**PUBLIC BUILDING COMMITTEE**

**TOWN OFSIMSBURY**

Regular Meeting Minutes

April 3, 2023

*Subject to Approval*

There being a quorum present, Vice Chairman Derr called the Regular Meeting of the Public Building Committee to order at 7:01 p.m., conducted via Zoom.

Present

[ ]  Chairman Richard Ostop

[x]  Mr. David Soskin

[x]  Mr. Michael Egan

[x]  Mr. Lucian Dragulski

[x]  Mr. Richard Derr

[x]  Mr. John Salvatore

[ ]  Mr. Ryan Burns

[x]  Mr. William Clegg

Guests

**Simsbury Engineering Department**: Thomas J. Roy, PE, Director of Public Works/Town Engineer

**Simsbury Public Schools**: Michael Luzietti, Principal, Jason Casey, Director of Infrastructure and Technology, Neil Sullivan, Assistant Superintendent for Administration, and Andy O’Brien, Director of Operations

**Tecton**: Jeffrey Wyszynski and Justin Hopkins

**Arcadis**: John Butkus, Senior Program Manager, and Zach Machold, Onsite Project Manager

**O&G**: Dave Cravanzola, Pre-Construction Manager, and Jay Lucarelli, Project Manager

1. **PUBLIC AUDIENCE**

There were no public audience comments.

1. **MINUTES OF THE MARCH 6, 2023, REGULAR MEETING**

***Mr. Salvatore made a motion to approve the Meeting Minutes as submitted. Mr. Egan seconded the motion, and it passed unanimously.***

1. **LATIMER LANE RENOVATION**
	1. **Arcadis Report**

Mr. Machold reported that construction has continued throughout the month of March, most notably that Shepard Steel has begun their work in area B, and the concrete subcontractor, MT. Ford, began foundations in area A. The revised school construction grant in the amount of $39,054,243 has been approved. Thus far, approximately 12.8% of the overall budget has been expended.

* 1. **Tecton Report**

Mr. Hopkins reported they received 23 RFIs in the month of March for a total of 78, and have received 40 submittals for a total of 245, as well as issued four directives. In summary, the pace of construction is going well. The northern quadrant of the steel is erect and the decking is underway. A couple of site-related issues that are currently being tracked include utility routing from Eversource and Frontier and dealing with some unsuitable soils in the north portion of the parking lot. A meeting has been scheduled to discuss issues.

* 1. **O&G Report**

Mr. Lucarelli provided an update on upcoming activities that are planned for the month of April. In area A, the southern part of the project, they are completing the foundation and walls and will be placing the slab-on-grade, to be followed by steel. In area B, they are finalizing the steel, and the decking will soon be complete. They will then start framing. Mr. Lucarelli then provided that the team has been able to return to schedule on projects that were previously delayed.

* 1. **Proposed Change Orders (PCOs)**

***Mr. Salvatore made a motion to approve the zero-dollar PCO #007 for alternate no. 2 (seat walls). Mr. Egan seconded the motion, and it passed unanimously.***

***Mr. Egan made a motion to approve the zero-dollar PCO #008 for alternate no. 3 (stamped concrete). Mr. Salvatore seconded the motion, and it passed unanimously.***

***Mr. Egan made a motion to approve the zero-dollar PCO #009 for alternate no. 5 (south courtyard). Mr. Clegg seconded the motion, and it passed unanimously.***

***Mr. Egan made a motion to approve the zero-dollar PCO #014 for bulletin no. 2 (closet 131 revisions). Mr. Salvatore seconded the motion, and it passed unanimously.***

***Mr. Salvatore made a motion to approve PCO #018 for bulletin no. 3 (structural clarifications and details) in the amount of $5,908.00. Mr. Soskin seconded the motion.***

Mr. Salvatore inquired what the change order specifically involved, to which Mr. Hopkins replied it was for structural steel changes that occurred through the coordination process associated with the gymnasium. Following a question related to the coordination of the project, Mr. Hopkins acknowledged it was an item that was missed in the development of the structural drawings, and that they are responsible for making the structural modifications to ensure a safe building.

***Following the discussion, Mr. Clegg opposed the motion to approve, and it passed 5-1.***

***Mr. Egan made a motion to approve PCO #22 for a ground thaw heater rental in the amount of $25,965.00. Mr. Dragulski seconded the motion.***

Mr. Egan requested the cause for the delay, which was the result of design issues with the rebar. And with overnight freezing temperatures, there was a project need to protect the ground. Mr. Egan inquired if the approved cost came from contingency. Mr. Butkus explained there is no change in the scope of the project, and it will be tracked as a design issue, and the cost will be allocated out of contingency. Mr. Clegg expressed concern over the use of the contingency account, and Mr. Butkus advised the committee that he does not see a reason for concern in the project at this time.

The committee posed the question of who hired the detailer which caused the rebar delays. Mr. Wyszynski acknowledged they hired the detailer for both pre-steel and rebar prior to design completion and shared that they’ll shy away from doing so in the future. Hiring a steel detailer is not something Tecton typically does that early in a project, but the initial effort was thought to save time, which hasn’t proven to be the case. There were a lot of minor details that could have been caught along the way to mitigate issues.

***Following discussion, the motion passed unanimously.***

***Mr. Egan made a motion to pass PCO #023 for bulletin no. 9 (utility, grading, and underground piping revisions) revision 2 in the amount of $16,184.00. Mr. Salvatore seconded the motion, and it passed unanimously.***

***Mr. Salvatore made a motion to pass the zero-dollar PCO #025 to install acoustic roof deck insulation utilizing the allowance for modifications for early procurement. Mr. Egan seconded the motion, and it passed unanimously.***

***Mr. Clegg made a motion to pass the zero-dollar PCO #026 for bulletin no. 7 (ceiling height revisions). Mr. Egan seconded the motion, and it passed unanimously.***

***Mr. Salvatore made a motion to pass PCO #027 for added hooks in cubbies in the amount of $2,076.00. Mr. Dragulski seconded the motion, and it passed unanimously.***

***Mr. Egan made a motion to pass PCO #30 to furnish and install magnet holders in the amount of $8,162.00. Mr. Dragulski seconded the motion, and it passed unanimously.***

***Mr. Egan made a motion to pass PCO #31 for rock exploration for the design team in the amount of $2,747.00. Mr. Clegg seconded the motion, and it passed unanimously.***

***Mr. Salvatore made a motion to pass PCO #32 for O&G allowance no. 5 (storage shed) in the amount of $439.00. Mr. Egan seconded the motion, and it passed unanimously.***

***Mr. Dragulski made a motion to pass the zero-dollar PCO #35 for bulletin no. 13 (faculty dining room). Mr. Clegg seconded the motion, and it passed unanimously.***

* 1. **Arcadis Invoice #34355755**

***Mr. Dragulski made a motion to approve the payment of Arcadis Invoice #34355755, dated 3/27/2023, in the amount of $12,318.00. Mr. Egan seconded the motion, and it passed unanimously.***

* 1. **Tecton Invoice #46099**

***Mr. Egan made a motion to approve the payment of Tecton Invoice #46099, dated 3/27/2023, in the amount of $20,973.00. Mr. Dragulski seconded the motion, and it passed unanimously.***

* 1. **O&G Pay Invoice #602360**

***Mr. Clegg made a motion to approve the payment of O&G Pay Invoice #602360, dated 10/24/2022, in the amount of $18,760.00. Mr. Egan seconded the motion, and it passed unanimously.***

Mr. Butkus shared there was a timing matter with when the invoice was initially issued and the packet creation date, causing the payment of this specific invoice to be delayed.

* 1. **Tri-State Materials Invoices**

***Mr. Dragulski made a motion to approve payments of the following Tri-State Materials Invoices. Mr. Soskin seconded the motion, and it passed unanimously.***

* **#TSMT11436R, dated 3/02/2023, in the amount of $3,574.00;**
* **#TSMT11514, dated 3/03/2023, in the amount of $2,154.50;**
* **#TSMT11577, dated 3/27/2023, in the amount of $1,699.56;**
* **#TSMT11622, dated 3/27/2023, in the amount of $1,142.90;**
* **#** **TSMT11656, dated 3/29/2023, in the amount of $1,012.25.**
* **and #TSMT11493, dated 3/03/2023, in the amount of $2,643.00;**
	1. **O&G Application #4**

***Mr. Egan made a motion to approve O&G Pay Application #4, dated 3/29/2023, in the amount of $927,926.80. Mr. Salvatore seconded the motion, and it passed unanimously.***

* 1. **Sustainable Engineering Solutions, LLC Invoice #5**

**Mr. Salvatore *made a motion to approve the payment of Sustainable Engineering Solutions, LLC Invoice #5, dated 3/23/2023, in the amount of $1,100.00. Mr. Egan seconded the motion, and it passed unanimously.***

1. **Additional Discussion**

Mr. Egan requested an update on the status of plans and specs for the Tariffville and Central projects. It was suggested in March’s meeting that they would be completed by the end of March. Mr. Casey answered, saying the plans and specs are complete; however, they recently heard from the state that they are backed up and are unable to provide a review in time for May. Due to the state’s anticipated delay in reviewing, it does not appear this will be able to be a 2023 summer project. The bidding on the roof could potentially become a next summer (2024) project.

There was a request from Mr. Sullivan to help promote Mr. Luzietti’s community engagement videos to help draw excitement for the project. The committee was in full support.

1. **ADJOURNMENT**

***Mr. Egan made a motion to adjourn the meeting at 8:07 p.m. Mr. Salvatore seconded the motion, and it passed unanimously.***

Respectfully submitted,

Tom Yelich