

## **PUBLIC BUILDING COMMITTEE**

### **Regular Virtual Meeting Minutes**

**April 5, 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, April 5, 2021, via Zoom in Simsbury, CT.

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

Excused – Messrs. Salvatore, Derr, Egan and Walter

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 – Jennifer Mangiagli, Project Architect and Manager; for Colliers – Ken Romeo, Owner's Rep; and for Jacunski Humes – Al Jacunski

No public audience comments.

#### **1. Minutes of the March 3, 2021 Regular Virtual Meeting**

*Mr. Kelly made a motion to approve the March 3, 2021 Regular Virtual Meeting Minutes, as written. Mr. Burns seconded the motion, and it passed unanimously.*

The members agreed to move Mr. Jacunski's report following the BOS report.

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

Ms. Battos advised there is a Board of Finance budget review meeting on 4/6/21 at 6 p.m. on TV.

## **3. Simsbury High School Roof Replacement Project**

### **a. Al Jacunski Update**

Mr. Jacunski advised that five shop drawing submittals were received with three processed and he will also forward copies to Mr. Shea. He approved a revised schedule of values and issued three sets of signed/sealed documents for the building permit submission which will be filed shortly. He said a coordination meeting will be scheduled to review ongoing summer activities for roofing and mobilization with increased activity next month. He said currently the contractor plans to start from the east end of the building moving toward the front entrance allowing custodial access to classrooms.

### **b. Solar Project Preparation Update**

Mr. Jacunski advised the proposal from Greenwood was much greater than he anticipated at \$127,000 due to the need to strip every single seam as there is currently no solar array plan for where actual panels would be placed. He recommended not approving this as part of this project because seam stripping is only required where panels are placed to maintain the warranty for the new roof. Mr. O'Brien made note of this and asked for a rough estimate once panel locations are known. Mr. Jacunski did not know, but if 50% of the roof is covered it may be half the estimate, however, competitive bids could be requested as part of a solar installation. He confirmed this did not add any days to the project as it was not part of the proposal.

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

### **a. Architect Monthly Report**

The Architect Report provided by Jennifer Mangiagli dated 3/31/21 notes five COPs will be reviewed by Downes tonight. She provided PBC members with an updated change order proposal log, including last month's approvals, with a number of reconciliations/credits. She signed off on Downes application for payment and verified the installed acoustical panels look great; contractor closeout items have been reviewed and sent to Downes with some additional information requested; and locker room exhaust fans will be discussed.

b. Downes Punch List

Mr. Romeo reviewed onsite punch list items with Ms. Mangiagli with all critical items being wrapped up by Downes and contingency back to the owner.

c. Construction Manager Project Update – Downes Construction Co.

Mr. Smith noted the 4/5/21 report provided to members and hopes to close out all allowances/contingencies by the next meeting with a final invoice, which is contingent on additional work to be discussed. He noted the acoustical panel work is complete and regarded positively by the school. He said school is out on vacation next week and they will go in to complete some items, primarily pipe work in one classroom. Mr. Dragulski asked if about \$600K is coming back from contingencies, which Mr. Smith confirmed.

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

Mr. Smith noted COP #307.1 for out-of-scope acoustical panels supplemental framing support for a sagging ceiling in a classroom at a cost of \$1,500.35.

***Mr. Kelly made a motion to approve payment of COP #307.1 for out-of-scope acoustical panel framing support at a cost of \$1,500.35. Mr. Dragulski seconded the motion, and it passed unanimously.***

Mr. Smith reviewed COP #325 for out-of-scope flooring allowance reconciliation credit to owner of (\$8,651.25).

Mr. Smith noted COP #328 for roof drain at South Academic wing classroom for frozen outside pipe with roof ponding which was partially in-scope with credit of (\$3,141.46 – 3,141.46 = 0) and out-of-scope cost of \$21,096.74. This was not to exceed \$24,238.20 combined allowance and owner contingency funded. This would be reconciled at the next meeting and take all of next week to complete.

***Mr. Dragulski made a motion to approve COP #328 for drain roof work for a NOT TO EXCEED amount of \$24,238.20. Mr. Burns seconded the motion, and it passed unanimously.***

Mr. Smith continued with COP #330 for out-of-scope demolition/abatement P&P bond increase due to change orders during the project at a cost of \$1,177.54. The State requires bond surety backup substantiating costs for reimbursement. He is in the process of confirming contingency balances from all the trades of no further project claims/extras and anticipates no future issues. He confirmed there is a final lien waiver, a zero-cost change order to every trade, and an affidavit for liability insurance will be carried for the project for 3 years with copies provided. Mr. Shea agreed with the COP but noted there was a significant increase to demolition/abatement contract.

***Mr. Kelly made a motion to approve COP #330 for out-of-scope demolition/abatement P&P bond increase due to change orders during the project at a cost of \$1,177.54. Mr. Burns seconded the motion, and it passed unanimously.***

Mr. Smith discussed COP #350 PR #33 for out-of-scope credit to the owner for appliances currently unavailable in the amount of (\$2,840.00) in order to not delay closing out the project. Mr. O'Brien confirmed they remain in line with the cost for these appliances, which may be available by summer at original costs quoted.

Mr. Smith reviewed Item #3 on the Downes report for replacement of the failing fan in the gym with a PR to get a price, which he received today, but the installer

cannot put it in until end of summer. He recalled a discussion to buy the fan and associated material with the school engaging another contractor. Mr. Shea noted concern the project would have to remain open another 2-3 months for this one item before closeout, and the material takes 3-6 weeks to obtain. Mr. Casey was comfortable with Mr. O'Brien's determination of who would do this work given his previous related experience.

***Mr. Kelly made a motion to remove the fan installation work from the contract and to have the Board of Education handle it. Mr. Dragulski seconded the motion, and it passed unanimously.***

Mr. Shea asked if the Board of Education has all the specifications for presentation to other contractors. Mr. Smith said he would provide the PR and the COP' received for this work.

Mr. Smith discussed Item # 5, Critical Items with three claims for delay/lost productivity received from Greenwood (1) and MJ Daley (2). He noted Greenwood's claim has been retracted and he is working on getting Daley's to zero. He noted investigatory work is provided with invoice backup and no vote is required; John Fraioli of Downes did the forensic work.

Mr. Smith advised regarding the water infiltration claim that Travelers has advised they will be responsible for the deductible while the Town's builder's risk policy will pick up the claim balance. Mr. Shea confirmed the builder's risk policy will pay over the \$100K or about \$82K and said it is great news that Travelers will pick up the deductible. Mr. Smith noted Travelers will send confirmation to Mr. Shea.

e. Pay Application #24 – Downes Construction Co.

***Mr. Kelly made a motion to accept Downes' Pay Application #24 in the amount of \$126,038.26. Mr. Burns seconded the motion, and it passed unanimously.***

- f. Kaestle Boos – Robert H. Lord Final payment, Invoices #33845-3A & 33845-1

*Mr. Burns made a motion to approve final payment of Invoices #33845-3A and 33845-1 for final payment to Robert H. Lord Company at a cost of \$1,506.09. Mr. Kelly seconded the motion, and it passed unanimously.*

- g. VanZelm Invoice #0048196

*Mr. Burns made a motion to approve payment of VanZelm Invoice #0048196 for professional services through 2/27/21 at a cost of \$210.00. Mr. Cortes seconded the motion, and it passed unanimously.*

- h. Jacunski Humes Invoice #21066

*Mr. Cortes made a motion to approve Jacunski Humes Invoice #21066 dated 3/15/21 for services rendered to date at a cost of \$1,180.00. Mr. Burns seconded the motion, and it passed unanimously.*

## **5. Old Business**

None.

## **6. New Business**

Chairman Ostop noted the next meeting is scheduled for Monday, May 3rd at 7:00 p.m. or alternatively Wednesday, May 5<sup>th</sup> at 7:00 p.m.

## **7. Adjourn**

*Mr. Kelly made a motion to adjourn the meeting at 7:40 p.m. Mr. Cortes seconded the motion, and it passed unanimously.*

Respectfully submitted,

Janis Prifti

Commission Clerk