

PUBLIC BUILDING COMMITTEE

Regular Meeting Minutes

December 9, 2020

Subject to Approval

Chairman Ostop called the Meeting of the Public Building Committee to order at 6:00 p.m. on Wednesday, December 9, 2020, via Zoom in Simsbury, CT.

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

Excused – Messrs. Derr, Walter and Burns

Guests – Mr. Shea, Town Engineer; for Simsbury Public Schools – Andy O’Brien; for Downes Construction Company – Steve Smith; for Kaestle Boos – Jennifer Mangiagli, Project Architect and Manager; and for Colliers – Ken Romeo, Owner’s Rep; and for Jacunski Humes - Al Jacunski

There were no public audience comments.

The members agreed to move Item 4 regarding SHS re-roofing to Item 3 position on the Agenda.

1. Minutes of the November 2, 2020 Meeting

Mr. Salvatore made a motion to approve the November 2, 2020 Meeting Minutes, as written. Mr. Kelly seconded the motion, and it passed unanimously.

2. Board of Selectmen Liaison Report

Ms. Battos advised that the BOS, BOE and BOF began the budget process on 11/30 and will meet again in January for anyone wishing to follow the process.

3. SHS Re-roofing Project

a. Jacunski Humes Invoice #20326

Mr. Jacunski advised that a legal notice was in the Hartford Courant 11/20 edition; 7 contractors responded to the pre-bid, which is a good turnout; bids will be received Tuesday, 12/15 at Town Hall and he will be present to assist and anticipates good results. Chairman Ostop requested that Mr. Shea email the Committee regarding the results.

Mr. Kelly made a motion to approve Jacunski Humes Invoice #20326 in the amount of \$1,475.00. Mr. Salvatore seconded the motion, and it was passed unanimously.

4. Henry James Memorial School Project

a. Architect Monthly Report

Architect Report provided by Jennifer Mangiagli dated 12/4/20 indicating most change order proposals are from allowance. She has been onsite checking punch list items with some remaining; furniture is nearing completion and the next invoices will relate to the last installation; some punch list items remain after which invoices can be finalized. She noted a few remaining items for the media center, a few bookcases, and replacement of some damaged science tabletops over the holiday. She indicated there are some exterior punch list items noted in the Field Report including sealant, brick to be cleaned and minor amount of mortar; locker punch list items and fasteners remain; they are waiting for some final doors to come in; and the updated log lists COPs Downes will discuss tonight.

b. Collier's Monthly Report

Mr. Romeo reported minor items remain with contractor value unchanged; a few appliances remain to be installed in the FACS wing; there are minor furniture, fixtures, and equipment items; and a need to address acoustical issues will be discussed by Downes. He clarified 3 items in Change Orders 14 and 15 were pending/not approved and then approved following construction completion, with appliances removed from Downes contract. Chairman Ostop asked for clarification for the record on page 103, for item 1 dated "12/7/2002", which Mr. Romeo will correct as a typo.

c. Construction Manager Project Update – Downes Construction Co.

Mr. Shea indicated a letter was received from Downes and sent to MJ Daly stating Downes rejected their COVID delay claim. Mr. Shea recommended that the Committee take no action on this claim. Chairman Ostop reviewed previous discussions with the Town Attorney and at this point no action is recommended.

Mr. Smith noted on the financial review page dated 12/9/20 under pending change orders negative \$119K due to credits and he anticipates next month reconciling the remaining COPs to get back owner allowance dollars and \$418K contingency.

Mr. Smith continued that they are waiting for the permanent doors to come in and plan to install them over the holiday with final walkthrough by Mr. O'Brien. He noted the exhaust fans were rebalanced as reported and he awaits final signoff; and a control panel switch will be replaced by Monday.

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

Mr. Smith noted COP #279 in-scope for classroom visual display boards electrical work for \$1,663.00 from allowance at zero impact.

Mr. Smith reviewed COP #283 in-scope for revised shop equipment phase/breaker electrical work for \$612.00 from allowance at zero impact.

Mr. Smith continued with COP #294 out-of-scope for locker room revisions due to existing conditions not to exceed \$3,883 for a final cost of \$ 2,450.63.

Mr. Cortes made a motion to approve out-of-scope COP #294 for locker room revisions due to existing conditions at a cost of \$2,450.63. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Smith noted COP #302 in-scope for wall/floor expansion joint cover at the lobby in the gym area for \$568.66 from allowance for zero impact.

Mr. Smith continued with COP #307 out-of-scope for added acoustical panels to 3 classrooms per PR#029 for a final cost of \$21,414.92.

Mr. Kelly made a motion to approve out-of-scope COP #307 for added acoustical panels to 3 classrooms per PR #029 for \$21,414.92. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Smith noted COP #309 in-scope for operable partition track installation of break metal covers at the Media Center for \$398.83 from allowance at zero impact.

Mr. Smith continued with three credits, including:

COP #310 out-of-scope allowance reconciliation for Demolition & Abatement Package 2.1 and a credit back for (\$40,662.21).

COP #312 out-of-scope allowance reconciliation for Structural Steel Bid Package 5.1 and a credit back for (\$19,086.00).

COP #313 out-of-scope reduction of edge banding thickness for millwork shelving as approved by the architect providing a credit back for (\$2,500.00).

He noted the COP in-scope total of \$3,242.49 and out-of-scope total of (\$30,431) - Ms. Mangiagli commented that total deducts the added cost of out-of-scope wall panels for \$29K. Chairman Ostop asked about #258 and 292. Mr. Smith responded that Mr. Shea asked that those COP's for MJ Daly be on the record, which have been rejected in Downes letter discussed in c. above.

Mr. O'Brien expressed appreciation for Mr. Smith's work.

e. Pay Application #20 – Downes Construction Co.

Mr. Kelly made a motion to accept Downes' Pay Application #20 dated 11/31/20 in the amount of \$7,039.81. Mr. Salvatore seconded the motion, and it passed unanimously.

f. Kaestle Boos Invoice 16018.04-26

Mr. Salvatore made a motion to approve payment of Kaestle Boos Invoice 16018.04-26 in the amount of \$2,000.00. Mr. Kelly seconded the motion, and it passed unanimously.

Kaestle Boos contract was clarified currently at 85% construction administration.

g. vanZelm Invoices #0047799

Mr. Cortes made a motion to accept vanZelm Invoice #0047699 through 10/31/20 for professional services in the amount of \$630.00. Mr. Egan seconded the motion, and it passed unanimously.

5. Old Business

None.

6. New Business

The members discussed alternate January meeting dates. Ms. Battos advised a BOS meeting is scheduled for 1/11/21. Mr. Shea will check meeting availability for 1/6/21 with 1/11/21 as backup.

7. Adjourn

Mr. Salvatore made a motion to adjourn the meeting at 6:34 p.m. Mr. Cortes seconded the motion, and it passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk