

PUBLIC BUILDING COMMITTEE
TOWN OF SIMSBURY

Minutes of the Regular Meeting
August 7, 2023
Subject to Approval

There being a quorum present, Chairman Derr called the Regular Meeting of the Public Building Committee to order at 7:03 p.m., conducted via Zoom. The meeting was streamed live on Simsbury Community Television.

Present

<input checked="" type="checkbox"/> Mr. David Soskin	<input 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	<input type="checkbox"/> Mr. David Moore

Guests

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

Simsbury Public Schools: Michael Luzietti, Principal, and Jason Casey, Director of Infrastructure and Technology

Tecton: Justin Hopkins

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

O&G: Jay Lucarelli, Project Manager

1. PUBLIC AUDIENCE

There were no public audience comments.

2. MINUTES OF THE JULY 10, 2023, SPECIAL MEETING

Mr. Egan made a motion to approve the Meeting Minutes as submitted. Mr. Clegg seconded the motion, and it passed unanimously. Mr. Moore abstained.

3. LATIMER LANE RENOVATION

a. Arcadis Report

Mr. Machold began by reporting construction has continued throughout the month of July. Overall, there have been no major budget changes and currently, 30.6 percent of the overall budget has been expended and 48.3 percent of the owner's contingency. Mr. Machold foreshadowed a recommendation to increase Tri-State's purchase order to approximately \$100,000, which will need to be voted on and approved by the committee.

Chairman Derr inquired about the Tri-State purchasing increase. Mr. Machold indicated the original Tri-State proposal came in around \$55,000; however, the proposal was only an estimate based on the limited information available at the time and that services have since exceeded that dollar amount. The initial budget was assumed due to no firm quantity of tests that could be determined at the outset. The new recommended purchasing figure is based on the number of months they anticipate Tri-State to remain on site and the average billing they've incurred over the last three months, and work remaining. Mr. Butkus added it's not unusual to adjust the purchasing amount during the life of the project based on its actual scope. Additionally, the increase to the proposed purchasing amount could end up exceeding what is actually needed. The goal is to avoid constant requests for additional money and any dollars unused would be returned to the budget.

Following additional discussion over the remaining number of tests and unit costs, the committee determined increasing the purchasing order by a lesser amount, of \$30,000, made sense.

Mr. Burns made a motion to increase the funds allocated to Tri-State's purchasing budget by \$30,000 based on unit costs. Mr. Egan seconded the motion, and it passed unanimously.

b. Tecton Report

Mr. Hopkins shared they have received 16 new construction RFIs for the month of July, for a total of 161. Additionally, they received 16 submittals in the month of July for a total of 382. Tecton is beginning to schedule design review meetings with the state, which will include design development and review.

Mr. Clegg asked Mr. Hopkins where things stand specifically related to FF&E. Mr. Hopkins informed the committee that they have identified all of the equipment and furniture and have a working budget for both FF&E and technology. So far, they remain within the project budgets; however, they are slightly over the FF&E number based on the quantities of furniture but are substantially under the technology budget. In summary, they are under the total budget at this point in the design.

Mr. Burns requested further explanation of the current savings for the technology budget. Per Mr. Hopkins, establishing the initial budget is an inexact science, and that more of the work is coming out of the construction budget, versus the amount of work that ultimately is needed to be taken from the technology budget. Mr. Burns's concern is that using legacy technology systems in a new building may not be the most prudent choice. Mr. Hopkins apologized if he gave the impression that they are using dated or repurposed technology systems and reaffirmed they are moving forward with new technology. The difference between the construction and technology budgets is that much of the work is already calculated within the construction budget and encumbered by trades and thus, there hasn't been the need to utilize the technology budget. For example, if it's already covered by the electrical budget, then the technology budget is unused. This stands to reason why technology is under budget and construction is over.

c. O&G Report

Mr. Lucarelli informed the committee that the completion date for Phase 1A has improved to December 4, 2023, due to wall insulation and gypsum wallboard finishing sooner than

62 scheduled. Last month, the completion date was December 18, 2023. For Phase 1B, the
63 completion date remains the same on December 8, 2023.

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65 Currently, Phase 1 is approximately 45 percent complete. For Phase 1A, the sheetrock has been
66 completed, the ductwork is ongoing, and the storefront has commenced. For Phase 1B, the
67 ductwork and sheetrock have been completed. The coiling door was installed as well as the FRP
68 in the kitchen, and the hood and UDS in the kitchen have been completed. The brick is ongoing
69 with the anticipation it is completed this month, and painting in the gym has started.

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71 For Phase 2, the demo boiler has been removed from the school, and the corridor trenching to
72 connect Phase 1A and Phase 1B has been completed.

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74 For the sitework and per Mr. Lucarelli, the water line has been installed and both parking lots
75 have been graded. Paving has begun in the north lot and should be completed soon, and the
76 sidewalks are approximately 85 percent complete.

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78 Mr. Lucarelli then provided an update on the temporary switchgear, which he acknowledged has
79 been a committee discussion point. He informed the committee they procured all of the
80 temporary switchgear that is needed, and installation will begin at the end of August. The goal is
81 to have the gear and power that is needed by the end of October or early November, which will
82 give them time to have everything powered before the completion date.

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84 Mr. Egan asked if there are any remaining critical activities that need to be completed before
85 school begins. Mr. Lucarelli shared they've completed all interior work and a final cleaner spent
86 four days ensuring the interior space is appropriate for the kids to return. On the exterior, the
87 goal is to finish paving for the return of teachers, though it may be an additional week until the
88 pavement is lined for parking (though they will still be able to use it). Mr. Lucarelli and Mr.
89 Luzietti have remained in close communication to ensure there is no hold-up for the start of
90 school.

91 **d. Proposed Change Orders (PCOs)**

92 ***Mr. Egan made a motion to approve the zero-dollar PCO-066 (Rev 1). Mr. Dragulski seconded***
93 ***the motion, and it passed unanimously.***

94 ***Mr. Clegg made a motion to approve the zero-dollar PCO-070. Mr. Egan seconded the motion,***
95 ***and it passed unanimously.***

96 ***Mr. Clegg made a motion to approve PCO-074 in the amount of \$34,958.00. Mr. Dragulski***
97 ***seconded the motion, and it passed unanimously.***

98 Me. Egan asked Mr. Lucarelli if there is an opportunity for the town to sell or rent the use of the
99 temporary electrical supply equipment to future parties in need to recoup funds. Mr. Lucarelli
100 replied by indicating there is an opportunity to do so for the equipment. Mr. Egan questioned if
101 the manufacturer should be responsible for incurring any costs or responsibility for the town not
102 receiving its pre-ordered equipment on time, causing the town to use temporary equipment. The
103 sense of the committee was that, unfortunately, there is little that can be done about the delay in
104 receiving the electrical gear and imposing any consequences on the manufacturer is unlikely.

Following a question by Chairman Derr, Mr. Lucarelli indicated they are currently in good shape regarding contingency funds.

Mr. Burns made a motion to approve PCO-076 for a credit in the amount of \$3,785.00. Mr. Clegg seconded the motion, and it passed unanimously.

Mr. Dragulski made a motion to approve the zero-dollar PCO-077. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve the zero-dollar PCO-078. Mr. Dragulski seconded the motion, and it passed unanimously.

Mr. Clegg made a motion to approve the zero-dollar PCO-079. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Soskin made a motion to approve the zero-dollar PCO-082. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Soskin made a motion to approve PCO-084 in the amount of \$339.00. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve PCO-085 in the amount of \$650.00. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve the zero-dollar PCO-087. Mr. Burns seconded the motion, and it passed unanimously.

e. Arcadis Invoice #34379451

Mr. Dragulski made a motion to approve Arcadis Invoice #34379451, dated 7/31/2023, in the amount of \$12,318.00. Mr. Burns seconded the motion, and it passed unanimously.

f. Tecton Invoice #46489

Mr. Clegg made a motion to approve the payment of Tecton Invoice #46489, dated 7/26/2023, in the amount of \$21,273.00. Mr. Egan seconded the motion, and it passed unanimously.

g. Tri-State Materials Invoice #'s TSMT12113, TSMT12165, TSMT12192, TSMT12238, TSMT12279 & TMST12280

Mr. Burns made a motion to approve TSMT12113, dated 7/30/2023, in the amount of \$4,651.50; TSMT12165, dated 7/30/2023, in the amount of \$2,022.75; TSMT12192, dated 7/30/2023, in the amount of \$1,788.75; and TSMT12238, dated 7/30/2023, in the amount of \$2,288.75. Mr. Dragulski seconded the motion, and it passed unanimously.

Mr. Burns made a motion to approve Tri-State Materials Invoice TSMT12279, dated 8/02/2023, in the amount of \$3,132.00, and TMST12280, dated 8/02/2023, in the amount of \$4,638.83. Mr. Egan seconded the motion, and it passed unanimously.

143 **h. Sustainable Engineering Solutions Invoice #4025**

144 *Mr. Dragulski made a motion to approve Sustainable Engineering Solutions Invoice #4025,*
145 *dated 7/20/23, in the amount of \$1,900.00. Mr. Burns seconded the motion, and it passed*
146 *unanimously.*

147 **i. Meyer Invoice 220-048063**

148 *Mr. Clegg Made a motion to approve Meyer Invoice 220-048063, dated 7/31/2023, in the amount*
149 *of \$161.92. Mr. Egan seconded the motion, and it passed unanimously.*

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151 **j. O&G Pay Application #8**

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153 *Mr. Egan made a motion to approve the payment of O&G Payment Application #8, dated*
154 *8/1/2023, in the amount of \$2,084,022.40. Mr. Clegg seconded the motion, and it passed*
155 *unanimously.*

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157 **4. Additional Discussion**

158 There was no additional discussion.

159 **ADJOURNMENT**

160 *Mr. Burns made a motion to adjourn the meeting at 8:05 p.m. Mr. Clegg seconded the motion,*
161 *and it passed unanimously.*

162 Respectfully submitted,

163 Tom Yelich