

**ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, APRIL 14, 2014
PARK & REC OFFICE, 100 RIVERVIEW CENTER #140
6:00 PM**

Members Present: Ron Klattenberg, Trevor Davis, Augie DeFrance IV, Ed Dypa, Ryan Kennedy, Annabelle Malone, Ed Monarca, Phil Pessina, Larry Riley, Bill Wasch

Members Absent: None

Others Present: Beth Lapin (staff); Steve June, John Ireland, Katherine Clunie, (SP+A); Joe Samolis (Mayors Office); Bob Dobmeier (Public Works); Deb Stanley (Rec Dept), Ed Rubacha, Bob Giannetti and Eileen Eagle(WB Mason; Shawn Beals (Hartford Courant); Joe Aresco (MA&M)

1.0 OPEN MEETING

Chair Ron Klattenberg opened the Eckersley Hall Building Committee meeting at 6:02 PM at the Park & Recreation Department office. Ron bid the committee farewell, after explaining he was grateful to work on this project. With Ron's resignation, the mayor will recommend Joe Samolis as the next chair to the Common Council at its next meeting.

2.0 APPROVAL OF MINUTES

Chair Klattenberg asked for approval of the March 10, 2014 minutes. Augie DeFrance made the motion to accept, seconded by Ed Dypa The vote to approve was unanimous.

3.0 FINANCIAL REPORT

FINANCIAL STATEMENT

Beth presented the financial report. Expenses since the previous meeting included the secretary/assistant position and pre-approved payments to MA+M and SP&A. Moved by Ed Dypa and seconded by Augie DeFrance, the financial report acceptance passed unanimously.

BUDGET ITEMS

The committee received an invoice dated 2/01/14 from SP+A for one item in the current purchase order: \$5,956 for the Construction Phase (8%). Larry Riley made the motion to accept, seconded by Ed Monarca. The vote to approve payment was unanimous.

Pete Tavino submitted an invoice for \$200 for his final fee for checking coring and pressure gauges in April. Moved by Ed Dypa and seconded by Augie DeFrance, his invoice acceptance passed unanimously.

Steve June presented an invoice from MA&M dated 4/2/14 for a total of \$362,425, which included mechanical, framing, and removal of concrete walls. Ed Monarca made the motion to accept, seconded by Annabelle Malone. The vote to approve payment was unanimous.

4.0 PUBLIC COMMENTS

There were none.

5.0 NEW BUSINESS

ARESCO CONSTRUCTION SCHEDULE AND UPDATE

Joe Aresco reported that outside site work was moving along well, especially on the south side. All underground and grading work was completed, with the front to be addressed later this week. Demolition of the roof had begun and would continue; soffits were removed on the east side, with the west next. That will allow Joe to check their status, bring in SHPO, and determine what needs to be done. Masonry work would be starting on parapet sides, as well as work on the front retaining wall, with cutting a new entrance in the next few weeks. Paperwork for demolition of the former museum was almost complete

Interior: upstairs was almost all sheet-rocked and might be primed soon. Downstairs was 50% complete, framing was done, and sheetrock about half done. In early May, he planned to close up elevator shaft.

The committee requested a site visit May 8, at 3:30pm. Beth will send out a reminder email the week before.

SILVER/PETRUCELLI CONSTRUCTION ACTIVITY REPORT

Since the previous meeting, Steve June has been on site two days a week, including a weekly site visit. He reviewed RCOs and RFIs and wrote construction meeting minutes.

He presented the following Requested Change Orders:

- RCO #11: Electrical and office changes: added data wiring upstairs, removed printer cabinet in lower office: - \$1,314
- RCO #12: Lower level pipe insulation abatement, 83 lf discovered in plaster ceiling in lower level: \$4,477
- RCO #13: Emergency lighting in attic, not required for code: \$931
- RCO #14: Pavers at entry extended to sidewalk for esthetics and smoother transition: \$3,543
- RCO #15: Underground 12" pipe removal and replacement on North side, currently clay and PVC: \$8,456
- RCO #16: Structural fill on south side apron (due to tree and root removal): \$1,238

Larry Riley made a motion to approve these six RCOs, totaling \$17,331 as long as SHPO also approved. Seconded by Ed Monarca, the vote to approve was unanimous.

FEDERAL HISTORIC TAX CREDITS

Joe Samolis, Chief of Staff, reported that there were two different potential credits, one at 10% and the other at 20%. He felt we would probably be eligible for 10%, but since we were making significant modifications, we would probably not be eligible for the higher rate. Joe hoped to have information from NPS in a few weeks. John Ireland asked the committee for approval, which was granted, to send an email indicating that at least 75% of the structural interior and exterior was remaining untouched.

SILVER/PETRUCELLI FURNITURE PRESENTATION

Katherine Clunie presented a modified layout for dining with 106 seats, lecture style 110 to 123 seats. Layouts meet code, with plenty of storage for chairs and tables. Upstairs plan remained the same.

She reviewed specific examples of 96” and 72” Cafeteria folding tables and chairs, which she order to Park and Rec to test. She showed nesting fliptop tables for the classroom and will obtain chair samples. She proposed Library options that included high back chairs (wouldn’t be able to get sample) that were expensive but she felt worth the money. Socialization room would use the same chair as cafeteria; lobby furniture included an armed bench, while the billiard room had stool chairs.

Katherine provided a high-end estimated budget of \$123,972, which did not include conference room or office furniture. She would try to utilize existing furniture, but since office space wasn’t rectangular, built-ins were needed. There were two options for a 12-foot conference room table: utilize the one donated (currently was at public works) or relaminate Park and Rec’s table. Existing conference room chairs might be usable or Rich Pelliter might have something. Joe indicated that staff would select office furniture. He also indicated that \$50K might be able to switch from IT to FFE to cover the discrepancy between the current line item and Katherine’s estimate.

Katherine will send Beth an email when chairs arrive in Park and Rec so committee members can come test them and vote at the next meeting. She will also bring fabrics for next meeting.

CEFIA UPDATE

Bob Dobmeier received a check from CEFIA for \$19,250, half the amount of the their total grant. This money was intended to reduce the bond; city financial staff indicated that the common council could change the words, “energy efficient measures” which would allow these geothermal funds to be added to the bond, instead of replacing it. The consensus was to wait until determining if funds were necessary first.

LEED STATUS

SP+A reported that the furniture points were not needed for LEED status. Aresco and SP+A will meet soon to review the status of the points.

BINGO EQUIPMENT

Joe Samolis recommended the purchase of bingo software for less than \$100 to which the committee agreed. It would cut down on space and storage, as operators insert disk into a laptop.

PIANO

The committee discussed the idea of moving the current upright piano to the new senior center. AugieDeFrance made a motion, seconded by Larry Riley, to purchase a keyboard instead. The vote was nine in favor, one opposed, so the motion passed.

ICE MAKING MACHINE

SP+A will find a spot for the ice-making machine either in storage or in the kitchen.

6.0 OTHER BUSINESS

Joe Samolis read a letter from the Mayor, suggesting naming the Billiard Room for Ron Klattenberg, and the Cafeteria for Ed Dypa. Augie DeFrance made a motion to accept the suggestion. Seconded by Ed Monarca, the vote was unanimous.

Joe read a second letter that proposed naming the Library after Phil Pessina. Made by Ed Dypa and seconded by Annabelle Malone, the motion to approve was unanimous.

7.0 ADJURNMENT

Chair Klattenberg asked for a motion to adjourn. Made by Larry Riley and seconded by Ed Monarca, the vote was unanimous and the meeting adjourned at 7:35 PM.