

## **PUBLIC BUILDING COMMITTEE**

### **Regular Virtual Meeting Minutes**

August 2, 2021

*Subject to Approval*

Chairman Ostop called the Regular Virtual Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, August 2, 2021, via Zoom in Simsbury, CT.

Present – Chairman Ostop, Messrs. Salvatore, Kelly, Cortes, Dragulski, and Egan; and J. Battos for BOS

Excused – Messrs. Derr and Burns

Guests - Mr. Shea, Town Engineer; for Simsbury Public Schools – Andy O’Brien; for BOE – Jason Casey; for Downes Construction Company – Steve Smith; for Kaestle Boos – Paul Dominoe; for Colliers – Ken Romeo, Owner’s Rep; and for Jacunski Humes – Al Jacunski

No public audience comments.

### **1. Minutes of the July 7, 2021, Regular Virtual Meeting**

*Mr. Kelly made a motion to approve the July 7, 2021, Regular Meeting Minutes, as written.  
Mr. Cortes seconded the motion, and it passed unanimously.*

### **2. Board of Selectmen Liaison Report**

Ms. Battos advised the BOS is working on the federal funds provided to the Town with a meeting scheduled for Monday, 8/9 to discuss its use and whether funds can be used for various Town schools.

### **3. SHS Re-roofing Project**

- a. Jason Casey – Seam Reinforcement Proposal
- b. Al Jacunski Update

Mr. Jacunski advised as of Friday, 49.1% of the roof area is replaced with an 8/20 substantial completion date and 20 viable roofing days with about 14-16 rip days remaining allowing for 1 bad day of weather per week to replace the roof prior to teachers return to school on 8/30. He noted some flashing work will remain to be done, but work will be substantially complete, and the contractor is aware work cannot be disruptive to school activity. He advised Greenwood requisition #3 for \$513,064.12 should be paid directly to Greenwood by the Town and includes the credit change order of \$101K approved at the last meeting; this leaves a balance of \$683,090.88. Mr. Salvatore asked about the \$106K number in the packet; Mr. Casey responded that this is a separate proposal for roof seam reinforcement due to the solar panels planned for the roof next year and the cost could be covered in this project.

Mr. Jacunski continued the contractor has been asked for some additional proposals by the next meeting, including for 5 roof condensing units and elimination of 3 abandoned louvers and small duct reconfiguration. He noted contingency has not been used to date. Chairman Ostrop advised the request must come from the BOS to PBC; Mr. Shea will assist with the process.

*Mr. Salvatore made a motion to approve payment to Greenwood Industries, Inc. for Invoice #3 at a cost of \$513,064.12. Mr. Kelly seconded the motion, and it passed unanimously.*

c. Jacunski Humes Invoice # 21200

*Mr. Salvatore made a motion to approve payment to Jacunski Humes for Invoice #21200 at a cost of \$1,180.00. Mr. Cortes seconded the motion, and it passed unanimously.*

#### **4. Henry James Memorial School Project**

a. Architect Monthly Report

Paul Dominoe from KBA appeared on behalf of Ms. Mangiagli. He reported review/approval for Application for Payment #28; Change Order Proposals #327a and #340 were found acceptable; State Change Order #8 was reviewed and found acceptable; and reflects recent design team closeout activity.

b. Collier's Monthly Report

Mr. Romeo found no change from last month with no report this month due to lack of activity onsite and they meet every other Wednesday with the next meeting tomorrow.

c. Construction Manager Project Update – Downes Construction Co.

Mr. Smith discussed the first page financial summary pointing out GMP under pending and approximate change order requests with \$20,962 remaining until the MJ Daley negotiations are

completed as he received the go ahead at the last meeting and is working to get the cost to zero. In the next section for CM contingency, he noted \$416K would be given back taking contingency to zero after this meeting and allowances reconciled to zero; and for GMP allowances \$1,745 will be billed next month to get to zero also. Mr. Salvatore noted the need to check backup for requisitions with Mr. Shea; Mr. Smith noted no need for backups as there was no billing but will double check. He indicated there is no new work and the punch list relates to turf reseeding in the August planting season mid-month with official acceptance/turnover to the school; Mr. Casey confirmed that plan. Mr. Smith is working on some warranty door and auditorium seating items in the building for Mr. O'Brien; and everything is back from KBA except one last testing report awaiting receipt. He indicated there are no further closeout items. Mr. O'Brien confirmed that Downes' logs have been provided to his office.

d. Change Orders on Downes Procore website

Mr. Smith discussed COP #327a which is an adjustment to the original allowance reconciliation COP previously approved for the HVAC scope of work due to his transposing two numbers for the overall credit adjustment of over \$32K; the \$10,497.36 is correct and was made after the packet went out.

***Mr. Kelly made a motion to approve COP #327a for HVAC work at a corrected cost of \$10,497.36. Mr. Egan seconded the motion and it passed unanimously.***

Mr. Smith continued that COP #340 is a reconciliation credit for the CM contingency of \$416,961.03 as a credit back to the owner.

Mr. Smith discussed the orders of magnitude relate to the insurance claim and reviewed that Builders Risk paid \$84k, Travelers offered about \$70k and Chubb, their 2<sup>nd</sup> insurance carrier is anticipated to pay the remaining balance making the claim whole.

e. Pay Application #28 – Downes Construction Co.

***Mr. Salvatore made a motion to accept Downes' Pay Application #28 in the amount of \$240,339.17. Mr. Egan seconded the motion, and it passed unanimously.***

## **5. Latimer Lane Renovation**

- a. Review RFQs for Architect
- b. Review RFQs for Owners Representative

Chairman Ostop discussed the need for members to pick up RFQ materials from the BOE for review and discussion next week. Mr. Egan confirmed he picked up those documents today. Chairman Ostop proposed meeting next week to discuss the RFQs and suggested members select no more than 4 firms for interview mid-August based on the most votes. Mr. Casey expressed his interest in parallel review for utilizing an owner's representative; Chairman Ostop suggested also shortlisting 4 owners representatives for interview with the interviews conducted at the Library. He indicated the picks would be discussed by the Committee to determine the four representatives for interview at the Library. The members discussed the best procedure and benefit of having an email tally by Friday 8/6 for discussion via Zoom on Monday 8/9 at 7 p.m. with fees tabulated after discussion. Mr. Shea indicated a special meeting can be noticed providing the ability to go into executive session.

Mr. Casey noted a request for the BOS Clean Energy Task Force to sit in on the interviews and give recommendations based on their concerns. Chairman Ostop responded that is not appropriate and they should put their concerns in writing to the Committee to address.

## **6. Other**

None.

## **7. Old Business**

None.

## **8. New Business**

## **9. Adjourn**

*Mr. Salvatore made a motion to adjourn the meeting at 7:35 p.m. Mr. Cortes seconded the motion, and it passed unanimously.*

Respectfully submitted,

Janis Prifti

Commission Clerk