

PUBLIC BUILDING COMMITTEE

Regular Virtual Meeting Minutes

June 9, 2021

Subject to Approval

Chairman Ostop called the Regular Virtual Meeting of the Public Building Committee to order at 7:00 p.m. on Wednesday, June 9, 2021, via Zoom in Simsbury, CT.

Present – Chairman Ostop, Messrs. Salvatore, Kelly, Burns, Cortes, and Dragulski

Excused – Messrs. 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 May 3, 2021 Regular Virtual Meeting

Mr. Kelly made a motion to approve the May 3, 2021 Regular Virtual Meeting Minutes, as written. Mr. Burns seconded the motion, and it passed with 5 in favor and Mr. Cortes abstaining.

2. Board of Selectmen Liaison Report

No BOS report.

3. SHS Re-roofing Project

a. Al Jacunski Update

Mr. Jacunski advised Greenwood is mobilizing Monday 6/14 beginning with safety rails, etc. and ripping the roof on Tuesday; weekly meetings are held on Wednesdays; most material is delivered onsite except some requiring metal fabrication to their shop. Mr. O'Brien confirmed that delivered material is stored safely at the school and out of the way.

Mr. Shea noted Jeff Gutsfeld joined the meeting in progress.

Mr. Jacunski noted the advantage of going out to bid early as 4 other roof projects he is working on will likely not be completed this summer. This is primarily due to the lead time required for roof materials.

b. Greenwood Industries Pay Application #1

Mr. Jacunski noted this invoice is billing for 60% of materials which are on site.

Mr. Salvatore made a motion to approve payment to Greenwood Industries for Pay Application #1 at a cost of \$392,635.00. Mr. Burns seconded the motion and it was passed unanimously.

c. Jacunski Humes Invoice #21129

Mr. Kelly made a motion to approve payment to Jacunski Humes for Invoice #21129 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

The Architect's Report provided by Jennifer Mangiagli dated 6/3/21 advised little on site activity this past month with some small items being completed, including some spotty lawn areas to be established. She noted all in all the work has been complete for some time and awaits 100% finish. She feels good about the project

with very few Downes items outstanding; there may be a package of high-performance submission materials coming to her for review by the end of this week. Mr. O'Brien agreed the project is in its final stages.

b. Collier's Monthly Report

Mr. Romeo agreed things are moving along to closeout with credits coming back to the Town from Downes; punch list work is ongoing with Downes on site some of this week and next week; the lawns were part of the last phase and are more easily dealt with when students are offsite; and the exhaust fan in Area D remains an issue due to procurement delays. He confirmed the credit is just over \$200K in Change Order #19.

c. Construction Manager Project Update – Downes Construction Co.

Mr. Smith noted the contingency on this report is the same as last month and will be wrapped up in next month's report with about \$1,000 in remaining expenses in contingencies due to COVID delays for a door closer at the school auditorium. He noted previous changes have recognized savings and will be covered in Change Order #19 with #20 anticipated to close out all changes for the project next month. He discussed the lawn spotty issues and will develop a plan given current hot temperatures. He confirmed they are addressing any issues that come up with Jason Casey and the team.

Mr. Smith discussed COPs #258 and #292 are the 2 M.J. Daly COVID claims at just over \$20K with the contract allowing for mitigation and arbitration. Chairman Ostop suggested it may be more cost effective to negotiate and reduce the number as much as possible. Mr. Smith agreed that each round of arbitration could cost \$5,000. Mr. Shea agreed again to review this claim with the Town Attorney, who last looked at it in September, Mr. Burns felt it was a good idea. Mr. Smith will wait for feedback from Mr. Shea after counsel's review; Mr. Burns estimated the change order cost will be less than mitigation/arbitration, as previously noted by counsel. Mr. Smith noted 3 areas of concern: 1) pinch point destructions for narrow hallways and only 1 person using the elevator, which doesn't apply; 2) half-hour per day per trades person where they lost time; and 3) impact of wearing facemasks all day and port-o-potties were also provided. Mr. Dragulski asked if a precedent would be created for other contractors. Mr. Smith advised that at the

end of each contractor's job and before final payment, they sign a final zero cost change order that they have no more claims. Mr. Salvatore agreed that negotiation is likely the most economic option and best to work out a number with M. J. Daly directly.

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

Mr. Smith advised no change orders will be presented this month.

- e. Pay Application #26 – Downes Construction Co.

Mr. Smith will assure the Town has an architect-signed executed copy prior to processing.

Mr. Salvatore made a motion to accept Downes' Pay Application #26 in the amount of \$72,468.79. Mr. Kelly seconded the motion, and it passed unanimously.

- f. Kaestle Boos Invoice # 16018.04-29

Mr. Kelly made a motion to approve final payment to Kaestle Boos for Invoice #16018.04-29 at a cost of \$1,187.50. Mr. Burns seconded the motion, and it passed unanimously.

5. Latimer Lane Renovation

- a. Project assigned to PBC**

Mr. Casey advised the preparation of the State grant application for reimbursement has begun; they are waiting for some documents and information under a specific contract with Tecton; he meets with the State on Friday re the RFQ and timing, which will then be presented to PBC in order to begin the RFQ process. Chairman Ostop noted PBC has been authorized by the Town to run the \$36 Million project

for Latimer Lane School's Renovations and renovated as new construction based on Tecton's design review; following the State grant process, the project will be advertised and a company hired in order to move ahead. Mr. Shea believed this would be in the August timeframe and Mr. Casey agreed. Mr. Casey noted their intention to break ground a year from now. Chairman Ostop noted the need to move quickly; Mr. Casey indicated the State believes it is possible to do so and planned to present an RFQ by the end of next week. Chairman Ostop noted the next PBC meeting is July 7th and requested he submit the RFQ to Mr. Shea for emailing to PBC right away. Mr. Shea believed that the draft RFQ prepared by Mr. Casey was consistent with State requirements. Mr. Dragulski asked if starting next summer is realistic as construction documents would be needed by the end of this year, which is very aggressive. Chairman Ostop noted the need to follow the State process with the architect hired first and then the construction manager. Mr. Casey noted areas that are currently not classrooms would be converted, as done before, to classroom use. The Committee noted that bidders would be aware of the required timeframe.

6. Other

a. RFP for Solar Panels at Simsbury High School

Mr. Casey indicated an RFP is public following roof completion next year.

7. Old Business

None.

8. New Business

Chairman Ostop noted the next meeting is scheduled for July 7th which may be a Zoom meeting and members will be advised.

9. 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