

PUBLIC BUILDING COMMITTEE
TOWN OF SIMSBURY

Regular Meeting Minutes
May 1, 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. The meeting was streamed live on Simsbury Community Television.

Present

<input checked="" type="checkbox"/> Mr. David Soskin	<input checked="" type="checkbox"/> Mr. John Salvatore
<input checked="" type="checkbox"/> Mr. Michael Egan	<input checked="" type="checkbox"/> Mr. Ryan Burns
<input checked="" type="checkbox"/> Mr. Lucian Dragulski	<input checked="" type="checkbox"/> Mr. William Clegg
<input checked="" type="checkbox"/> Mr. Richard Derr	

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

Tecton: 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

SLR Consulting: Tom Daly, Civil Engineer

Michael Horton Associates: Paul Sheehan and Luigi Peronace, Structural Engineers

1. PUBLIC AUDIENCE

There were no public audience comments.

2. MINUTES OF THE APRIL 3, 2023, REGULAR MEETING

Mr. Salvatore made a motion to approve the Meeting Minutes as submitted. Mr. Egan seconded the motion, and it passed with one abstention, Mr. Burns.

3. LATIMER LANE RENOVATION

a. Arcadis Report

Mr. Machold reported construction throughout the month of April has continued. Notably, the building frame has taken shape; the steel erection has continued; and the concrete subcontractor completed the foundations in area A. In addition, the state continued with the drainage around

the site. Overall, there have been no major budget changes, and currently, 15.3 percent of the overall budget has been expended.

b. Tecton Report

Mr. Hopkins introduced the consulting team who were joining the meeting: Tom Daly, a civil engineer from SLR, and Paul Sheehan and Luigi Peronace, structural engineers from Michael Horton Associates. In the month of April, there were 19 construction RFIs (requests for information) for a total of 98. April included 48 submittals for a total of 293. Mr. Hopkins reviewed the weekly meetings and the purpose of each. Additionally, there were a couple of unsuitable soil meetings which will be discussed further. Mr. Hopkins reported they have issued three bulletins. The first is for playscape updates. The second was issued to revise the clocks and receptacles as well as phone locations. The third includes a previously modified bulletin based on a site walk with Eversource regarding utility routing into the site. Mr. Hopkins foreshadowed the PCOs, sharing they try to keep A&E change orders under 1 percent on every project. However, their obligation is to do what is right for the project and to ensure proper value.

c. O&G Report

Mr. Lucarelli discussed the schedule for phase 1. They have identified Dec. 19, 2023, as the completion date for Phase 1 (A and B), with Phase 1 currently at 24 percent complete. Phases 2 and 3 have not yet begun, though some work was initiated over the Christmas break. In area A, the slab-on-grade was completed, and structural steel has started, with the anticipation it will be completed the week of May 1. The goal is to begin roofing in that area within the next week or two. In Area B, metal framing is still ongoing, and CMU has commenced. Mr. Lucarelli shared that the roofing is nearly completed in Area B and should be fully completed the week of May 1. For the site work, the underground retention system was installed with storm manholes and piping. The parking lot is now being worked on, including getting it up to grade and installing curbing while prepping for paving this summer. Mr. Lucarelli then addressed the switchgear, sharing he spoke with the electrical contractor (as he does regularly on the issue) and the contractor is very close to a resolution. The hope is there will be a finalized, positive resolution by the end of the week.

Mr. Burns inquired, regarding purchasing and acquisition, if we have any additional concerns over lead times other than the switchgear as we move rapidly through phase 1 and into phases 2 and 3. Mr. Lucarelli responded that there are no current concerns, and other materials and items are on schedule and coming in.

d. Proposed Change Orders (PCOs)

Mr. Hopkins explained there are three structural steel-related PCOs this evening (PCOs 17, 19, and 21), representing clarifications and revisions to steel beam sizes and weights. He shared that most of the cost associated with these PCOs is in overall tonnage.

Mr. Derr asked if Arcadis has reviewed the change orders, to which Mr. Hopkins replied they have and agree with the tonnage and cost. Mr. Lucarelli shared that for the angle it's about 4,120 pounds; for the plate, it's about 4,750 pounds. This angle was added in various locations for deck support. Mr. Sheehan acknowledged the tonnage was missed on the coordination side, and that it became clear as the project progressed that additional support was needed in various spots. This

was caught after the bidding phase but in the end, value has been added and the structure is stronger.

Mr. Burns made a motion to approve PCO-017 (revision #2) in the amount of \$34,203.00. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Salvatore made a motion to approve PCO-019 (revision #2) in the amount of \$2,210.00. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve PCO-021 (revision #2) in the amount of \$11,356.00. Mr. Dragulski seconded the motion, and it passed unanimously.

Mr. Clegg made a motion to approve PCO-024 (revision #1), a credit in the amount of \$7,438.00. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Burns made a motion to approve PCO-036 (revision #3) in the amount of \$147,106.00. Mr. Salvatore seconded the motion, and it passed unanimously.

Mr. Hopkins reported that this PCO started at \$250,000 and they worked with the engineer to reduce the number. Mr. Derr clarified that over 100 truckloads of unsuitable soil were removed from the job site, and we're bringing in, approximately, the same amount of suitable soil.

Mr. Clegg made a motion to approve PCO-037, a credit in the amount of \$636.00. Mr. Salvatore seconded the motion, and it passed unanimously.

Mr. Burns made a motion to approve PCO-038 in the amount of \$1,558.00. Mr. Clegg seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve PCO-040 in the amount of \$16,654.00. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Salvatore made a motion to approve PCO-041 in the amount of \$376.00. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve PCO-042 in the amount of \$3,126.00. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Salvatore made a motion to approve PCO-043 in the amount of \$14,535.00. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Clegg made a motion to approve PCO-044 in the amount of \$4,334.00. Mr. Egan seconded the motion, and it passed unanimously.

e. Arcadis Invoice #34360808

Mr. Egan made a motion to approve the payment of Arcadis Invoice #34360808, dated 4/24/2023, in the amount of \$12,318.00. Mr. Burns seconded the motion, and it passed unanimously.

f. Tecton Invoice #46170

Mr. Clegg made a motion to approve the payment of Tecton Invoice #46107, dated 4/24/2023, in the amount of \$20,973.00. Mr. Egan seconded the motion, and it passed unanimously.

g. Tri-State Materials Invoice #TSMT11762

Mr. Salvatore made a motion to approve Tri-State Materials Invoice #TSMT11762, dated 4/21/23, in the amount of \$2,939.50. Mr. Egan seconded the motion, and it passed unanimously.

h. O&G Pay Application #5

Mr. Egan made a motion to approve the payment of O&G Pay Invoice #602360, dated 4/25/2023, in the amount of \$1,696,378.67. Mr. Salvatore seconded the motion, and it passed unanimously.

i. TRC Invoice #573053

Mr. Egan made a motion to approve TRC Invoice #573053, dated 1/31/2023, in the amount of \$665.50. Mr. Clegg seconded the motion, and it passed unanimously.

4. Additional Discussion

Mr. Casey requested a review of the proposal for the storage of library books and would like the committee to approve the work in the amount of \$3,422.20 for book storage. Mr. Luzietti informed the committee that there is a plan in place to ensure access to books and reading for students while the library is being worked on. The invoice to store the books is from Meyer Movers, invoice #53690.

Mr. Egan made a motion to approve book storage in the amount of \$3,422.20 and to give the chair the ability to address and approve related insurance costs for the storage of the books. Mr. Salvatore seconded the motion, and it passed unanimously.

Mr. Roy acknowledged the important contributions of Mr. Ostop, former chair of the committee, and thanked him for his approximately 40 years of service to the community. Mr. Roy informed the committee of the process to fill the chair opening. Additionally, Mr. Roy will seek counsel from the town clerk on vacant committee spots and their correlation to establishing a quorum.

5. 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