ECKERSLEY-HALL BUILDING COMMITTEE
MONDAY, JUNE 9, 2014
PARK & REC OFFICE, 100 RIVERVIEW CENTER #140
6:00 PM

Members Present:	Joe Samolis, Trevor Davis, Augie DeFrance IV, Ed Dypa, Ryan Kennedy, Annabelle Malone, Ed Monarca, Larry Riley, Bill Wasch
Members Absent:	Phil Pessina
Others Present:	Beth Lapin (staff); Steve June (SP+A); Joe Aresco (MA&M); Bob Dobmeier (Public Works); Deb Stanley (Rec Dept); Ed Rubacha

1.0 OPEN MEETING

Chair Joe Samolis opened the Eckersley Hall Building Committee meeting at 6:00 PM at the Park & Recreation Department office.

2.0 APPROVAL OF MINUTES

Chair Samolis asked for approval of the May 12, 2014 minutes. Annabelle Malone made the motion to accept, seconded by Augie DeFrance. 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 Augie DeFrance and seconded by Ed Monarca, the financial report acceptance passed unanimously.

BUDGET ITEMS

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

Beth reported that MA&M CO #2 was actually for $26,120, less than the amount approved originally by the committee, due to a math error. Moved by Augie DeFrance and seconded by Annabelle Malone, the amended change order passed unanimously.

Bob Dobmeier stated that IMTL had tested the concrete and requested $424 for these first tests. Larry Riley moved, and Ed Monarca seconded, a motion to pay this charge. The vote to approve payment was unanimous.

Steve June presented an invoice from MA&M dated 6/09/14 for a total of $523,048.15, which included a broad range of work. Ed Dypa made the motion to accept, seconded by Larry Riley. The vote to approve payment was unanimous.

4.0 PUBLIC COMMENTS

There were no comments. Ed Dypa moved to close the public comment period. Seconded by Augie DeFrance, the vote to approve was unanimous.

5.0 NEW BUSINESS

ARESCO CONSTRUCTION SCHEDULE AND UPDATE

Joe Aresco reported that everything was going well, both inside and outside. Site work continued, light pole bases were in, he had started bocce court, the roof was finished, and gutters were completed. He was working on trim upstairs, doors had arrived, the interior stair shaft was sheetrocked and they were priming walls. The elevator was installed and the cab was working. Paneling arrived. Bathroom walls were all tiled. Some ceilings in upper rooms were completed. Joe A requested Joe S to contact CL&P for power. He was still targeting Sept /Oct for completion.

SILVER/PETRUCELLI CONSTRUCTION ACTIVITY REPORT

Steve June reported he was at the site twice a week (Tuesday and Friday). He has six change orders:

- RCO #17: new curtain drain on East Site of building, $4,168
- RCO #18: revision to electrical room due to fire marshal's request: $2,440
- RCO #19: soffit changes/cupola flashing repairs: $24,608
- RCO #20: projection screen credit: -$2,864
- RCO #21: lower level millwork design changes (counter tops and sills): $7,237
- RCO #22: flooring change, design: $8,584

These were to be submitted as a change order for a total of $44,173. Ed Monarca made a motion to approve this CO, seconded by Augie DeFrance. The vote to approve was unanimous.

Joe Aresco indicated that he expects three small additional RCOs.

EAGLE ENVIORNMENTAL

Bob Dobmeier reported that Eagle had monitored during construction and sent an invoice for $1,750, which was within the budget but some of the items were in different lines from those approved. Bob was doing an amendment for $1,750 credit and $1,420 addition to contract. Some changes were due to asbestos on pipe in basement and requiring seven monitoring days (instead of five). Trevor Davis made a motion to approve these changes as long at the total did not exceed what was previously approved. Seconded by Augie DeFrance, the motion was approved unanimously.

FEDERAL HISTORIC TAX CREDITS

Joe Samolis indicated there is no update; the intention will be to reach out to CL&P to purchase an additional $500K, which would offset bonding costs.

LEED STATUS

Joe Aresco reported he was getting information from Subcontractors, getting MA&M's paperwork together, and expected to have some numbers by next meeting. He intended to get together with John Ireland to compare numbers before then.

AED LOCATION

Joe Samolis said there was an AED currently at the senior center and he planned to move it to the new senior center. He would like one on each floor, at a cost of about $4,000 for the second;

Ed Dypa made a motion to purchase, seconded by Augie DeFrance. Ed Dypa wondered if we could make a list for things the community could donate. The motion was tabled unanimously.

6.0 OTHER BUSINESS

The committee discussed the flagpole and sign location. Ed Dypa made a motion to locate sign and flagpole near entrance driveway and Larry Riley seconded. The vote to approve was unanimous.

Joe S met with the Art Guild this morning, they were enthusiastic about using the center for display. Along with seniors' art, there would be adequate selection.

Joe S spoke with SHPO about the stair railing at the north and sound ends of the building. SHPO would rather keep it at the historic height. South Fire district could grant a waiver (authority lies with local person, would have to appeal to the state). Joe will reach out to fire chief to see if he would grant a variance.

Ed Dypa reminded the committee that they had agreed to mount a plaque for Eckersley and Hall. Ron Organek had a photo of one and Joe S will look into finding a photo of the other.

Joe Aresco questioned Annabelle about the kilns. The group determined that the three current kilns should be repaired (one needed to be rewired for commercial use, the other two needed repairs, parts are on order). The two moving to the senior center will be moved by the end of July, in order to hook up hoods. The third kiln, which will not be moving to the new site, will be available for use at the current senior center until the move.

Bill Wasch asked about staffing. Joe indicated that director interviews would be held in two weeks and that the site was slated to have another part-time maintenance person.

Annabelle reported that Vinnie at Iliano's had asked questions about the kitchen. Joe S indicated those details would be purview of recreation and community services committee. Bob reminded the group it was not a full commercial kitchen due to the grease trap chosen.

Ed Dypa reminded the contractor that AARP needed a 3 x 4 storage area. SP+A will work also to find a spot.

Deb said recycling committee asked about composting and wondered if there would be shielding around dumpsters. Steve June indicated there would be a dumpster pad with fence.

7.0 ADJURNMENT

Chair Samolis asked for a motion to adjourn. Made by Ed Dypa and seconded by Augie De France, the vote was unanimous and the meeting adjourned at 7:19 PM.

Eckersley-Hall Financial Report

5-Jun-14			General Fund Contribution						HUD Grant	HUD Grant	Bond 1 & 2		SHPO	
			Unallocated	Salary	Tax	Misc Exp	Cont		Hard	Soft	ADA Compliance	onstruction 4166		Totals
Initial Budget			$43,065	12,000.00	1,735.00	1,000.00	2,000.00		$152,000	38,000.00	750,000.00	4,850,000.00	132,863.00	5,982,663.00
Expenses	3/15/11	Traffic assess: BRUSTLIN	-$1,400.00											
	3/15/11	Mtg attend: BRUSTLIN	-500.00											
	2/25/11	MAGNOTTA	-400.00											
	1/14/11	MAGNOTTA	-3,600.00											
	1/14/11	Appraisal: LOMONTE	-1,700.00											
	1/14/11	feasibility: Quisenberry Acari	-7,700.00											
	1/14/11	Pre-renovation: EAGLE ENVION	-2,766.00											
	1/14/11	Prop inspection: KASZNAY	-2,000.00											
	11/30/11	Salary: Sect/Asst:Sept-Nov									-330.00			
	11/30/11	FICA: Sect/Asst: Sept-Nov									-38.12			
	11/30/11	Medicare: Sect/Asst:Sept-Nov									-8.92			
	12/15/11	Salary: Sect/Asst									-210.00			
	12/15/11	FICA: Sect/Asst									-13.01			
	12/15/11	Medicare: Sect/Asst									-3.05			
	8/23/11	Bonding & interest costs: Fasi									-2,510.35			
	9/7/11	Arch design, Quisenberry Acari								-4,364.50				
	12/30/11	Sect/Asst		-297.00	-22.72									
	12/21/11	Bonding & interest costs: Fasi									-175.00			
	2/8/12	Schem Design, SP+A									-13,525.00			
	2/14/11	Bond counsel serv									-31.25			
	2/28/12	Sect/Asst: Jan & Feb		-918.00	-70.23									
	3/6/12	Schem Design, SP+A									-6,762.50			
	3/6/12	Suburban: office supplies				-60.31								
	3/13/12	Sect/Asst		-225.00	-17.22									
	3/20/12	Sect/Asst		-288.00	-22.02									
	4/3/12	Sect/Asst		-252.00	-19.29									
	4/15/12	Sect/Asst		-225.00	-106.34									
	4/20/12	Histor consult: Cunningham									-1,000.00			
	5/3/12	Schem Design, SP+A									-6,762.50			
	5/9/12	Sect/Asst		-310.50	-23.76									
	5/13/12	Sect/Asst		-324.00	-24.79									
	5/22/12	Arch prelim concept Wojas	-3,600.00											
	5/27/12	Sect/Asst		-202.50	-15.48									
	6/12/12	Sect/Asst		-274.50	-21.00									
	6/8/12	Histor consult: Cunningham									-2,765.50			
	6/27/12	Sect/Asst		-229.50	-17.56									
	7/12/12	Sect/Asst		-238.50	-18.24									
	7/24/12	Sect/Asst		-148.50	-134.98									
	8/7/12	Sect/Asst		-189.00	-14.46									
	8/15/12	Poster boards (Common Council)									-626.34			
	8/21/12	SP+A construction doc phase									-4,977.00			
	8/21/12	Reimb Ex (water tests)									-220.00			
	8/21/12	Sect/Asst		-342.00	-26.17									
	8/20/12	Legal fees through 6/30/12									-4,669.02			
	9/5/12	Sect/Asst		-288.00	-22.02									
	9/13/12	Misc Supplies (Suburban)				-53.00								
	9/18/12	Sect/Asst		-351.00	-26.84									
	10/2/12	Sect/Asst		-661.50	-50.61									
	10/16/12	Sect/Asst		-499.50	-38.22									
	10/23/12	Misc Supplies (Suburban)				-29.78								
	11/6/12	Sect/Asst		-463.50	-35.45									
	11/14/12	Sect/Asst		-117.00	-114.82									
	11/19/12	Misc Supplies (Suburban)				-6.75								
	11/19/12	Poster boards (Common Council)									-1,300.00			
	11/19/12	Reimb Ex (poster boards)									-74.61			
	11/19/12	SP+A construction doc phase									-2,488.50			
	11/19/12	SP+A Amed#1:SchDes									-6,700.00			
	11/19/12	SP+A Amed#1:ConstDoc									-2,900.55			
	11/27/12	Sect/Asst		-135.00	-10.33									
	12/5/12	SP+A Amend#1:ConstDoc									-5,940.00			

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Initial Budget			$43,065	12,000.00	1,735.00	1,000.00	2,000.00		$152,000	38,000.00		750,000.00	4,850,000.00	132,863.00	5,982,663.00
	12/5/12	Histor consult: Cunningham										-1,000.00			
	12/11/12	Sect/Asst		-238.50	-18.24										
	12/19/12	Geothermal: Tavino										-2,000.00			
	12/26/12	Sect/Asst		-193.50	-14.79										
	1/23/13	Sect/Asst			-156.98										
	1/23/13	Geothermal: Tavino										-5,550.00			
	1/23/13	SP+A:Amend#2:SchDes										-5,250.00			
	1/23/13	SP+A:Amend#1:Contract Cab										-8,349.00			
	1/23/13	SP+A:ConstructDoc										-9,954.00			
	2/6/13	SP+A: Const Doc										-9,954.00			
	2/6/13	SP+A: Amend#1:Const Doc										-1,794.80			
	2/6/13	SP+A: Amend#2:Sch Des										-4,200.00			
	2/20/13	Sect/Asst		-160.00	-9.04										
	3/5/13	Bond counsel serv										-79.00			
	3/5/13	Sect/Asst		-315.00	-17.80										
	3/13/13	SP+A:Amend#2:SchDes										-4,200.00			
	3/13/13	SP+A:Amend#1: ConstrDoc										-3,867.40			
	3/13/13	SP+A: Const Doc										-9,954.00			
	3/19/13	Sect/Asst		-175.00	-9.89										
	4/3/13	Sect/Asst		-205.00	-11.59										
	4/1/13	SP+A:ConstructDoc										-7,465.50			
	4/1/13	SP+A:Amend#1: ConstrDoc										-2,900.55			
	4/23/13	Sect/Asst			-44.20										
	5/7/13	Sect/Asst		-395.00	-30.22										
	5/14/13	Sect/Asst		-255.00	-19.51										
	5/14/13	SP+A: Amend#2: Remb										-1,000.00			
	5/14/13	SP+A: Amend#2:Sch Des										-7,350.00			
	5/14/13	SP+A: Amend#1:Const Doc										-1,933.70			
	5/14/13	SP+A: Const Doc										-4,977.00			
	5/14/13	Eagle Environmental										-1,350.00			
	5/14/13	Eagle Environmental										-4,140.00			
	5/14/13	Eagle Environmental										-1,270.00			
	5/29/13	Sect/Asst		-350.00	-26.77										
	6/5/13	Histor consult: Cunningham										-2,800.00			
	6/11/13	Sect/Asst		-450.00											
	6/25/13	Sect/Asst		-$235	-128.52										
	6/26/13	SHPO app fee	-$1,000												
	7/1/2013	Eagle Environmental										-1,704.00			
	7/10/13	Sect/Asst		-215.00											
	7/10/13	Htfd Courant								-464.36					
	7/23/13	Sect/Asst		-70.00											
	8/6/13	Sect/Asst		-105.00											
	8/14/13	Histor consult: Cunningham										-1,725.00			
	8/20/13	Sect/Asst		-110.00											
	8/26/12	Eagle Environmental										-300.00			
	8/26/13	SP+A: Bid and Amend #1 Bid										-1,432.50			
	8/26/13	Histor consult: Cunningham										-750.00			
	12/18/12	Bond counsel serv											-7,939.10		
	5/16/13	Bond counsel serv											-31.27		
	9/4/13	Sect/Asst		-325.00											
	9/11/13	Advanced Reprographics								-2,903.55					
	9/17/13	Sect/Asst		-135.00											
	10/1/13	Sect/Asst		-235.00											
	10/22/13	Sect/Asst		-185.00											
	10/24/13	Geothermal: Tavino										-500.00			
	10/24/13	SP+A: Bid and Amend #1 Bid										-10,855.46			
	10/29/13	Sect/Asst		-290.00											
	11/6/13	Mike's Signs										-700.00			
	11/6/13	MA&M: Ex Rehab										-7,600.00			
	11/6/13	Geothermal: Tavino										-3,187.50			

Eckersley-Hall Financial Report

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			Unallocated	Salary	Tax	Misc Exp	Cont		Hard	Soft	ADA Compliance	onstruction 4166		Totals
Initial Budget			$43,065	12,000.00	1,735.00	1,000.00	2,000.00		$152,000	38,000.00	750,000.00	4,850,000.00	132,863.00	5,982,663.00
	11/6/13	MA&M: Plan, Imp, Const										-266,950.00		
	11/13/13	Sect/Asst		-245.00										
	11/24/13	Sect/Asst		-130.00										
		transfer	-$13,735	12,000.00	1,735.00									
	12/9/13	MA&M:										-218,720.79		
	12/9/13	Eagle Environmental									-2,665.00			
	12/9/13	Geothermal: Tavino									-1,012.50			
	12/9/13	SP+A: Const Phase									-5,956.00			
	12/10/13	Sect/Asst		-275.00										
	12/17/13	Geothermal: Tavino									-600.00			
	12/18/13	SP+A: Amend #3									-1,103.37			
	12/23/13	Bonding & interest costs: Fasi										-474.00		
	12/24/13	Sect/Asst		-280.00										
	1/22/14	Sect/Asst		-250.00										
	1/27/14	MA&M: Plan, Imp, Const										-193,800.00		
	1/27/14	MA&M: Elevator							-42,054.21					
	2/6/14	SP&A: Amend#2 Const									-3,750.00			
	2/6/14	SP&A: Constr Phase									-5,956.00			
	2/19/14	Sect/Asst		-295.00										
	2/24/14	SP&A: Amend#2 Const									-1,250.00			
	2/24/14	SP&A:Constr Phase									-5,956.00			
	2/24/14	MA&M: Plan, Imp, Const										-199,025.00		
	2/24/14	MA&M:Elevator							-7,077.41	-30,267.59				
	3/4/14	Sect/Asst		-280.00										
	3/18/14	Sect/Asst		-405.00	-30.99									
	3/26/14	SP+A:Constr Phase									-5,956.00			
	3/26/14	SP+A: Amend#2 Const									-2,500.00			
	4/1/14	Sect/Asst		-70.00	-5.35									
	4/9/14	MA&M: ENTIRE										-203,015.00		
	4/15/14	Sect/Asst		-295.00	-153.67									
	4/23/14	TAVINO									-200.00			
	4/23/14	SP+A									-5,956.00			
	4/23/14	MA&M: ENTIRE									-28,500.00	-333,925.00		
	5/13/14	Sect/Asst		-450.00	-43.70									
	5/21/14	SP+A									-13,006.00			
	5/30/14	MA&M									-57,000.00	-418,264.10	-55,100.00	
	6/3/14	Sect/Asst		-415.00	-31.75									
penses Summary			-$38,401	-2,146.50	129.44	-149.84			-$42,054.21	-7,732.41	-335,491.50	-1,842,144.26	-55,100.00	-2,267,990.28
Sub-balance			**$4,664**	**6,842.00**	**1,993.88**	**850.16**	**2,000.00**		**$102,868.38**	**0.00**	**414,508.50**	**3,007,855.74**	**77,763.00**	**3,619,345.66**
Encumbered Amounts/Incoming Funds														
IT Expenses												-100,000.00		
Silver Petrucelli											-67,739.06			
Legal/Bank Fees											-2,535.38	-66,555.63		
J Cunningham											-3,250.00			
gle Environmental											-4,456.00			
Beth Lapin				-6,842.00	-1,993.88									
Suburban						350.16								
SHPO			-$500											
MA&M									-102,868.38	0.00	-250,900.00	-2,220,947.52	-77,763.00	
Concrete testing												-2,000.00		
EED/Financial Audit											-5,000.00			
FFE												-162,863.00		
flag pole/plaque												-10,000.00		
Military museum												-300,000.00		
lance Remaining			**$4,164**	**0.00**	**0.00**	**500.00**	**2,000.00**		**0.00**	**0.00**	**80,628.06**	**145,489.59**	**0.00**	**232,781.65**