

CALENDAR HOUSE BUILDING COMMITTEE

May 3, 2017

MINUTES

PAUL CHAMPAGNE, CHAIRMAN, called the meeting to order at 4:30 p.m. at the Calendar House, 388 Pleasant Street, Southington, CT with the following members in attendance: Mark Lovely, Severino Bovino, Mark Sciota, Paul Shupenko, Ralph Warner.

Also in attendance:

Robert Verderame ~ Executive Director

Dennis Rioux ~ BL

Michael Newton, Ricardo Anderson ~ KBE

A quorum was determined.

3. Acceptance of Minutes

Upon a motion made and seconded, minutes of the April 5, 2017 meeting were unanimously approved on voice vote.

4. Update from Architect ~ BL

Mr. Rioux stated they are supporting KBE with their construction efforts and reviewing submittals. Mr. Sciota stated they received a possible work proposal and asked Mr. Newton of KBE to explain. Mr. Newton stated the original drawings showed the sanitary line exiting from the center of the building across the front entrance tying into Pleasant Street. When they got onsite and tore the pavilion down, they found the 8" sanitary line leaving the pavilion to Hobart Street. After checking with the town engineer, they established an option to redesign the plumbing on the inside to tie in to the existing line on Hobart Street. The benefit would be not having to tear up the front parking lot. KBE can't price this out until BL does the redesign. Mr. Newton stated there will be a credit for site work but there will be additional plumbing costs due to an increase in pipe size. Based on rough sketches, KBE estimates a savings of approximately \$8,500. Mr. Rioux stated drawings need to be changed to show plumbing, they need to recreate diagrams for the building department and generate some civil drawings. There is approximately \$2,000 in our favor right now. Discussion was had.

Motion to move forward and have BL make changes as discussed for an additional cost of \$6,500, seconded and voted unanimously on voice vote.

Mr. Rioux stated he submitted the technology package to the committee for review and approval. The package includes specs for telecommunications and the security system. Mr. Sciota stated he asked Mr. Baker, IT Director for the town of Southington, to review. Mr. Baker stated the following:

- Page 2, part 2, section A Summary - split into two separate networks. Mr. Baker doesn't feel it is necessary to do that, nor is there a need for two equipment racks. He stated he can split the two networks, one for the town, the other for Calendar House.
- Color coding - Mr. Baker can put all odd numbers to the town network and even numbers to the senior center not needed different colors.
- Page 3 - fiber communications - Mr. Baker didn't see fiber listed anywhere on the proposal and asked what are they for? Mr. Rioux stated he will find out but believed it is for interconnectivity.
- The diagram lists a specific type of switch, are we looking for specific equipment right now? Mr. Rioux stated the intent is if the vendor wants to provide different material to include in their proposal, equal to or better than.
- Page 10 - five Sysco wireless controllers. The town uses a controller less system now and he would like to go that route with this project as well to save money on controllers. He suggested changing to the Meraki wireless system which is also made by Sysco.
- Mr. Baker stated he can see 8 access points, do we need sixteen? He feels eight is adequate with one wireless.
- Mr. Baker asked about the loop. Mr. Rioux stated it is a hearing loop. A wire loop is placed around meeting rooms and allows anyone with a hearing aid to hear better. This will be in the multipurpose room, tech rooms and classrooms. He is asking the ceiling and flooring contractors to consult and coordinate this.

Mr. Shupenko asked about the number and size of tv's. He met with Mr. Verderame and his staff and wonders if that many are needed as stated in the specs and so large. There are currently four, 55" tv's at the Calendar House. After discussion, it was agreed to eliminate all tv's in the bid. The brackets and wiring will be there for future use. Tech rooms need both tv's and projectors and the multipurpose room needs screens and projectors. Mr. Verderame asked what the cost was to having digital display calendars in each room? Mr. Rioux stated only the infrastructure is included, the software will be purchased at a later date and is not included in this package.

Mr. Rioux asked if the committee wanted a bid governing the entire technology package or separate each one into separate bids. There can be availability for a discount if a contractor bids on each one. After discussion, it was agreed to split into three packages: Voice and data; audio, video, hearing; and security.

Motion to go to bid with three packages with modifications put forth by the committee, seconded and approved unanimously on voice vote.

Mr. Rioux stated he will put the three packages together and get to the committee next week. FFE will come to the committee at the next meeting or the one after. They will be set to bring the technology bids to the Town Council for approval on the fourth Monday in June. Mr. Rioux asked the committee for permission to put a sign up on the fence, it was agreed he could.

5. Update from Construction Manager ~ KBE

Mr. Newton stated all contracts with subs have been issued and fully executed and they are proceeding with submittals as they come in. The existing sanitary pipe has been temporarily capped in to the building and some storm structures have been installed in the detention pond. They are waiting for water quality units which will take 3-4 weeks to come in. They've started to pour footings, steel fabrication is well underway and will be ready when the time comes. Fill is coming in to bring up to grade, if all goes well underground plumbing will begin around May 22, they will need drawings from BL to confirm numbers. Mr. Newton stated when they began work on the storm drainage, there were four existing structures; they anticipated the underground structures to stay in tack as is. However, as they got to them, they found three out of the four structures were hand built and falling apart, deteriorating. The town engineer came to inspect these and is recommending they be replaced with precast structures. Mr. Grappone checked with the on call contractor and the price for each new basin is \$3,700. This is not a design issue and no one is at fault, it is just the condition they found them in. No decision is needed tonight. Mr. Sciota stated this is why we concern ourselves with contingencies, we are not out of the ground yet and this is our third hit. Mr. Newton asked if decisions had been made regarding the alternates. It was stated these were discussed at a previous meeting; he will check the minutes.

6. Update from Executive Director

Mr. Verderame stated the parking situation has improved since they began to stagger classes. They have been shuttling people from Grace Church. Officer Gorr took down the temporary signs and put up the permanent ones. There have been no problems with DePaolo and they will get to use their parking lot after June 21. He has been getting calls about rentals from non-profits and has told them about the situation. He stated Mike and Ricky are great to work with.

7. Public Communications

Mark White, 396 Mulberry Street, Southington, CT ~ stated most of the technology in the computer learning center has been put in by members who volunteered their time and has been there for seventeen years. It would have been nice to see the document discussed at the meeting today as he's gained a lot of knowledge about what works at the Calendar House. He has concerns with wifi density and stated in a typical tablet class there are 13-14 people trying to do the same thing at the same time. He managed to fix this by changing access points. He asked the electronic calendars have at least power to them if not putting them in upfront. He stated the labs need power outlets above the tables as well as Ethernet connections. He hopes simple things like these are included. He stated large monitors and screens are needed for presentations. He asked to please let them have input, he hasn't seen the document to critique it and has seventeen years of experience, he would like to be involved in this. Mr. Champagne stated a representative from the Calendar House is on the building committee and is the liaison to let us know what the needs and wants are.

MaryAnn Nessel, 10 North Road, Southington, CT ~ asked what exactly is going on behind the construction fence as there is no where to peek through. Mr. Newton stated there was a lull in activity when they first started and more activity is starting now on the foundation of the building. There won't be any vertical steel for a few months yet. The KBE construction schedule is on line on the town website.

8. Approval of Invoices

Motion made to approve invoices, seconded and approved unanimously on voice vote.

9. Any other business to come before the Committee

Mr. Sciota stated our next meeting will be May 17th. After that meetings can be once a month. It will be determined which Wednesday as the Chairman has another meeting on the first Wednesday of each month. KBE will recommend the siding bid and the committee will vote on final approval of the technology package.

10. Adjournment

Motion made to adjourn, seconded and voted unanimously by voice vote at 5:53 p.m.

Submitted,

Paul Champagne
Chairman

ALTERNATES
 Southington Senior Center
 3/8/2017

Alternate #	ALTERNATE Description	ADD or DEDUCT	Alternate Price	Alternate Terms
1	Skylights	ADD	\$ 68,709	Alternate must be selected by 5/15/2017
	Provide Tubular Day-lighting Devices (Skylights) as indicated on Drawing A1.04. Specification Section 08 62 50, and associated details and requirements.			
2	Rooftop Equipment Screen	ADD	\$ 77,952	Alternate must be selected by 5/15/2017
	Provide Rooftop Equipment Screen as indicated on Drawing A1.04, Details 1 & 2 on Drawing A13.01, and associated details and requirements.			Detail 2/A13.01 includes a reference to the equipment screen being located directly above a steel beam. Per S1 02A, beams are not continuous beneath the screen. Alternate pricing may be subject to additional costs, if additional steel or stiffener plates are required, that are not currently shown.
3	Enclose Bus Portico	ADD	TBD	Alternate must be selected by 5/15/2017
	Provide solid wall enclosures at Bus Portico, as indicated on Details 4 to 8 (inclusive) on Drawing 13.01, and associated details and requirements. Note that this alternate will require the reconfiguration of the building foundation wall.			Additional information is required for structural elements in order to provide complete add alternate pricing.
4	S/S Metal Roof at Bus Drop-Off	ADD	\$ 34,522	Alternate must be selected by 5/15/2017
	Provide a standing seam metal roof above the Bus Drop-off area, as indicated on Details 1, 2 and 3 on Drawing A13.02, Specification Section 07 41 13, and associated details and requirements. (Asphalt Shingle is Base Bid)			
5	Higher NRC Acoustical Ceiling Tiles	ADD	\$ 10,468	Alternate must be selected by 6/15/2017
	Provide a higher NRC rating on acoustical ceiling tile material, as indicated in Specification Section 09 51 00 and associated requirements.			
6	Upgrade to Stone Masonry	ADD	\$ 30,872	Alternate must be selected by 5/15/2017
	Replace specified Simulated Stone Veneer (Specification Section 04 42 00) with Stone Masonry (Specification Section 04 43 00).			
7	Add Light Fixture Type S	ADD	\$ 39,533	Alternate must be selected by 5/15/2017
	Furnish and install light fixture Type 'S' as indicated on Drawing E2.01A and E5.02.			
8	Downgrade Roof Assembly to EPDM	DEDUCT	\$ (11,700)	Alternate must be selected by 5/15/2017
	Replace specified Modified Roof Membrane (Specification Section 07 55 00) with EPDM Roof Membrane (Specification Section 07 56 00).			
9	Replace Existing Curbing	ADD	\$ 4,232	Alternate must be selected by 5/15/2017
	Remove and replace existing bituminous curbing as noted on Drawing GD-1.			
E2	Alternate Light Fixture Package	DEDUCT	\$ (20,000)	Alternate must be selected by 5/15/2017
	Alternate price to supply and install alternate light fixture package per "Light Fixture Schedule Remarks" on drawing E5.02.			
		TOTAL	\$ 165,878	

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