

**PUBLIC BUILDING COMMITTEE**

Special Meeting Minutes

August 30, 2021

*Subject to Approval*

Chairman Ostop called the Special Meeting of the Public Building Committee to order at 6:00 p.m. on Monday, August 30, 2021 in the Simsbury Public Library, Simsbury, CT.

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

Guests – Mr. Shea, Simsbury Town Engineer, Jason Casey, Simsbury Public Schools

Excused – Mr. Derr

**1. ADJOURN TO EXECUTIVE SESSION**

2. Pursuant to CGS Section 1-200(6)(E) and CGS Section 1-210(b)(24) to discuss matters and documents that are exempt from disclosure to Latimer Lane Elementary School Renovation Project.

*At 6:02 p.m. Mr. Kelly made a motion to go into Executive Session. Mr. Burns seconded the motion and it passed unanimously.*

*At 6:03 p.m. Mr. Dragulski made a motion to go out of Executive Session. Mr. Egan seconded the motion, and it passed unanimously.*

Chairman Ostop reported on a meeting that was held with Tecton, as requested by the Committee, and a negotiated price of \$1,587,163 was worked out on the drawings saving about \$35,000 from their original number. He indicated they will go ahead with a Letter of Intent before signing a contract and work on the project based on the new number and requested PBC approval.

*Mr. Burns made a motion to approve proceeding with a Letter of Intent with Tecton for work on the drawings for the Latimer Lane Elementary School Renovation Project based on a revised cost of \$1,587,163.00 before signing a contract. Mr. Egan seconded the motion, and it passed unanimously.*

Mr. Shea discussed special inspections that could be done under the contract, or independently. A quote has been requested from Tecton and these services could be added as a change order to the contract.

Chairman Ostop added it could be added to the contract if the number is fair and he believed Tecton was the right choice as following a 1-hour discussion with them, they responded back in 1-2 days and there was a savings of \$35,330.

***At 6:09 p.m., Mr. Kelly made a motion to return to Executive Session. Mr. Cortes seconded the motion, and it passed unanimously.***

A presentation was received from 6:10 to 7:01 p.m. from the Arcadis team: Brian Oblon, Project Executive; Jack Butkus, AIA, Sr. Project Manager and primary contact; Zachary Machold, CMIT, Assoc. Project Manager; and Emily Sifuentes, Financial Controls Manager and OSCGR Expert

A presentation was received from 7:11 to 7:56 p.m. from the Colliers team: Mark Skalenka, LEED AP; Scott Pullman, Architect; and Ken Romeo, Project Manager and primary contact

### **3. ADJOURN FROM EXECUTIVE SESSION**

***At 8:04 p.m., Mr. Egan made a motion to exit Executive Session. Mr. Cortes seconded the motion and it passed unanimously.***

Mr. Salvatore discussed phasing and if construction is \$25 Million, \$5 Million of construction in 3 months is a lot of work. Mr. Burns noted the first phase of construction requires all materials to be there and with the current supply chain that is unlikely. Mr. Shea commented about \$1 Million/month has been spent at Henry James and noted the importance of what is driving the schedule. Mr. Cortes expressed concern the project will be more expensive the longer it continues. Chairman Ostop requested a recorder for the secretary and Mr. Shea agreed, but advised Executive Sessions are not recorded.

Mr. Dragulski noted the need to have a commissioning agent due to the State's high-performance standards. Mr. Egan discussed the September 1 advantage of getting through the school year and asked whether turnover in November or March is that a big difference. Mr. Casey commented that primary with Tecton it is finance and it would be less expensive with a shorter timeframe, with the issue being material availability and cost. Mr. Salvatore commented industry people feel there will be a pullback and this situation is temporary; Mr. Burns noted there would be change orders. Mr. Salvatore added there would be staffing issues with some people working 10 hours a day.

4. Possible action

### **5. Adjourn**

***Chairman Ostop made a motion to adjourn the meeting at 8:10 p.m. Mr. Kelly seconded the motion and it passed unanimously.***

Respectfully submitted,

Janis Prifti

Commission Clerk