

PUBLIC BUILDING COMMITTEE

Regular Virtual Meeting Minutes

September 8, 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, September 8, 2021, via Zoom in Simsbury, CT.

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

Guests - Mr. Shea, Simsbury Town Engineer; for Simsbury Public Schools – Andy O’Brien; for BOE – Jason Casey; for Downes Construction Company – Steve Smith; for Colliers – Ken Romeo, Owner’s Rep; and for Jacunski Humes – Al Jacunski

Excused – Mr. Salvatore

No public audience comments.

1. Minutes of the August 2nd, August 16th, August 17th, & August 23rd, 2021 PBC Meetings

Mr. Cortes made a motion to approve the August 2nd, August 16th, August 17th, & August 23rd, 2021, Meeting Minutes, as written. Mr. Dragulski seconded the motion, and it passed unanimously.

Members discussed whether minutes should be approved separately.

2. Board of Selectmen Liaison Report

Ms. Battos advised that the Meadowood property will probably close at month end. She updated that this Friday and Saturday, not on Sunday, the Septemberfest will be held at Performing Arts Center.

3. SHS Re-roofing Project

a. Al Jacunski Update

Mr. Jacunski reported a job meeting was held this morning onsite and updated: all roof sections have been replaced; currently working on metal panels; steel for the new boiler room canopy is installed with some roofing left - trim and ceiling to be done; misc. flashing on the roof has about 1 week of miscellaneous work left, about 2 weeks on metal panels, and 1 week on the entry canopy. He said the next meeting will be Thursday and may be the final job meeting. Mr. Casey confirmed no interference with ongoing school. Mr. Jacunski noted there is landscaping to be completed.

Mr. Jacunski continued Application #4 for \$307,688.38 is submitted to the Committee for approval leaving a balance of \$375,402.50 which balance will definitely cover remaining project work.

Mr. Derr made a motion to approve payment to Greenwood Industries, Inc. for Application #4 at a cost of \$307,688.38. Mr. Egan seconded the motion, and it passed unanimously.

b. Jacunski Humes Invoice #21233

Mr. Jacunski provided his budget summary for the project with school construction grant of \$2,591,985; Greenwood's contract for \$1,891,000; a credit change order for the adhesive of \$101,000; Jacunski Humes fee for \$60,475 including rebidding fee; and additional owners cost of \$7,000 for Silktown roof testing and advertisement in the paper. Mr. Casey noted that the bond issuance fee of \$52,000 is not included in the budget summary; Mr. Jacunski noted bond cost is not eligible for reimbursement.

Mr. Jacunski continued \$734,510 is the current balance, not including bond costs; potential items include a credit of \$11,310 from allowances for deck replacement and deteriorated wood blocking, which were not found; seam reinforcing for solar

panels of \$106,000; replacement of 10 rooftop fans where the fan covers are part of flashing and are eligible for reimbursement at an estimated cost of about \$60,000 leaving \$20,000 for the 10 fans which are not eligible for reimbursement and he recommended doing this work as part of the project; there are about 14 access ladders with about 12 ladders that need to be raised and given difficulty in determining how much higher than existing flashing a crane will be required at a cost of about \$14,000; he recommended future approval of \$6,634.86 for Greenwood labor on the last Sunday prior to school start because they could not work on Tuesday and Wednesday prior to school opening; some previously unknown abandoned mechanical louvers between the gym roof and auditorium should be removed at a cost of about \$15,000; leaving a balance of \$524,185. Mr. Casey commented the roof fans are from the 60's and it makes sense to replace them for \$20,000 and he confirmed it falls within the bonding language; and Mr. Jacunski asked if a not to exceed could be approved so they can proceed before they move on to their next project. Mr. Shea asked about weather tightness without the fan covers damaged. Mr. Jacunski responded they are original are in bad shape and will likely leak at every location and noted fan estimates were much higher at other school locations; Mr. O'Brien agreed that was a good price and an opportunity to upgrade the building and was in favor of a not to exceed motion given lead times; Mr. Egan noted most fan prices on 9/1 went up 5%.

Mr. Egan made a motion to approve purchase of roof fan covers and fans in an amount not to exceed \$80,000.00. Mr. Derr seconded the motion, and it passed unanimously.

Mr. Jacunski discussed seam reinforcement for a future solar panel project of \$106,000 and believes if it is done now would be partially eligible for State reimbursement and he will check with the State with a possible on the record email approval to follow.

Mr. Cortes made a motion to approve payment to Jacunski Humes Architects, LLC of Invoice No. 21233 at a cost of \$2,360.00 for August. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Jacunski noted the louver amount of \$14,000 is an estimate and the louvers would be bricked up and a small intake louver relocated and a new louver component added; there is a problem with flashing and he recommended bricking it up.

4. Henry James Memorial School Project

a. Architect Monthly Report

The Architect's Report was provided by Jennifer Mangiagli dated 9/2/21, but she was unable to attend the meeting.

b. Collier's Monthly Report

Mr. Romeo reported for August and recommended PBC formally move the project to BOE for acceptance, which starts the 20-year State timeline; payment of any invoices for the State audit and he is working with Messrs. Smith and Casey to get State forms aligned with Mr. Smith preparing the documents over the next 2 weeks. He noted once a project is in line with the State it normally takes 6 months; however, currently the State audit process is taking 9-12 months. He felt the project came out beautifully with the auditorium and media center being utilized and well liked as are the classrooms. For closure, he saw acceptance of the lawn and tree replacement remaining given lawn germination issues in front of the auditorium; Mr. Smith added also the sidewalk back to the Media Center with reseeded and planting done yesterday and then reviewed by the architect, which is the last punch list item and a few trees to be replaced under warranty which will not hold up project closeout.

Mr. Kelly made a motion to move the Henry James Memorial School Project to the Simsbury Board of Education for approval. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Casey confirmed he will handle moving approval forward with the BOE.

Mr. Derr asked about Colliers time to be billed in order to do closeout documentation. Mr. Romeo indicated they might have to request more time with approximately \$700 to \$1,000 left in the budget given the current State process and will provide an estimate to the Committee at the next meeting.

c. Construction Manager Project Update – Downes Construction Co.

Mr. Smith provided the monthly financial report noting a final contract value after all changes and credits of \$17,757,647.77, which will be reflected in final change

order #20. He updated nothing new in the building and the landscaper was on site yesterday to perform final seeding with 3 trees to be replaced under warranty but the desired type of tree will not be dug at nurseries until October. He added there is one HVAC issue under warranty being worked on for a classroom. He had no COPs for review and the contract is final unless the Town requests something else.

Mr. Smith updated the insurance claim for water damage that Chubb, their pollution carrier, will pay hazardous waste cleanup except for \$10,000 which amount Downes will pay directly to the Town which brings the Town whole on this issue. He noted a requisition for approval. He indicated the M.J. Daley \$20,000 claim has been negotiated to zero and are working out final language for sign off and Downes final payment to them; he confirmed M.J. Daley is billed at 100%.

Mr. Derr asked about the breakdown for insurance carriers involved in the \$216K claim. Mr. Smith believed the Town's Builder's Risk carrier covered about \$80K and Downes 2 carriers the balance. Mr. Derr thanked him for working so hard on resolving the Daley claim.

d. Pay Application #29 – Downes Construction Co.

Mr. Burns made a motion to accept Downes' Pay Application #29 in the amount of \$109,551.43. Mr. Egan seconded the motion, and it passed unanimously.

5. Latimer Lane Renovation

a. Architect Status

Chairman Ostop noted Tecton was selected with whom they are negotiating; Mr. Casey confirmed they are finalizing the contract. Chairman Ostop added the other bidding companies have been sent letters thanking them. Mr. Casey indicated Tecton has begun design work, scheduling wetland and site surveys, contact with the State, and are proceeding with the contract based on intent. Chairman Ostop noted they are also assisting with selecting the Owners Representative with a meeting next Monday to finalize fees, which will be passed on to the Committee. Mr. Burns asked if they would see the architect's contracts prior to signing, as he had significant concerns and provisions that are not standard he would like to see included. Chairman Ostop noted the Attorney is working on the contract and

asked Mr. Burns to send a note to him and Mr. Shea of what he would like included. Mr. Burns preferred to see the contract draft now; Mr. Shea confirmed the Attorney has it; Mr. Burns was concerned about terms allowing the contract to move forward in the required timeframe and that construction experts should look at it. Mr. Derr agreed that at least bullet points would help. Chairman Ostop and Mr. Shea agreed with the Committee and Mr. Burns looking at it and will provide a copy probably by the end of the week.

Mr. Egan asked about a meeting to discuss the schedule and completion date; Mr. Casey confirmed a meeting today among himself, the Superintendent, Chairman Ostop, Mr. Shea, and Neal Sullivan and discussed the compressed timeline, reasons for it, and possible options for swing space; Jeff Wyszynski point was the swing space should not be an issue, with modular alternatives also considered, and they want to stay with 18 months.

b. Owners Representative Status

Chairman Ostop reached out to his contacts and received 6 different owners rep contract samples to use in negotiations with Arcadis.

Chairman Ostop asked if there should be a special meeting to get the CM RFP out with the architect and owners rep. Mr. Egan asked if the process would include Committee review prior to sending out the RFP. Mr. Shea felt if the owner's representative was on board in the next week or so it will be ready for review by the next meeting. Chairman Ostop added if it is ready sooner a special meeting can be scheduled. Mr. Burns noted in talking with the owners representative there was discussion of drafting the Construction Manager's contract prior to issuing the RFP providing leverage in negotiations and believed that would take longer than a week. Mr. Casey indicated Tecton felt it could provide a boiler plate with Arcadis in a couple of weeks. Mr. Dragulski noted the Construction Manager is needed ASAP because there is schematic design, design development, and construction documents, and at each phase a budget is needed, so PBC needs to see a schedule; also a commissioning agent is needed – Mr. Egan said that is part of design review and the Construction Manager needs to help with phasing which may drive design. Chairman Ostop noted the need for a schedule in order to effect change. Mr. Dragulski said it was a very aggressive schedule and by the time there is a commissioning agent in November, with holidays, and documents to be completed by end of March; therefore, PBC must push it and meet as needed in order to have a good product; Mr. Derr agreed with Mr. Dragulski on the need for aggressive movement. Chairman Ostop noted there are material problems, not just labor

problems and agreed to a tentative meeting in two weeks and no later than at the next monthly meeting. Mr. Shea believed that procuring a commissioning agent could happen fairly quickly, but for the Construction Manager both the architect and owners representative's input are needed; he noted the goal to include a draft contract in the RFP. Mr. Shea suggested setting a tentative meeting date of 9/20; members believed more than one meeting a month is required. Mr. Cortes advised Mr. Shea that Mark Scully from Sustainability will be getting in touch with their project concerns about efficiency; Chairman Ostop noted those comments should be put in writing.

6. Other

7. Old Business

None.

8. New Business

Mr. Shea will confirm the tentative 9/20 zoom meeting as early as possible. A regular meeting is scheduled for October 4, 2021.

9. Adjourn

Mr. Egan made a motion to adjourn the meeting at 7:55 p.m. Mr. Cortes seconded the motion, and it passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk