

PUBLIC BUILDING COMMITTEE

Special Virtual Meeting Minutes

September 20, 2021

Subject to Approval

Chairman Ostop called the Special Virtual Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, September 20, 2021, via Zoom in Simsbury, CT.

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

Guests - Mr. Shea, Simsbury Town Engineer; for Simsbury Public Schools – Jason Casey; for Jacunski Humes – Al Jacunski; for Tecton – Justin Hopkins; and for Arcadis – Jack Butkus; for Simsbury Public Schools - Michael Luzetti, Principal, Latimer Lane School

Excused – Mr. Dragulski

No public audience comments.

Chairman Ostop indicated with Committee agreement that the Agenda item order would be changed to take up the Simsbury High School Re-roofing Project before Latimer Lane.

Ms. Battos indicated no BOS update.

1. Minutes of the September 8, 2021, PBC Meeting

Mr. Kelly made a motion to approve the September 8, 2021, Meeting Minutes, as written. Mr. Egan seconded the motion, and it passed unanimously.

2. Simsbury High School Re-roofing Project

a. Al Jacunski Update

Mr. Jacunski noted a job meeting was held last Thursday and reported: that most roofing work is done, there is some delay with metal panels extending installation about 2 weeks; and they hope to complete misc. roofing work done by the end of next week, including the canopy. He confirmed with the State eligibility for reimbursement at around 33% for seam stripping in preparation for solar panel installation; however, this morning Greenwood was notified by Manville of a material upcharge of \$7,140 as the proposal was submitted about 1 ½ months ago and they need to go with Manville in order to maintain the warranty and combined with the 15% markup is \$8,210 so the \$106,000 proposal currently is \$114,210. He recalled Greenwood's proposal was a little higher and was negotiated down to \$106,000 but Greenwood cannot swallow the \$7,000 upcharge on material. Mr. Salvatore asked to be provided both the original and revised quotes from Manville and Mr. Jacunski will provide them and noted that amount is fully reimbursable. Mr. Jacunski indicated the project is on track with landscaping repair begun; and there was video camera damage which the damaging party will pay for. He noted the next meeting is Wednesday and possibly one more job meeting will be scheduled. Mr. Salvatore noted that while this is a real unanticipated cost, he suggested negotiating to pay the cost but not the markup, and Mr. Jacunski will go back to Greenwood with that proposal for a savings of \$1,070 and members agreed with that caveat. Mr. Jacunski understood the tape material is readily available and noted that revised total would be \$113,140; Chairman Ostop requested that in writing. Members suggested passing it now with a caveat.

Mr. Derr made a motion to approve Greenwood's seam stripping proposal with proper backup provided and markup waived in preparation for solar panel installation at a cost of \$113,140.00. Mr. Salvatore seconded the motion, and it passed unanimously.

Mr. Jacunski indicated invoices would be presented at the next meeting.

3. Latimer Lane Renovation

Mr. Casey noted contracts are under review for Tecton and Arcadis. He said a recent design review and phasing meeting included him, the school principal, assistant superintendent, and representatives from Tecton and Arcadis. He said the design is being developed, and for phasing that swing space opportunities are being identified. He continued they are working on RFPs for the commissioning agent and Construction Manager (CM), which are coming along. Chairman Ostop indicated the CM is more important. Mr. Casey responded the owner's representative contract is with the attorney; Mr. Shea confirmed the attorney received it last Friday and currently has a lot on his plate, but anticipated a signed contract by the next meeting.

Mr. Casey reviewed that the completion of the geotechnical borings is scheduled for next Monday, Tuesday and Wednesday and a prep meeting for the grant is scheduled with Bob Celmer via Zoom on October 1st and a State project ID number has been provided. Chairman Ostop asked if commissioning and CM RFPs would be available in a couple of weeks; Mr. Casey responded it would be the end of this week into next week. Mr. Burns thanked Mr. Shea for sending over the draft architect agreement; Mr. Casey indicated they have begun work on the project but the contract has not yet been signed and is being finalized. Mr. Derr asked about Mr. Burns suggested contract modifications and Chairman Ostop indicated those suggestions will be provided to the Attorney.

Mr. Hopkins of Tecton added to the due diligence portion of the project that wetlands flagging will be completed within the next 2 weeks, site survey is scheduled for mid-October, and the traffic study with counters will start shortly with 6 weeks required for the total effort. He added they will share the project schedule at the next meeting and are scheduling everything to be on time, but discussion is needed with Mr. Celmer at OSCGR about whether early bid packages will be allowed, and Mr. Butkus will weigh in also. He believed while grant approval will not be legislatively complete until the middle of next summer, that OSCGR would be amenable to a district aggressive with their construction schedule; Mr. Butkus concurred that is the heart of the matter and whether the Town is willing to go out to bid and sign contracts for early packages, e.g. site concrete and steel. Chairman Ostop clarified the Town signs a contract with the CM which signs contracts with subcontractors. Mr. Butkus agreed but noted the Town is on the hook financially and must decide whether it is willing to move forward before the grant is approved; the idea of building additions first and as soon as they are complete using them as swing space given the construction duration may not contribute hugely to swing space. He felt it makes sense to move as quickly as possible and noted another technique used successfully and that could be discussed is doing pre-detailed structural steel, where other than some final

details of connections, the shop drawings are part of the bid set significantly speeding up the procurement schedule for structural steel. He said if the Town is willing to commit financing before the grant letter is published then there is an opportunity to begin early, and as Mr. Hopkins mentioned with the Town willing to be aggressive he believed OSCGR would be willing to work with them to grant plan reviews for early phases where the scope of additions defines a very concise package. Chairman Ostop indicated the Board of Finance has authorized the Public Building Committee to move on this project with money available and it is a question of listening to the involved parties and whether money is moved before the approval is received and under the right circumstances he anticipates they would move forward with the project. Mr. Shea confirmed it is ultimately the decision of the Town Manager and Director of Finance, but believes it may have been done before; Chairman Ostop agreed. Mr. Derr asked Mr. Shea if there is a paper trail history of starting to fund school projects before receiving the legislative funding letter. Mr. Shea responded that he believes projects have been bid before receiving the letter and believed Henry James started in April with funding not received until July. Mr. Derr suggested as a matter of due diligence that PBC send a clarifying letter to the BOF to assure they know what is going on given it is a lot of money. Mr. Hopkins confirmed the assumption that the grant is coming. Chairman Ostop added it has been accepted by the board and that it looks like there is no problem getting approval. Mr. Derr was concerned about pushback and delay at the State level and keeping the BOF informed. Mr. Shea added the cost associated with early bid packages of the project should be identified. Mr. Butkus as owner's representative will provide a letter to that effect to the Committee outlining the general direction, and given the perceived timeline, what type of construction dollars are involved; that the application has been accepted; the next step is for OSCGR to compile the priority list that goes to the Governor's office December 1st; and then from the Governor's office to the Legislature. He added the application looks quite thorough and will confirm this with Mr. Celmer at the prep meeting on October 1st.

Mr. Egan asked if the MEP Engineer has been involved in phasing discussions to add their viewpoint. Mr. Hopkins confirmed they have but were not at the Friday meeting; Mr. Egan noted the importance of having them at every meeting because that can be the hardest part of phasing with temporary systems required. Chairman Ostop believed it is very important for Tecton and everyone involved being present at the phasing meetings.

Mr. Burns asked about testing and coordination with the school system and when in-building testing needs to be done and what that schedule looks like; and Mr. Hopkins will get back to the PBC on that question.

Mr. Butkus asked if environmental testing is within Tecton's package or a direct hire by the Committee; Mr. Hopkins responded it was through Tecton. Mr. Butkus noted Arcadis contract is in the works, but requested a letter of intent in the meantime; and Mr. Casey responded it has been requested from the Attorney.

4. Other

5. Old Business

None.

6. New Business

Chairman Ostop confirmed the next meeting will be held October 4th at 7:00 p.m. at the Simsbury Public Library. Messrs. Egan and Derr indicated they would not attend.

7. Adjourn

Mr. Cortes made a motion to adjourn the meeting at 7:25 p.m. Mr. Kelly seconded the motion, and it passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk