c. Pay Application #1 – W.J. Mountford & Co.

Mr. Cortes made a motion to approve Pay Application #1 from W.J. Mountford & Co. dated June 30, 2017 in the amount of \$235,836. Mr. Boardman seconded the motion. The motion passed unanimously.

- d. Proposed Change Orders #2 – 8 – (Financial Tracking)

Mr. LaClair reviewed the Change Orders and Pay Application from WJ Mountford with committee members.

Change Order #3 (Asbestos and various) includes the following:

- PCO #2 (PR#1) Nurses dimmer switches for \$518.00
- PCO #3 (PR#2) Classrooms w/SmartBoards for \$853.00
- PCO #4 (PR#3) Elevator heat detector for (\$190.00) deduction
- PCO #5 (PR#4) Conduit wire change elevator for a (\$2,752.00) deduction
- PCO #6 (PR#5) Additional Asbestos - 2nd Floor for \$25,377.00
- PCO #7 (RFI #5) Emergency Lighting for \$6,708.00
- PCO #8 Repair masonry wall above new door for \$528.00

Mr. Khericha explained why the dimming switches (PCO#2) are needed as well as the Smart Boards (PCO#3). He also discussed the credit for the Elevator heat detector (PCO#4) and the Conduit wire change (PCO#5).

Mr. LaClair explained why additional Asbestos removal (PCO #6) on the 2nd floor is needed.

Mr. Khericha explained the Emergency Lighting (PCO#7) and the Repair Masonry (PCO#8).

Mr. Boardman made a motion to accept Change Order #3 in the amount of \$31,042.00. Mr. Cortes seconded the motion. The motion passed unanimously.

6. SCTV Relocation

Mr. Cortes noted that there is no new information.

Mr. Shea will inquire from the Board of Selectmen if this can be removed from the Agenda for the Building Committee.

7. Simsbury Farms Pool Improvements

Mr. Shea noted that the pool has been open since June 9th and it has been going very well.

a. TLBA Invoice #15019.01-11

Mr. Kelly made a motion to approve Invoice #15019.01-11 from TLB Architecture, LLC. in the amount of \$843.75. Mr. Cortes seconded the motion. The motion passed unanimously.

b. IMTL Invoice #3217-A

Mr. Cortes made a motion to approve Invoice #3217-A from Independent Materials Testing Lab, Inc. in the amount of \$1,210.50. Mr. Boardman seconded the motion. The motion passed unanimously.

- c. Pay Application #8 – CSNE, Inc.

Mr. Boardman made a motion to approve Pay Application #8 from Construction Services of New England, Inc. in the amount of \$19,190.00. Mr. Kelly seconded the motion. The motion passed unanimously.

- d. Phase 2 Invitation to Bid

Mr. Shea discussed the Invitation to Bid on the Phase II project that was sent out last week. There is a pre-proposal meeting that was re-scheduled for next Tuesday, July 18th at 11:00.

Mr. Shea noted that the following is included in the Phase II project: Diving Pool, Training Pool, Lap Pool refinishing of the surface and painting, main drains replaced, coping on the pool, new skimmers, decking that has not yet been replaced, all the filtration equipment and mechanicals in the filter room.

Mr. Shea stated that the bids are due on July 27th.

8. Technology Task Force Recommendation

Chairman Ostop noted that the Public Building Committee has been asked by the Board of Selectmen to look at the Technology Task Force recommendations.

Mr. Shea noted that the Technology Task Force gets involved with IT for the Town and other electronic devices and directs the staff of what should be done. He stated that this came out of one of their meetings and that, when building renovations are done, Wi-Fi capabilities should be added for staff and public use.

Chairman Ostop would like the committee to recommend he respond and send the Task Force a note to authorize him to vote.

Ms. Beal made a motion for Chairman Ostop to send a letter back to the Task Force to add Wi-Fi to any future Town building renovation and it should be built into their budget. Mr. Cortes seconded the motion. The motion passed unanimously.

9. Old Business (Simsbury Farms Ice Rink) – Bond Company Denial

Mr. Shea discussed the letter from Travelers, dated May 12, 2017, on the claim from Chase & Son Building & Remodeling Specialists, Inc. against Diversity Construction Group, LLC, who is the General Contractor for Simsbury Ice Rink Shelter building. He noted that the claim was denied under the Bond. Mr. Shea has not heard back from either party and considers this matter closed.

Chairman Ostop noted that the Chase & Son Building & Remodeling Specialists, Inc. Bond issue with Travelers was rejected stating that the information provided was insufficient to establish liability.

10. New Business

Chairman Ostop discussed the e-mail from Thomas Cooke for committee members to provide their opinion on the DWW Solar Facility.

Chairman Ostop stated that the Building Committee would have nothing to do with this, as they have no involvement, and have no comment.

Next Public Building Committee meeting is August 7, 2017.

11. Adjourn

Mr. Kelly moved for a 7:53 p.m. adjournment. Mr. Boardman seconded the motion. The motion passed unanimously

Respectfully submitted,

Leslie Brigham
Commission Clerk