

PUBLIC BUILDING COMMITTEE
Regular Virtual Meeting Minutes
May 3, 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, May 3, 2021, via Zoom in Simsbury, CT.

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

Excused – Messrs. Salvatore, Cortes, 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 April 5, 2021 Regular Virtual Meeting

Mr. Kelly made a motion to approve the April 5, 2021 Regular Virtual Meeting Minutes, as written. Mr. Burns seconded the motion, and it passed unanimously.

2. Board of Selectmen Liaison Report

Ms. Battos reminded members to vote on the budget referendum taking place at the Library on Tuesday, May 4th from 6 a.m. to 8 p.m.

3. SHS Re-roofing Project

a. Al Jacunski Update

Mr. Jacunski advised shop drawings continue to be reviewed. He noted the proposed system is Manville with one submittal left that will contain the specified warranty and he expects their first payment requisition at the next PBC meeting. He indicated the schedule of values was approved and directed specific component values be broken out to meet State requirements. He commented Carol Mitchell has put in a lot of time coordinating this project to avoid conflict with summer school programs. He noted an April 20th job meeting was attended by Carol, Jason Casey, Andy O'Brien, Neil Sullivan, Jerry Cassella from Greenwood, and himself. He indicated the project will begin from the east end of the building and move to the west side; and there are 2 designated material drop-off areas. Mr. Casey confirmed the project can begin on June 14th when school gets out. Mr. O'Brien commented the Jacunski report is very complete and materials are being smoothly stocked. Mr. Jacunski added it was wise to have the materials dropped off early given current material shortages.

b. Jacunski Humes Invoice # 21100

Mr. Burns made a motion to pay Jacunski Humes Invoice #21100 in the amount of \$1,180.00. Mr. Kelly 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 4/29/21 recommended for approval Downes COPs in the package and their application for payment. She noted closeout documents are being reviewed and provided a punch-list following a recent site visit.

b. Collier's Monthly Report

Mr. Romeo added that there are some issues with the dust collector system and the contractor is returning to correct that work for Downes. He noted another item relates to completing balancing of the exhaust system.

c. Construction Manager Project Update – Downes Construction Co.

Mr. Smith discussed their May report with a couple more items for reconciliation and anticipates financial closing out of the project with credits at the next meeting. He noted rerouting of the roof drain was completed at spring break with one painting item to complete and it came in at a much lower cost. He added there are a few punch-list items to complete and the team walked through the building with no new work coming up.

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

Mr. Smith noted COP #311 for masonry work with a reconciliation credit to the Town of (\$68,992.56).

Mr. Smith reviewed COP #328 for roof drain rerouting was previously approved not to exceed \$24,328.20 and after the work was complete, including in-scope allowance, came in lower at \$15,654.72 with out-of-scope COP costs for approval of \$13,943.87.

Mr. Burns made a motion to approve COP #328 out-of-scope roof drain rerouting at a cost of \$13,943.87. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Smith continued with COP #337 for the gypsum drywall allowance reconciliation credit to the Town of (\$305,821.32).

Mr. Smith discussed COP #338 from in-scope CM contingency reconciliation for cleaning areas in the FACS wing at a cost of (\$1,320.00).

Mr. Smith discussed claims relating to the water infiltration issue with Travelers agreeing to pay the \$100K deductible; he and Mr. Shea are awaiting final documents. Mr. Shea advised the Builder's Risk policy paid the \$84K over the \$100K amount expected from Travelers. Mr. Smith noted the requisition amount listed on this page is not correct but the correct amount was provided elsewhere in the package. Mr. Shea did not know yet if Travelers is picking up a second claim amount for about \$43K.

Mr. O'Brien asked about the location of the dehumidifier from COP #43 as he would like to have it on hand; Mr. Smith will look into it and Mr. O'Brien will also investigate its location.

e. Pay Application #25 – Downes Construction Co.

Mr. Burns made a motion to accept Downes' Pay Application #25 in the amount of \$56,681.69. Mr. Burns seconded the motion, and it passed unanimously.

f. Kaestle Boos – Insalco Corp. Final Payment, Invoice # 9001

Mr. Kelly made a motion to approve final payment to Insalco Corp. of Invoice #9001 for furniture at a cost of \$5,000.00. Mr. Burns seconded the motion, and it passed unanimously.

5. Old Business

None.

6. New Business

Chairman Ostop discussed meeting in person options and Mr. Shea believed a Town determination will be made by Memorial Day as to whether the June 7th meeting would be held by Zoom. Mr. Burns discussed the FOI law meeting requirements and Chairman Ostop advised that at a recent State FOI meeting he attended that he verified as long as a meeting is announced and the public can go on, a Zoom meeting is okay. Chairman Ostop asked how many members were in favor of a June Zoom meeting with 2 in favor, 1 against, and 1 abstaining. The consensus was to wait for a decision by the Town and then an email will go out to PBC members to confirm attendance in person or via Zoom.

Mr. Dragulski asked what precautions would be taken for the small meeting room and regarding public participation. Chairman Ostop believed the Town will be discussing that; Ms. Battos heard there was discussion of potential hybrid meetings. Mr. Shea agreed hybrid has been discussed, but issues include persons in the room needing to be visible to other attendees. Mr. Burns will wait for the Board decision. Mr. Derr commented there has been no public input during the Zoom meetings and continuing with Zoom may discourage public interest. Chairman Ostop commented over the years there has been very little public participation. Mr. Derr noted that for public hearings at Eno, there has been public participation and by only doing Zoom the public is disenfranchised; Ms. Battos acknowledged his comment. Mr. Kelly noted at some point Zoom meetings will stop, but there are still issues near term and it makes sense to do Zoom next month. Chairman Ostop summarized the discussion is to wait and see what the Town decides.

7. Adjourn

Mr. Kelly made a motion to adjourn the meeting at 7:30 p.m. Mr. Burns seconded the motion, and it passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk