

-DRAFT –
PUBLIC BUILDING COMMITTEE
Special Meeting Minutes
June 1, 2020
Subject to Approval

Chairman Ostop called the Special Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, June 1, 2020, via Zoom in Simsbury, CT.

Present – Chairman Ostop, Messrs. Kelly, Cortes, Burns, Egan, Dragulski and Jackie Battos, BOS Liaison

Guests – Mr. Shea; Andy O’Brien, Director of Operations, Simsbury Public Schools, Scott Baker, Principal, Henry James Memorial School; for Downes Construction Company – Mark Wichmann, Sr. Project Manager; for Kaestle Boos – Jennifer Mangiagli, Project Architect; for Jacunski Humes – Al Jacunski; and for Colliers – Ken Romeo, Owner’s Rep; SCTV recording the meeting

Excused – Messrs. Derr and Salvatore

No public audience comments.

1. Minutes of the May 4, 2020 Special Meeting

The meeting date in the first paragraph of the Minutes is corrected to “May 4, 2020”.

Mr. Kelly made a motion to approve the May 4, 2020 Special Meeting Minutes, as amended. Mr. Cortes seconded the motion, and it was passed with Mr. Egan abstaining.

2. Board of Selectmen Liaison Report

Ms. Battos suggested Mr. Baker discuss the BOE approval to add 6th grade to Henry James; Mr. Baker confirmed the concept was approved the previous Tuesday related to their space concept with a proposal to add on. Chairman Ostop requested BOE talk to this Committee about the concept first. Ms. Battos also advised of BOE potential renovation at Latimer Lane School; Mr. Baker understood that two proposals are under consideration – one to reconstruct Latimer Lane School and the other one is to renovate the school. Mr. O’Brien believed renovations are also

planned for the addition of 6th grade to Henry James. Mr. Baker added that both plans are necessary given the need to solve space problems.

3. Henry James Memorial School Project

a. Colliers Monthly Report

Mr. Romeo reviewed their report captures items since May 4th including schedule/cost update at \$18.8 Million GMP including COP #11 with project completion on schedule for 8/15/20. Significant items being completed include the auditorium. Regarding any problems to be aware of, Mr. Romeo noted a risk assessment on page 2, including ordering equipment, ongoing abatement which Downes will discuss further. Mr. Romeo confirmed no major budget problems at this time.

b. Construction Manager Project Update – Downes Construction Co.

Mr. Wichman indicated they are about 82% complete; total GMP remaining just over \$19 Million; remaining CM contingency approximately \$440,500; remaining trade contractor allowance about \$707,500; GMP allowances remaining \$568,381. Work completed includes completion of Phases 3 and 4 with Building Department letter approval to use those spaces expected, corridor cleaning ongoing, Phase 5 corridor ceilings substantially complete, locker room abatement completed, preliminary back wing demolition done, Guidance Suite progressing well; they are waiting for equipment to get above ceiling followed by floors/doors. FAC's is well under way in the back wing, including abatement, demolition work/rough work continuing in corridor; auditorium wallboard about 90% complete, auditorium seating consultant coming on Wednesday for inspection, draperies installed, working on getting seating installed in concert with theatrical consultant, floor painting, commissioning of mechanical/ electrical systems; Guidance Suite rough mechanical in progress; corridor flooring; locker room finishes; roughing out MEP in back wing and Guidance Suite finishes. Mr. O'Brien periodically stops in and will view the auditorium drapery tomorrow.

Mr. Wichman continued with action items, noting COP #148 rain leader problem moving birds mouth, across building face, down column and out 3 feet to a splash block; Mr. Dragulski agreed it was better to be away from the window.

Mr. Kelly made a motion to approve COP #148 for rain leader relocation away from the building. Mr. Dragulski seconded the motion, and it was approved unanimously.

c. Report from Downes on Duct Testing

CES Duct Work memo dated 6/1/20.

- d. Change Order on Downes Procore website – you will need to login

Mr. Wichmann reviewed that electrical power for the BMS Panels were not included in the design documents and that both KBA and Colliers are aware of tonight's changes. Ms. Mangiagli received a memo from CES on COP #162 indicating they could not predict this need based on existing conditions during design for the existing BMS network. Mr. Dragulski noted CES should provide feedback on what is reasonable. Ms. Mangiagli indicated there are ongoing reviews with CES, but this requires formal signoff. Chairman Ostrop noted the architect has not signed off on it, which is standard procedure.

Mr. Kelly made a motion to accept Downes' COP #162 for the out-of-scope Power Circuits for two BMS Panels in the Auditorium in the amount of \$1,251.13. Mr. Dragulski seconded the motion, and it was passed unanimously.

Ms. Mangiagli indicated there was design error by CES on the construction documents; and KB approved it. Mr. Dragulski noted it is value added to the project.

Mr. Burns made a motion to accept Downes' COP #163 for an out-of-scope Vestibule C100 Light in the amount of \$1,578.23. Mr. Kelly seconded the motion, and it passed unanimously.

Ms. Mangiagli noted the pattern of existing ductwork but no duct for this room and it is value added and better the air space; and KB approved it.

Mr. Kelly made a motion to accept Downes' COP #170 for out-of-scope New Duct and Diffuser World Language A202 in the amount of \$1,347.37. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Wichman noted there was an uncovered cut and cap condition in the wall that was discovered. Ms. Mangiagli indicated they did not want to leave it open.

Mr. Cortes made a motion to accept Downes' COP #177 for out-of-scope Cut and Cap Unforeseen Plumbing and Provide Masonry Infill with an Access Hatch in Server Room A228 in the amount of \$1,042.90. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Wichmann noted two display cases were delivered with lights and the school wanted them illuminated. Ms. Mangiagli added that power was required for the lights.

Mr. Kelly made a motion to accept Downes' COP #178 for out-of-scope Display Case Lighting Power Media Center in the amount of \$810.28. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Wichmann noted during demolition a circuit was removed and needed to be reworked the room doorway.

Mr. Kelly made a motion to accept Downes' COP #179 for out-of-scope Unforeseen Power Circuit at Demo of Opening A115 in the amount of \$720.47. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Wichman noted this is an additional access panel in the upper stairwell due to a junction box too far away and this addresses a new fire rated access panel.

Mr. Kelly made a motion to accept Downes' COP #180 for out-of-scope Access Panel Lighting Circuit B2 Stairwell Upper Level in the amount of \$186.70. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Wichman indicated this is authorized half-time by DCC over a weekend to facilitate arrival/installation of auditorium paneling.

Mr. Kelly made a motion to accept Downes' COP #184 from contingency for Authorized Half-Time Carpentry Services in March 2020 at zero cost. Mr. Egan seconded the motion, and it passed unanimously.

Ms. Mangiagli noted additional casework on a wall, which when removed was in poor condition and this was added to clean it up; and KB approved it.

Mr. Kelly made a motion to accept Downes' COP #185 for out-of-scope Added Wall System Room B226 in the amount of \$2,989.92. Mr. Egan seconded the motion, and it passed unanimously.

Ms. Mangiagli noted it is the same situation as for COP #185.

Mr. Dragulski made a motion to accept Downes' COP #186 for out-of-scope Added Wall System Room B216 in the amount of \$3,955.94. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Wichman indicated this is for hot water supply, return piping concealed in locker room masonry wall on a time and material basis in coordination with CES; both Colliers and KBA approved the amount.

Mr. Cortes made a motion to accept Downes' COP #187 for out-of-scope HWS & HWR Piping Locker Rooms in the amount of \$2,984.58. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Wichman noted this is a power circuit for a cabinet and a far more extensive circuit, but due to timing they were able to get Ferguson to agree to this value; KB approved it.

Mr. Kelly made a motion to accept Downes' COP #189 for out-of-scope Power for CHU-3 in the amount of \$334.72. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Wichman noted this is for more corridor lighting designed under RFI A104. Ms. Mangiagli noted it was missed in the design and needed to be added; KB approved it.

Mr. Burns made a motion to accept Downes' COP #191 for out-of-scope E101 A104 Corridor Lighting in the amount of \$705.16. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Wichman indicated this addresses progress cleaning with no increase in GMP and a high degree of cleanliness, which Messrs. Baker and Romeo agreed with.

Mr. Cortes made a motion to accept Downes' COP #194 from General Requirements for Progress Cleaning Horizon Services in June 2020 at zero cost. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Wichman indicated this was an additional board requested by Mr. Baker, with one in reserve. Mr. Baker made this request as there was no board in the room. Chairman Ostop noted the need to make such changes with care when they go out to bid.

Mr. Kelly made a motion to accept Downes' COP #197 for out-of-scope Marker Board Installation Room A105 in the amount of \$356.15. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Wichman noted the wet pipe protection was not anticipated due to dropped structural framing lowering the ceiling requiring modification. Ms. Mangiagli noted the existing sprinklers needed to be modified to accommodate a slightly lower ceiling due to the auditorium addition in this phase that could not be foreseen; KB approved the amount.

Mr. Kelly made a motion to accept Downes' COP #198 for out-of-scope Wet Pipe Protection Stair B in the amount of \$1,019.11. Mr. Cortes seconded the motion, and it passed unanimously.

Mr. Wichman indicated this was coordination of painting in April.

Mr. Kelly made a motion to accept Downes' COP #201 from Contingency for Half-Time Painting Premium in April 2020 at zero cost. Mr. Cortes seconded the motion, and it passed unanimously.

Mr. Wichman noted the design for that area was to be exposed but became enclosed and agreed to this reduced cost from \$900. Ms. Mangiagli believed CES was supplying grills, but they thought KB was supplying them and due to Mr. Wichman's efforts this lower cost was agreed to for the grills.

Mr. Kelly made a motion to accept Downes' COP #203 for out-of-scope Fin Tube Radiation Grills Media Center Booths in the amount of \$200.37. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Wichman noted in-scope/out-of-scope totals are provided in their update. Orders of magnitude pending revisions, demolition of swing space COP #125 done by Downes personnel on sight decreased Magnitude slightly. He stated critical items continue through and they are optimistic regarding COVID19 and moving along comfortably; wall panels are installed; ductwork PBC requested be pressure tested with the CES report sent out today shows they did not hold pressure. Ms. Mangiagli noted leakage in duct work during the test and did not hold pressure, but there were no large gaps, and CES believes there is a large quantity of smaller gaps/holes; a product called Aeroseal could internally seal the duct work and CES has had success with it; existing pipes through the duct work are code compliant and ducts could still be sealed; for wiring passing through ductwork, CES recommends it be installed outside the ductwork. KB has given no directions at this point; CES could not attend this evening. Ms. Mangiagli indicated pricing for Aeroseal has not been requested yet. She asked if 6th grade comes to Henry James, would air conditioning be added with the cost of this work on ducts negated, or for some other reason. She added CES experience at other schools cooling units required no changes to existing ducts; also units could be put on the roof with ducts removed and any investment in them negated. Chairman Ostop noted this project must be completed as is and this maintenance may need to go back to the BOE. Mr. Shea added the project was initially over budget with some scope items cut back and the ducts at that time were considered functional and not part of the project. Mr. Dragulski commented that it is an existing problem that must be

fixed with recommendations needed to come before PBC targeted for the next meeting. Committee members discussed the need to pressure test and seal the small holes with a proposal for PBC review required with CES present. Mr. Egan asked if action would be taken tonight on the exhaust fans. Mr. Shea noted the exhaust fans were approved at a prior meeting; Mr. Wichman indicated the fan installation is about 6 weeks out. Mr. Egan asked for a balancing report after the fans are installed to see if action is needed. Mr. Wichman indicated that if the ducts do not hold pressure and the fans start up there may be a reasonable amount of exhaust for the time being. Committee members discussed options to be considered and the need to get pricing in order to make a decision. Mr. Wichman noted final completion is scheduled for 9/21/20. Mr. Egan believed that Aeroseal would be very expensive; Mr. Wichman added there is no guarantee with it, especially if they miss something. Mr. Egan asked about the duct patching and fixing of the wires being on a ticket; Mr. Wichman indicated all existing ducts remain. Mr. Dragulski was concerned about the plastic wires, which should be outside ductwork; Mr. Wichman responded they could do the wire work on a time/material basis, not fixed price, with Colliers onsite review; he will begin working on it tomorrow and discuss with Mr. Romeo on Thursday. Mr. Egan believed that duct sealant in exposed areas would be beneficial. Mr. Cortes suggested handling this on an inter-meeting basis with the Committee agreeing Downes will get the information back to PBC within a week.

Mr. Romeo noted previously discussed marker boards removed early on in the design process have now been evaluated and a preliminary design developed for 67 marker/tack boards at a cost of about \$100K. He continued there is a time constraint to get the work done over the summer. Mr. Baker noted rooms with new floors, walls painted, and new lighting, but marker boards are in poor shape, so that major teaching tool is needed. Mr. Baker asked why those rooms were pulled out of the project not all parts put back in; a solution would be to mount the boards with some furring over existing boards. Mr. Wichman confirmed the cost of just over \$100K, but they need to scrutinize further as each board is different. Ms. Mangiagli clarified that early in the project KB was told clearly what to address and then there were alternates and specific additions, but boards were never on the docket. Chairman Ostrop noted it was not part of the project scope/budget and the BOE/superintendent should look at it. Mr. O'Brien agreed with Mr. Baker to see if there is a way to address the boards. Mr. Cortes noted it was not part of the scope and requires BOE approval and only if it fits in the budget. Mr. Wichman was asked if they are done using allowances and referred the Committee to the finance report page 1 reserves where under construction manager's contingency there is in excess of \$440K and under trade contractor's allowance in excess of \$707K and for GMP in excess of \$558K. Chairman Ostrop noted the BOE must ask to add boards to the project. Ms. Mangiagli had correspondence with Mr. LaClair early on during abatement, including updating the boards; and according to original specs the State might consider it part of classroom renovations approved, which included alternates, but she was not sure if it could be included for approval in the State scope letter, and may instead be a straight change order without reimbursement. The Committee agreed on two action items before Committee consideration: 1) BOE approval to add boards to the project; and 2) a ruling on whether the boards are a State reimbursable cost; and if they are both approved PBC will see if they fit within the budget; Mr. Baker will undertake the effort. Mr. Egan confirmed that he has seen the boards and they definitely need replacement.

- e. Pay Application #14 – Downes Construction Co.

Mr. Wichman confirmed utilization for GMP allowance decreased from May at 58% to 54% in June.

Mr. Burns made a motion to accept Downes' Application #14 in the amount of \$807,659.48. Mr. Egan seconded the motion, and it passed unanimously.

- e. Kaestle Boos Invoice 826551 from Red Thread – FFE

Mr. Romeo confirmed his review of FFE. Mr. Shea noted this payment goes to Red Thread with another \$4K when the equipment comes in.

Mr. Kelly made a motion to accept Kaestle Boos Invoice 826551 from Red Thread for FF&E in the amount of \$76,817.20. Mr. Egan seconded the motion, and it passed unanimously.

- f. Kaestle Boos Invoice 16018.04-21

[In the amount of \$8,976.56] no motion in notes or recording.

- g. Colliers Invoice #006200 – Jan – March & April – May #006003

Mr. Cortes made a motion to approve Colliers Invoice #006200 in the amount of \$1,398.69. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Cortes made a motion to approve Colliers Invoice #006003 in the amount of \$8,767.20. Mr. Burns seconded the motion, and it passed unanimously.

- h. vanZelm Invoice #0047163

Chairman Ostop noted receipt of two invoices, one each for March 20 and May 15 and a remaining balance of about \$8K. Mr. Romeo commented vanZelm is just moving into Phases 3, 4 and 5 and noted for the minutes that they are not 100% complete on all phases. Mr. Wichman concurred they are not 98% complete and have not completed Phases 3, 4 or 5. The Committee agreed vanZelm should be contacted for an update before approving any invoices.

4. Simsbury High School Roof Replacement Project

a. Jacunski Humes Invoice #20130

Mr. Jacunski provided an update noting receipt of a letter from the State on the 6th authorizing going to bid with a pre-conference scheduled on the 14th. The superintendent was not comfortable with moving forward on the project until 2021 and Mr. Jacunski confirmed with the State they have until 2022. Mr. Jacunski noted there are increased contractor costs in holding off. Mr. O'Brien explained given this spring's disruption they did not want to take a chance on further disruption at the high school. Mr. Jacunski noted contractors are hungry for work and felt there is plenty of time to complete the job given the ability to start earlier; however, at this point a month has been lost and it could be questionable. Chairman Ostop commented that by January 2021, the schedule would be better known. Mr. Jacunski believed there is no problem in getting the project done in 2 months. Chairman Ostop reiterated the project would be on hold for now.

5. Old Business

None.

6. New Business

Chairman Ostop noted PBC meetings would continue remotely throughout the summer.

7. Adjourn

Mr. Kelly made a motion to adjourn the meeting at 8:45 p.m. Mr. Cortes seconded the motion, and it passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk