

Public Building Committee
Regular Meeting Minutes
February 1, 2016
Subject to Approval

Chairman Ostop called the regular meeting of the Public Building Committee to order at 6:55 p.m. on Monday, February 1, 2016 in the Board of Education Conference Room located at 933 Hopmeadow Street, Simsbury, CT.

Present – Boardman, Cortés, Derr, Dragulski, Kelly, Ostop, Patrina, Salvatore

Absent –Laureno

Guests – Ms. Cook, Mr. LaClair, Mr. Shea, Mr. Cegan, Mr. Giolitto, Mr. Hopper, Mr. Toner, Mr. Lombardi, Mr. LaMontagne

1. Senior/Community Center

Mr. Shea introduced Mr. Giolitto and Mr. Cegan from Northeast Collaborative Architects who will be presenting a few concepts for the new Senior/Community Center. Mr. Giolitto noted that they have developed a floor-space program, which has been reviewed with Social Services, enabling them to develop a site plan.

Mr. Cegan presented an overall view of three options for the Senior/Community Center and distributed a handout for the Space Program to committee members.

Mr. Cegan reviewed a slide presentation showing the existing conditions at Simsbury Meadows/PAC and the three concept options. Mr. Cegan discussed some of the options to each concept.

Concept A

- Maintains all the circulation through the site
- All functions around the PAC
- Dog park is off to the side
- The secondary back road becomes more formalized and widened with parking added
- Formalize handicap parking area

Concept B (almost the same as Concept A)

- Flipping the dog park with the parking lot, which puts the parking lot closer to the building
- Allows trucks/trailers to park behind PAC for events but still allows seniors to enter and exit

Concept B1 (is a slight variation of Concept B)

- Anticipates future expansion of the Senior/Community Center. This would reduce the size of the parking lot.

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Mr. Giolitto discussed what the Senior/Community Center building will consist of:

- Two story building
- Fitness Room
- 1,000 sq. ft. activity room with a dividing wall
- 4,000 sq. ft. multi-purpose room
- Elevator
- Restrooms on two floors

Mr. Kelly moved a 7:11 adjournment for the Senior/Community Center portion of the meeting. Ms. Patrina seconded the motion. The motion passed unanimously.

Chairman Ostop resumed the Public Building Committee Regular meeting at 7:16 p.m.

2. Public Audience

There were no members of the public present to speak at Public Audience.

3. Elections of Officers

Chairman Ostop noted that Ms. Patrina, Mr. Salvatore and Mr. Dragulski have been sworn into office.

Mr. Kelly made a motion to nominate Richard Ostop as Chairman, Richard Derr as Vice-Chairman and Richard Cortés as Secretary. Mr. Dragulski seconded the motion. The motion passed unanimously. (Mr. Ostop abstained from voting.)

4. Minutes – January 4, 2016

Chairman Ostop requested the following changes to the January 4, 2016 minutes as follows:

Page 2 - #6. Squadron Line School Project – Sentence reads “Mr. LaClair asked the board to approve the application/certification for Payment #6 to Enfield Builders with a \$10,000 retainage fee”, changed to “Mr. LaClair asked the board to approve the application/certification for Payment #6 to Enfield Builders for the amount of \$25,813.55 with a \$10,000 retainage fee”.

Page 3, paragraph 6 reads “Mr. Hopper reported that they are 85%/90% done with contract documents and about 80% done with specs on the warming room”, changed to “Mr. Hopper, Fletcher Thompson, reported that they are 85%/90% done with specs on the Simsbury Farms Warming Shelter”.

Page 3, paragraph 9 reads “Mr. Hopper passed out progress drawings for the rink”, changed to “Mr. Hopper passed out progress drawings for the Shelter rink”.

Mr. Boardman moved to approve the January 4, 2016 minutes as amended. Mr. Kelly seconded the motion. The motion passed unanimously.

5. Board of Selectmen Liaison Report – Cheryl Cook

Ms. Cook discussed one item that would impact this committee. She noted that the Board of Selectmen are considering amending the Town ordinances to establish a process and criteria for the disposition of Open Space land. She stated the BOS is considering this due to the number of parcels of open space land attached to various projects where they may not be serving their intended purpose. Ms. Cook stated that some of these parcels will be considered for sale.

Ms. Cook noted that there will be a Public Hearing on February 22, 2016 to discuss the proposed changes to the ordinances.

6. Henry James School Project

Mr. LaClair noted that they do not have any new invoices at this time, as all payments have been made previously. He stated that they have not yet received a change order proposal for some summer hallway work. Mr. LaClair hopes to have this by next week.

7. Squadron Line School Project

Mr. LaClair noted that the \$10,000 retainage is still being held. Mr. Jacunski did not accept the request from Enfield Builders to have a portion of this released.

Mr. Derr made a motion for Chairman Ostop to authorize the architect, Mr. Jacunski, to notify Enfield Builders to complete the remaining work within a certain number of days. If the work is not completed by the next Public Building Committee meeting, the Committee will have the work completed by another builder and Enfield would forfeit the retainage. Mr. Boardman seconded the motion. The motion passed unanimously.

8. Central School Partial Roof Replacement

Mr. Dustin Lombardi, from architects Silver/Petrucci + Associates, presented the current status of drawings, project manual and cost estimate for Central School Partial Roof Replacement Project and distributed the designs to committee members. Mr. Lombardi discussed the layout of the new roof. He noted that a portion of the roof is not at the 20 year renewable state requirement and discussed the reimbursement percentage from the State for the school construction grant process.

Committee members asked questions of Mr. Lombardi and Mr. LaClair regarding layout and specs for the Central School Partial Roof Replacement project.

Mr. Lombardi was asked to make a clarification to the drawings before presenting to other committees for approval. He will review with Mr. Shea before presenting to the committees and code officials.

Mr. Salvatore made a motion to approve and forward to other committees for approval. Mr. Cortés seconded the motion. The motion passed unanimously.

9. Simsbury Farms Warming Shelter

Mr. Hopper of Fletcher Thompson noted that they are 85% complete and 100% done with specifications. He distributed and discussed the full size specs with committee members.

Some items discussed with Mr. Hopper were:

- Three access points into the space
- Relocation of the scoreboard
- Seating
- Handicap ramp and access to the space
- Expanding the landing pad to ease access
- Expanding the roof over handicap ramp
- Foundation
- Heating equipment and controls

Committee members asked Mr. Hopper questions regarding the Simsbury Farms Warming Shelter project.

Mr. Hopper discussed that the advertisement requesting bids on this project is presently scheduled to be published on or about February 22, 2016. He noted that the next steps would be to work on the comments made in this meeting regarding the drawings and then get them ready to go out to bid.

Mr. Ostop noted that there will be a pre-bid meeting on February 22 before the next Public Building Committee meeting scheduled for March 7, 2016.

Mr. Toner noted that the planned opening of the rink is November 1, 2016.

Chairman Ostop noted Invoice #26107 from Fletcher Thompson in the amount of \$5,097.50. Mr. Derr made a motion to approve this invoice. Ms. Patrino seconded the motion. The motion passed unanimously.

10. Simsbury Farms Pool Improvements

Mr. Shea discussed the Simsbury Farms Pool and Rink Improvement Project Monthly Cost Control Report that was included in the committee member's packet. He described the budget changes on this report to members. The updated estimate included:

- Simsbury Farms Pool Complex current budget of \$455,277 is now \$472,099

Committee members discussed the changes in the budget with Mr. Shea. Mr. Shea also distributed and discussed a revised proposal for ice rink refrigeration from VanZelm Engineers.

Mr. Salvatore made a motion to approve the revised ice rink refrigeration proposal dated February 1, 2016 from VanZelm Engineers in the amount of \$8,500. Mr. Cortés seconded the motion. The motion passed unanimously.

Mr. Shea noted that all the mechanical equipment for all four pools is not in the cost estimate. This estimate is only for the lap pool and the diving pool. The mechanical equipment for the training pool and the wading pool will be part of a phase II project at an additional cost of approximately \$120,000 to \$130,000.

Mr. Salvatore made a motion to approve Invoice #2 from TLB Architecture in the amount of \$3,937.50 for the Pool Renovations. Mr. Cortés seconded the motion. The motion passed unanimously.

11. Simsbury Farms Tennis Court Improvements

This item was not assigned by the Board of Selectman to the Public Building Committee and has been removed from this agenda. Chairman Ostop asked Ms. Cook to present this to the Board of Selectmen to confirm that this project was not assigned to the Public Building Committee.

12. Simsbury Farms Ice Rink Refrigeration

Item was discussed with warming shelter and pool improvements.

13. Old Business

Nothing was discussed at this meeting.

14. New Business

Nothing was discussed at this meeting.

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15. Adjourn

Ms. Patrino moved an 8:35 adjournment. Mr. Derr seconded the motion. The motion passed unanimously.

Respectfully submitted,

Richard Cortés

Richard Cortés
Secretary