

PUBLIC BUILDING COMMITTEE

Special Virtual Meeting Minutes

October 18, 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, October 18, 2021, via Zoom.

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

Guests - Mr. Shea, Simsbury Town Engineer; for Simsbury Public Schools – Andy O'Brien, Jason Casey, and Mike Luzietti, Principal, Latimer Lane School; for Downes Construction Company – Frank Tomcak and Jeff Gutsfeld; for Jacunski Humes – Al Jacunski; for Tecton -Jeffrey Wyszynski and Justin Hopkins; for Arcadis – Jack Butkus; for CES – Derek Bride; and for Clean Energy Task Force – Mark Scully and Bob Beinstein.

No public audience comments.

1. Minutes of the October 4, 2021, PBC Meeting

Mr. Burns made a motion to approve the October 18, 2021, Meeting Minutes as written. Mr. Derr seconded the motion, and it passed with Messrs. Dragulski and Egan abstaining.

2. Board of Selectmen Liaison Report

Ms. Battos provided 3 updates likely for November: 1) a BOS group is working on a short-term rental ordinance, which relates to Air B&B rentals; 2) Zoning Commission is working on regulating the use of marijuana; and 3) zoning of accessory dwelling units.

3. SHS Re-roofing Project

a. Al Jacunski Update

Mr. Jacunski reported receipt of Greenwood's updated proposal for the 7 access ladders for \$12,695.32 under the original estimate of \$14,000; he recommended approving the proposal for additional painting for the boiler room louver, handrails and posts about 24 feet long to assure matching paint for \$1,650. He continued to report the roofers have completed roofing/flashing work and are off the site; metal work is anticipated to be complete today; canopy trim work continues; HVC for new ventilators approved at the last meeting was measured today; soffits and edge framing of the canopy should start the week of the 25th; and a meeting is scheduled for this Wednesday at 10 a.m. with a punch list to follow.

b. Review Change Orders

Mr. Dragulski made a motion to approve payment to Greenwood Industries, Inc. for 7 access ladders at a cost of \$12,695.32. Mr. Derr seconded the motion, and it passed unanimously.

Mr. Salvatore made a motion to approve payment to Greenwood Industries, Inc. for painting at a cost of \$1,650.00. Mr. Burns seconded the motion, and it passed unanimously.

4. Presentation from Clean Energy Task Force

Mr. Scully stated he is on the Clean Energy Task Force and the Sustainability Committee, which meet jointly. He said Clean Energy was formed around 2008 to advise Town executives on clean energy issues and promote clean energy, energy efficiency, attracting grants for things like insulating town buildings, and working with Mr. Roy to purchase LED street lights with the overall goal to save money. He believes Latimer Lane School impacts on energy usage and costs, and reducing greenhouse gas emissions for the school will dwarf their previous work and appreciates being involved in discussions regarding the renovation to save the Town money and reduce emissions and possibly have a net zero school. They have access to and work with other Clean Energy groups, expert Paul Torcellini at CT State University, and the State, and noted two net zero schools with zero energy costs currently being built – a new school in Mansfield and a renovation in Manchester. He noted particular interest in engaging with the public and to present

alternatives to achieve a high-performance building envelope, possibly net zero, and commented on the need for clear direction for the team and taking into account the POCD and leadership on environmental issues. He asked how they can help with the different groups and where the process stands.

Chairman Ostop responded that approval from the State is required and they have gone through the CT program similar to the LEED Silver program for other projects: he asked Mr. Wyszynski to comment on approvals required from the BOE in line with the referendum passed and dollars authorized; additional costs would require Town approval. Mr. Wyszynski of Tecton indicated they reached out to Mr. Scully earlier today to discuss potentially identifying building system options and their plan is to present options with Mr. Bride at the November 1st PBC in-person meeting in consideration of the existing budget.

Mr. Beinstein, also on the Clean Energy Task Force, an engineer, and sustainability and ESG practitioner, commented: 1) he teaches a course on infrastructure sustainability and noted for major infrastructure building and Capex programs, the longer you wait to take sustainability into account the less the opportunity to change them and the higher the costs and it is hugely important to consider entire life cycle costs; and 2) regarding the Manchester School, the Superintendent lives in Town and is excited about this project and willing to discuss their thought process. Chairman Ostop suggested he meet with Mr. Casey, as Director of School Infrastructure; Mr. Casey agreed to the meeting. Mr. Beinstein added that while Capex may change, it will also change life cycle costs and appreciated the opportunity to talk to PBC. Chairman Ostop indicated PBC will take these items into consideration; Messrs. Egan and Dragulski volunteered to be on any subcommittee and report back. Mr. Burns commented that reimbursability is important at this point and design team discussions should assure PBC understands for sustainable systems what is reimbursable or borne by the Town; and he noted the concern with how the new boilers will be used in the future. Chairman Ostop believed Mr. Casey should lead those discussions with the team. Chairman Ostop thanked Messrs. Scully and Beinstein for their input and participation.

Chairman Ostop noted the presence of Downes representatives and asked if there was any further report to be discussed. Mr. Gutsfeld indicated Mr. Smith's last report ended their role and they are done, but interested in hearing about the Latimer project.

5. Latimer Lane Renovation

- a. Arcadis Monthly Report
- b. RFP for Construction Manager
- c. RFP for Commissioning Services

Mr. Butkus indicated they are making progress and worked with Messrs. Shea and Casey to get the Commissioning RFP out with responses due on the 25th and have received questions from 3 entities so far. Chairman Ostop confirmed the Commissioning proposals are due on the 25th and Construction Manager proposals are due 11/8. Mr. Butkus noted the question period for Commissioning is on Wednesday and there is interest, and for CM the RFP is out with a voluminous general conditions document being reviewed by the Attorney; and finishing up the agreement document is anticipated to be provided to the Town by end/week. He believed they will be in a good position to support the design team and noted the importance of dates to be chosen by PBC for short listing, CM interviews, and Commissioning noting a large level of effort required for the CM. Mr. Butkus hoped to have a recommendation for Commissioning to the Committee in advance of the 11/1 meeting.

Mr. Ryan assumed A133 would be used for the CM agreement and asked that it be forwarded prior to going public; Mr. Butkus agreed to send everything through Mr. Casey.

Mr. Wyszynski updated that: the geotechnical report is expected this week; wetland flagging has been placed on the survey map and the survey map is completed and they expect the electronic file this week and will forward to Mr. Casey; the traffic counts are completed and they are waiting for the report; the Rivet model of existing conditions is completed so the structural engineer has completed the existing frame, foundations, MEP, and also put existing conditions into architectural; they have not seen any major problems currently and have a solid baseline to begin considering design options; and they have not been able to schedule field verification scanning as it needs to be done off hours; He said Commissioning and CM RFPs have been coordinated with Messrs. Shea and Casey; and they have finalized the contract for signature. He continued that at the 11/1 in-person CPB meeting, they plan to present MEP design options and energy

impacts and the design requirements as they were asked to look at the site plan, building plan modifications, and exterior envelope, and any modifications to phasing and logistics plans as they go through the building. He confirmed they will provide the presentation to Ms. Mitchell prior to the meeting. Mr. Bride, the MEP consultant, asked if the Committee would like them to review anything specific to please provide it so they can incorporate it into the 11/1 presentation.

Mr. Burns asked about the schedule after looking at the RFPs and comfort with the substantial completion date of January 2024. Mr. Wyszynski responded he went over the schedule with Messrs. Butkus and Casey and for the CM RFP were comfortable with that and the early release packages and the concern is with Town expense. Chairman Ostop added PBC has to wait for responses from them about the schedule. Mr. Burns asked if Phase 1 begins in May 2022. Mr. Butkus responded Phase 1 would implement in Spring 2022. Mr. Burns asked if that is what was discussed at the last meeting given the rush package going out. Mr. Butkus said that is correct for site steel and concrete perhaps for March if the weather works for us.

6. Other

Mr. Shea will confirm the reservation at the Simsbury Library for the next meeting on 11/1 at 7 p.m.; with the next meeting tentatively on 11/15 and Mr. Butkus confirmed that the CM package should be to the Committee by then. Mr. Egan asked about the timing for making decisions on MEP systems and suggested it would be better for budgeting to be able to make decisions within the referendum well before getting numbers from the CM. Chairman Ostop responded the Committee normally waits for the CM's submittals. Mr. Bride indicated they will present options at the next meeting looking for 2-3 selected options, with those carried through schematic design to costing and with the CM on board and early DD to assure holding that date; they want to assure the system is affordable. Mr. Dragulski asked if the systems are not known by end November is there enough time for design completion. Mr. Wyszynski indicated the early release package would need to be out in February, but DD goes through mid-February and CD through May 23rd; they will go to the State 3 times during SD, DDR and PCR with DDR 1st or 2nd week in February, PCR the 3rd week in May leaving a couple of weeks for approval, but the early release package for site steel and concrete would be on a different track. Mr. Wyszynski indicated he has provided for about 5 weeks working on an advanced package. Mr. Bride indicated for another

sustainable project he is working on they left the plant design undecided and carried boiler/chiller designs into DD and looking at the budget/ROI the Committee decided which direction to take; he would like to discuss this further next meeting when options are presented. Mr. Butkus agreed with Mr. Bride's comments and has experienced CES doing a good job facilitating discussion.

7. Old Business

None

8. New Business

None.

9. Adjourn

Mr. Burns made a motion to adjourn the meeting at 7:36 p.m. Mr. Egan seconded the motion, and it passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk