

PUBLIC BUILDING COMMITTEE

Special Meeting Minutes

November 2, 2020

Subject to Approval

Chairman Ostop called the Special Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, November 2, 2020, via Zoom in Simsbury, CT.

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

Excused – Messrs. Egan and Cortes

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; for CES – Mike Bouchard; and for Colliers – Ken Romeo, Owner’s Rep; for Jacunski Humes Architects - Al Jacunski

No public audience comments.

1. Minutes of the October 5, 2020 Special Meeting

Mr. Kelly made a motion to approve the October 5, 2020 Special Meeting Minutes, as written. Mr. Burns seconded the motion, and it passed unanimously.

2. Board of Selectmen Liaison Report

Ms. Battos indicated no update.

3. Henry James Memorial School Project

a. Architect Monthly Report

Architect Report provided by Jennifer Mangiagli dated 10/28/20 indicating Downes will review the COPs and KBA recommends them all. She noted the updated change order log is included in

the report; KBA and the various sub-consultants have been onsite this last month in an effort to close out the project.

b. Collier's Monthly Report

Mr. Romeo suggested discussing acoustical concerns brought up by Mr. Baker at the end of the meeting. Mr. Shea confirmed this meeting is a live broadcasting. Mr. Romeo continued that the principal brought up echoing in 3 rooms magnified by microphones used for remote learning classes and requested the design team develop a proposal to deal with that issue. Chairman Ostop noted that would require further discussion by BOE; Ms. Mangiagli confirmed it would be added scope and charges for the project.

c. Construction Manager Project Update – Downes Construction Co.

Updated information dated 11/2/20 was sent to Committee members via email. Mr. Smith discussed the financial update for COPs bringing total anticipated GMP to \$19+ Million; next month most of remaining allowances will be returned to the Owner unless there are further changes tonight with about \$1.5 Million coming back if the job ended today. He continued with the schedule update noting dust collector construction completion, but at startup there was an issue they are working to resolve; visual display boards are completed, exhaust fan duct sealing is done with a small COP proposal being presented for review tonight; work in progress includes punch list items continue being worked on; exhaust fan commissioning to be done and final dust collector commissioning; locker room materials should be in Thursday; and main switch gear modifications completed Saturday and awaits inspector review.

Mr. Smith advised they are 31st in line at the factory for production of refrigerators and freezers with February targeted delivery but not guaranteed. Mr. O'Brien indicated some old appliances are temporarily in service so currently there are no impacts. Mr. Smith discussed the effect of holding up the project for these items regarding the State audit. Mr. Salvatore suggested taking it out of the project and billing it separately. Mr. Shea added that the Town would be last in the ordering line potentially adding 2-3 months for delivery. Ms. Mangiagli agreed with the delay effect. Mr. Smith discussed financial closeout and getting ready for the audit where 11% is held out until the audit is completed. Mr. Smith is seeing a similar effect on two other projects. Mr. Derr concurred with taking a credit and handling the purchase separately; Messrs. Salvatore and Derr felt the amount for the appliances is insignificant compared to reimbursement. Mr. Shea confirmed he would work with Board of Education staff to procure these items outside of the Downes contract.

Mr. Derr made a motion authorizing removal of the two refrigerators and one freezer from the contract and purchasing them separately. Mr. Salvatore seconded the motion, and it passed unanimously.

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

Mr. Smith continued with action items for COPs, beginning with COP #291 from allowance at zero impact to GMP for acoustical ceiling tile removal/reinstall primarily for the duct ceiling.

Mr. Smith noted COP #300 for reduced attic stock for a credit of (\$4,331.10).

Mr. Burns made a motion to accept a credit for (\$4,331.10) for reduced attic stock. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Smith reviewed COP #301 for paint touchup from allowance under \$500.00 at zero impact.

Mr. Smith continued with COP #304 for dust collector ductwork modifications from allowance for \$2,111.45 .at zero impact.

Mr. Smith noted COP #305 for existing exhaust fan repair from allowance for \$163.35 for duct rebalancing at zero impact.

Mr. Smith advised some additional PRs from KBA were received today and he will update Mr. Shea on their cost when determined with potential PBC approval requested by email.

e. Pay Application #19 – Downes Construction Co.

Mr. Smith modified the amount of this invoice from \$106,405.53 to \$69,658.14 after removing a millwork contractor amount with more work to be done.

Mr. Salvatore made a motion to accept Downes' Pay Application #19 dated 10/31/20 in the amount of \$69,658.14. Mr. Burns seconded the motion, and it passed unanimously.

f. Kaestle Boos Invoice 16018.04-25

Mr. Kelly made a motion to approve payment of Kaestle Boos Invoice 16018.04-25 in the amount of \$4,787.50. Mr. Burns seconded the motion, and it passed unanimously.

g. vanZelm Invoices #0047697

Mr. Shea confirmed this is 75% billing for the guidance suite and dust collector commissioning.

Mr. Salvatore made a motion to accept vanZelm Invoice #0047697 through 9/26/20 for professional services in the amount of \$1,050.00. Mr. Burns seconded the motion, and it passed unanimously.

h. Colliers Invoice – 007542

Mr. Salvatore made a motion to accept Colliers Invoice 007542 for 9/30/20 in the amount of \$3,047.00. Mr. Kelly seconded the motion, and it passed unanimously.]

Mr. Derr asked if the Board of Education is now fully using the 3 classrooms discussed earlier. Mr. O'Brien responded formerly there were hanging panels to deaden sound and now there are lots of hard surface new materials causing sound issues. He noted they are looking at various approaches at different costs. Chairman Ostop indicated this is beyond the additional contract as COVID occurred after the contract was signed. Ms. Mangiagli has done some review with an acoustical engineer and solutions may be pricey; one room had 2 hanging baffles to help with sound that were removed during construction and cannot be located. However, her acoustical engineer indicates a much more substantial solution is now required and a cost proposal can be developed. She clarified there is no drastic difference in materials and students are using the rooms, but complaints about echo indicate acoustics could be better. Mr. Derr felt PBC is in a position to solve this problem as the project nears completion to assure classrooms can be used as intended with KBA recommending a solution ASAP. Ms. Mangiagli agreed it is an issue and they can help find a solution. If she can work with their outside acoustical engineer, she should have information by the next meeting. Mr. Burns asked about the magnitude; she estimated it could be in the \$20K range for material/labor. Mr. Smith advised about \$9,500 for material, double for labor, and would be a zero impact to GMP using allowance dollars; they would work to pin it down for the next meeting. Mr. Burns discussed a not to exceed number, but Chairman Ostop felt a number should be obtained first in case the amount is higher.

i. KBA – FFE: Robert Lord Invoices 34104A, 34104B, 34104C

Ms. Mangiagli indicated this is within the furniture budget that went to the State as summarized page 93 of the PDF on KBA letterhead.

Mr. Salvatore made a motion to approve payment of Invoice 34104A dated 10/9/20 to Robert H. Lord Company in the amount of \$4,997.42. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Salvatore made a motion to approve payment of Invoice 34104B dated 10/9/20 to Robert H. Lord Company in the amount of \$5,401.42. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Kelly made a motion to approve payment of Invoice 34104C dated 10/9/20 to Robert H. Lord Company in the amount of \$1,134.24. Mr. Salvatore seconded the motion, and it passed unanimously.

j. KBA – FFE: Robert Lord Invoices 33845-2 and 33845-3

Mr. Salvatore made a motion to approve payment of Invoice 33845-2 dated 8/31/20 to Robert H. Lord Company in the amount of \$51,250.74. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Salvatore made a motion to approve payment of Invoice 33845-3 dated 10/8/20 Robert H. Lord Company in the amount of \$675.00. Mr. Burns seconded the motion, and it passed unanimously.

k. KBA – FFE: Red Thread Invoice 837667

Mr. Derr made a motion to approve payment of Invoice 837667 dated 8/25/20 to Red Thread in the amount of \$7,770.54. Mr. Salvatore seconded the motion, and it passed unanimously.

4. Old Business

a. Simsbury High School Roof

Mr. Jacunski advised the best time to bid for the high school roofing project would be February/March for a June start due to insulation manufacturers holding pricing for only 6 months. He noted a very aggressive bidding climate currently and gave the example of Myrtle Stevens School bid 7/31 at a budget of \$1,093,000 which received 12 bids with the low bid about half their estimate and he believes this bidding climate should be taken advantage of. He indicated the material would be stored in a 3rd party warehouse. He believed that waiting until March of next year would be less beneficial; Mr. Salvatore noted these manufacturers are trying to build backlog currently. Mr. Burns asked Mr. Shea if the Town is agreeable with moving forward; Mr. Shea is waiting to hear back from the Town Manager and Superintendent of Schools. Chairman Ostop noted PBC is authorized to replace the High School roof and if PBC waits, it could cost more. Mr. Shea agreed but wanted to assure management is on board. Mr. Jacunski noted the project needs to go out to bid within 2 years and the current bid must be accepted within 90 days; he never had 12 bids on a project before. Chairman Ostop recommended getting back to Mr. Jacunski within a week; Mr. Shea agreed with conditional approval and assuring concurrence with management. Mr. Jacunski noted the Myrtle Stevens job with 2 crews was completed in 1 ½ weeks.

Mr. Dragulski made a motion to approve going out to bid for the Simsbury High School roof subject to approval by the Town Manager and Superintendent of Schools. Mr. Dragulski seconded the motion, and it passed unanimously.

Mr. Jacunski added he has put the project out to bid twice and requested additional compensation for rebidding the project. Mr. Shea confirmed receipt of the request for \$1,475.

Mr. Derr made a motion to approve payment to Mr. Jacunski in the amount of \$1,475.00. Mr. Salvatore seconded the motion, and it passed unanimously.

5. New Business

Chairman Ostop noted the next meeting is scheduled for 7 p.m. on 12/7/20 on Zoom.

6. Adjourn

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

Respectfully submitted,

Janis Prifti

Commission Clerk