

1 **PUBLIC BUILDING COMMITTEE**

2 **TOWN OF SIMSBURY**

3 Regular Meeting Minutes

4 February 6, 2023

5 *Subject to Approval*

6
7
8 Chairman Ostop called the Regular Meeting of the Public Building Committee to
9 order at 7:00 p.m. on Monday, February 6, 2023, conducted via Zoom.

10
11 Present – Chairman Ostop, Messrs. Soskin, Egan, Dragulski, Derr, Salvatore and
12 Burns.

13 Excused – Mr. Clegg.

14 Guests – for Simsbury Engineering Department – Thomas J. Roy, PE, Director of
15 Public Works/Town Engineer; for Simsbury Public Schools – Jason Casey,
16 Director of Infrastructure and Technology, Neil Sullivan, Assistant Superintendent
17 for Administration, and Andy O’Brien, Director of Operations; Mike Luzietti,
18 Principal; for Tecton - Jeffrey Wyszynski and Justin Hopkins; for Arcadis – Jack
19 Butkus, Senior Program Manager and Zach Machold, Onsite Project Manager; for
20 O&G – Dave Cravanzola, Mark Sedensky, Pre-Construction Manager, and Jay
21 Lucarelli, Project Manager.

22
23 **1. Public Audience**

24 There were no public audience comments.

25
26 **2. Chairman Ostop recognized the passing of Bud Kelly**

27 Mr. Kelly served on this committee for over 40 years and has recently passed. A
28 moment of silence was held in his honor.

29
30 **3. Minutes of the January 11, 2023, Regular Meeting**

31 *Mr. Derr made a motion to approve the Meeting Minutes as submitted. Mr.*
32 *Dragulski seconded the motion, and it passed unanimously.*

4. Latimer Lane Renovation

a. Arcadis Report

Mr. Machold presented the Arcadis report from the meeting packet. Construction has continued with work on the Area B foundation for the addition. There is a grant review meeting scheduled for February 7, 2023. Overall, there were no major budget changes. Thus far, approximately 4.3% of the overall budget has been expended.

b. Tecton Report

Mr. Hopkins presented the Tecton report on construction administration, including January 2023 RFIs, submittals, and the O&G Application for Payment #2 from January 2023. Extensive reconfiguration of subgrade utilities piping had to be done to minimize the amount of excavation needed due to the quantities of ledge that was discovered.

Mr. Hopkins informed the Committee that a preliminary meeting was held with the Board of Education to coordinate furniture selection.

The Committee discussed the boring program and related locations and depths to the rock. It was explained that the original estimate of 50 cubic yards of rock to be removed was the standard for all bidders on this project and that anything beyond that was expected to be included in a change order.

Mr. Sedensky of O&G noted that they were able to negotiate a reduced unit price for the removal based on the amount of rock discovered. Mr. Lucarelli of O&G added that the mass rock removal was reduced from \$150/yard to \$75/yard and they're still negotiating the utility trench rock, which was initially set at \$200/yard.

c. O&G Report

Mr. Butkus explained that O&G has come to the Committee twice now for portions of the Guaranteed Maximum Price (GMP): first for the early bid packages and then for the lion's share of the new work before the referendum passed. Tonight, they are presenting the revised project budget (post referendum approval) and final GMP approval. GMP Amendment #1.3 picks up the balance of the bid packages that will round out the rest of the contract, as well as includes the values for the alternates that were selected by the Board of Education and other boards, and were put forward in the referendum amount.

A discussion was held on how the values were arrived at.

Mr. Egan made a motion to approve GMP Amendment #1.3 in the amount of \$3,493,176, along with the associated bid package awards and to recommend the Town Manager execute Amendment #1.3, and that the Finance Department increase the current Purchase Order in the stated amount. Mr. Ostop seconded the motion, and it passed unanimously.

d. O&G Proposed Change Orders (PCOs)

Mr. Derr made a motion to approve PCO #001 for Temporary Parking Lot and Walk for School Staff in the amount of \$32,948.00. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Derr made a motion to approve PCO #002 for Mass Rock West Side of Area A in the amount of \$7,236.00. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve PCO #003 for Mass Rock Excavation South Side of School in the amount of \$65,203.00. Mr. Derr seconded the motion, and it passed unanimously.

Mr. Salvatore made a motion to approve PCO #004 for Concrete Piers Removed and Disposed in the amount of \$1,421.00. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Derr made a motion to approve PCO #005 for Repipe Gas Line Remove Threaded Couplings in the amount of \$3,843.00. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Burns made a motion to approve PCO #010 for North Courtyard Foundation Wall per RFI 024 & SK-04 – work approved by Chairman Ostop and notification to proceed received from J. Casey on January 18th, 2023, in the amount of \$2,205.00. Mr. Derr seconded the motion, and it passed unanimously.

Mr. Butkus explained that PCOs #011, #012, and #013 are at no additional cost. The gap in scope will be picked up by O&G and the change orders are a formality to move the funds from a GMP Allowance to the trade contract.

Mr. Salvatore made a motion to approve: PCO #011 for O&G Allow #3c – Add Childguard Glass; PCO #012 for O&G Allow #3b – Storefront to Curtainwall; and PCO #013 for O&G Allow #3a – Area B Concrete/Stairs. Mr. Derr seconded the motion, and it passed unanimously.

101

102 **e. O&G Pay Application #2**

103 *Mr. Burns made a motion to approve O&G Pay Application #2, dated*
104 *01/31/2023, in the amount of \$860,934.86. Mr. Derr seconded, and it passed*
105 *unanimously.*

106 **f. Arcadis Invoice #34345794**

107 *Mr. Derr made a motion to approve Arcadis invoice #34345794, dated*
108 *02/01/2023, in the amount of \$12,318.00. Mr. Burns seconded, and it passed*
109 *unanimously.*

110 **g. Tecton Invoice #45913**

111 *Mr. Burns made a motion to approve Tecton Invoice #45913, dated 01/31/2023,*
112 *in the amount of \$27,598.00. Mr. Egan seconded, and it passed unanimously.*

113 **h. Tri-State Invoice #TSMT11277**

114 *Mr. Salvatore made a motion to approve Tri State Materials Testing Lab Invoice*
115 *#TSMT11277, dated 01/23/2023, in the amount of \$2,619.22. Mr. Derr seconded,*
116 *and it passed unanimously.*

117 **i. TRC Invoice #559808**

118 *Mr. Burns made a motion to approve TRC Invoice #559808, dated 11/08/2022, in*
119 *the amount of \$210.00. Mr. Derr seconded, and it passed unanimously.*

120 **j. TRC Invoice #569530 for \$1,955**

121 *Mr. Derr made a motion to approve TRC Invoice #569530, dated 01/09/2023, in*
122 *the amount of \$1,955.00. Mr. Burns seconded, and it passed unanimously.*
123

124 **5. Additional Discussion**

125 Mr. Egan raised a question on the discrepancy with rebar drawings. Mr. Lucarelli
126 explained that the rebar was pre-detailed before going out to bid and when they
127 received field use drawings, they were different than the structural drawings. They
128 had to get a revised set of drawings, which required some field work, resulting in
129 an initial delay, but they expect to be back on track soon.

130 Mr. Hoskins added that drawing are always changing and they are working with
131 the structural engineer to determine the impact. They will have more information
132 for the next meeting.

133 Mr. Ostop clarified that the next regular meeting will be held on March 6, 2023,
134 via Zoom.

135

136 **6. Adjourn**

137 *Mr. Derr made a motion to adjourn the meeting at 8:05 p.m. Mr. Salvatore*
138 *seconded the motion, and it passed unanimously.*

139

140 Respectfully submitted,

141 Carrie Vibert, Administrative Secretary, Simsbury Public Works Department