

**PUBLIC BUILDING COMMITTEE**  
**TOWN OF SIMSBURY**

Minutes of the Regular Meeting  
December 4, 2023  
*Subject to Approval*

There being a quorum present, Chair Derr called the Regular Meeting of the Public Building Committee to order at 7:00 p.m., conducted via Zoom.

Present

<input checked="" type="checkbox"/> Mr. David Soskin	<input checked="" type="checkbox"/> Mr. John Salvatore
<input checked="" type="checkbox"/> Mr. Michael Egan	<input type="checkbox"/> Mr. Ryan Burns
<input checked="" type="checkbox"/> Mr. Lucian Dragulski	<input 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, Jason Casey, Director of Infrastructure and Technology and Neil Sullivan, Assistant Superintendent for Administration

**Tecton:** Rachel Pepin

**Arcadis:** Zach Machold, Onsite Project Manager

**O&G:** Jay Lucarelli and David Pariseault, Project Managers and David Cravanzola

**1. PUBLIC AUDIENCE**

There were no public audience comments.

**2. MINUTES OF THE NOVEMBER 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.*

**3. LATIMER LANE RENOVATION**

**a. Arcadis Report**

Mr. Machold reported construction has continued throughout the month of November. Overall, there have been no major budget changes and currently, 53.6 percent of the overall budget has been expended as well as 60.4 percent of the owner's contingency.

Following a question posed by Chair Derr, the committee was informed the project is approximately 55 percent completed, and that the budget is holding up strongly in relation to the project status.

**b. Tecton Report**

Ms. Pepin shared Tecton received 10 new construction RFIs in the month of November, for a total of 212. Additionally, they received 8 submittals in the month of November for a total of 423.

**c. O&G Report**

Mr. Pariseault informed the committee that they have received a certification of completion for Phase 1A and on December 1, 2023, turned Phase 1A over to the school district. For Phase 1B, the overall completion date has been moved to mid-January 2024.

For Phase 1B, the gym bleachers are scheduled to be installed in early December, and the storefront and curtainwall, gym floor installation, bathrooms and metal panel have been completed. The paint finish and flooring installation are ongoing, and locker installation will commence this month.

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

*Mr. Egan made a motion to approve the zero-dollar PCO-118 (R1). Mr. Dragulski seconded the motion, and it passed unanimously.*

*Mr. Dragulski made a motion to approve PCO-130 in the amount of \$3,229.00, Mr. Egan seconded the motion, and it passed unanimously.*

*Mr. Egan made a motion to approve PCO-133 in the amount \$8,616.00. Mr. Salvatore seconded the motion, and it passed unanimously.*

*Mr. Soskin made a motion to approve the zero-dollar PCO-137. Mr. Egan seconded the motion, and it passed unanimously.*

*Mr. Egan made a motion to approve the zero-dollar PCO-138. Mr. Salvatore seconded the motion, and it passed unanimously.*

*Mr. Salvatore made a motion to table the zero-dollar PCO-139 until more information is made available on the change order. Mr. Dragulski seconded the motion, and the change order will be revisited during the January meeting.*

Mr. Salvatore led the committee through a discussion on the change order to install the deep fill floors for the coolers, and how the oversight of the project need occurred. The committee requested if the project was specified in the original bid and if so, where, to help inform who is responsible for the payment. More information will be made available during the next meeting (January 2024).

*Mr. Salvatore made a motion to approve PCO-140 (R1) for a credit in the amount of \$2,022.00. Mr. Egan seconded the motion, and it passed unanimously.*

*Mr. Dragulski made a motion to approve PCO-141 in the amount of \$4,599.00. Mr. Soskin seconded the motion, and it passed unanimously.*

*Mr. Soskin made a motion to approve PCO-142 in the amount of \$1,998.00. Mr. Egan seconded the motion, and it passed unanimously.*

60 *Mr. Egan made a motion to approve the zero-dollar PCO-145. Mr. Dragulski seconded the*  
61 *motion, and it passed unanimously.*

62 *Mr. Dragulski made a motion to approve the zero-dollar PCO-147. Mr. Egan seconded the*  
63 *motion, and it passed unanimously.*

64 *Mr. Dragulski made a motion to approve the zero-dollar PCO-148. Mr. Egan seconded the*  
65 *motion, and it passed unanimously.*

66 *Mr. Egan made a motion to approve PCO-149 in the amount of \$22,008.00. Mr. Salvatore*  
67 *seconded the motion, and it passed unanimously.*

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69 **e. TRC Change Order Request**  
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71 *Mr. Egan made a motion to approve TRC to proceed with its work for continued*  
72 *environmental consulting services during the upcoming scheduled abatement work. Mr.*  
73 *Salvatore seconded the motion, and it passed unanimously.*  
74

75 **f. Change Event #261**  
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77 *Mr. Egan made a motion to approve Change Event #261 in an amount not to exceed*  
78 *\$5,260.00. Mr. Salvatore seconded the motion, and it passed unanimously.*  
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80 **g. Arcadis Invoice #34402811**  
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82 *Mr. Egan made a motion to approve Arcadis Invoice #34402811, dated 11/29/2023, in the*  
83 *amount of \$12,318.00. Mr. Dragulski seconded the motion, and it passed unanimously.*  
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85 **h. Tecton Invoice #46791**  
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87 *Mr. Salvatore made a motion to approve the payment of Tecton Invoice #46791, dated*  
88 *11/30/2023, in the amount of \$20,973.00. Mr. Egan seconded the motion, and it passed*  
89 *unanimously.*  
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91 **i. Tri State Materials Invoice #TSMT12860**  
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93 *Mr. Egan made a motion to approve Tri State Materials Invoice #TSMT12860, dated 11/01/23,*  
94 *in the amount of \$350.75. Mr. Dragulski seconded the motion, and it passed unanimously.*  
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98 **j. Sustainable Engineering Solutions Invoice #4204**  
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100 *Mr. Salvatore made a motion to approve Sustainable Engineering Solutions Invoice #4204,*  
101 *dated 11/22/2023, in the amount of \$9,100.00. Mr. Egan seconded the motion, and it passed*  
102 *unanimously.*  
103

**k. O&G Pay Application #12**

*Mr. Egan made a motion to approve the payment of O&G Payment Application #12, dated 11/30/2023, in the amount of \$976,890.53. Mr. Salvatore seconded the motion, and it passed unanimously.*

**4. Eno Memorial Hall HVAC Upgrade Project**

Mr. Roy gave an update to the committee on the Eno Memorial Hall HVAC upgrade project, informing members that there will be a new liaison to the committee following the swearing in of new selectmen. The Town Manager and First Selectman will discuss the project with the committee's new liaison to determine if it makes sense to run the Eno Memorial Hall HVAC project through the PBC or elsewhere. More information on the project's direction should be available next month (January 2024).

**5. Approval of dates**

*Mr. Soskin made a motion to amend the January 2024 Public Building Committee meeting date from January 3 to January 8, and then to approve the remaining dates as scheduled. Mr. Egan seconded the motion, and it passed unanimously.*

The committee acknowledged a couple of dates in 2024 may need to be adjusted due to holiday interference; however, those date changes will be addressed at a later time when schedules are more known.

*[Mr. Soskin departed the meeting 8:18 p.m.]*

**6. Additional Discussion**

Mr. Luzietti invited PBC members to tour the school prior to the January meeting, to see how well the project is coming along.

**ADJOURNMENT**

*Mr. Salvatore made a motion to adjourn the meeting at 8:20 p.m. Mr. Dragulski seconded the motion, and it passed unanimously.*

Respectfully submitted,

Tom Yelich