

PUBLIC BUILDING COMMITTEE
TOWN OF SIMSBURY

Minutes of the Regular Meeting
April 1, 2024
Subject to Approval

There being a quorum present, Chair Derr called the Regular Meeting of the Public Building Committee to order at 7:00 p.m., conducted via Zoom. The meeting was streamed live on Simsbury Community Television.

Present

☐ Mr. David Soskin

☐ Mr. John Salvatore

☒ Mr. Michael Egan

☒ Mr. Ryan Burns

☒ Mr. Lucian Dragulski

☒ Mr. William Clegg

☒ Mr. Richard Derr

☒ Mr. David Moore

☐ Ms. Dagny Griswold

1 Guests

2 **Simsbury Engineering Department:** Thomas J. Roy, PE, Director of Public Works, Town
3 Engineer

4 **Simsbury Public Schools:** Jason Casey, Director of Infrastructure; Neil Sullivan, Assistant
5 Superintendent for Administration; and Mike Luzietti, Latimer Lane Elementary School
6 Principal

7 **Tecton:** Justin Hopkins, Architect, and Rachel Pepin

8 **Arcadis:** Zach Machold, Onsite Project Manager

9 **O&G:** David Pariseault, Project Manager, and David Cravanzola

10 **Minutes Recorder:** Jessica Campbell, Administrative Secretary with WPCA

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12 **1. PUBLIC AUDIENCE**

13 There were no public audience comments.

14 **2. MINUTES OF THE MARCH 4, 2024, REGULAR MEETING**

15 Chair Derr presented revisions to the 3/4/2024 meeting minutes. On Page 3, “Mr. Miller” will
16 be changed to “Mr. Moore”. Lines 142 and 143 will be amended as Chair Derr would like the

minutes to reflect the following; “Mr. Roy offered to share updates about the Eno Project. Chairman Derr declined to add the Eno Project to our agenda unless the Board of Selectmen sends the usual letter of request with instruction to do so”. Mr. Cravanzola pointed out that on line 48, “ACM demolition and capsulation are near complete” should be amended to “ACM demolition and encapsulation are near complete”.

Mr. Egan made a motion to approve the corrections and revision suggested by Chair Derr to the March 4, 2024 Meeting Minutes. Mr. Moore seconded the motion. The motion was carried with one abstention by Mr. Burns due to absence during March 4, 2024 meeting.

3. LATIMER LANE RENOVATION

a. Arcadis Report

Mr. Machold reported that construction has continued throughout the month of March. Included in the report is a 90-day construction look ahead. There have been no major budget changes; currently, they have expended 64.2% of the overall budget and 69.5% of the Owner’s Contingency. Chair Derr requested a monthly update on the list of errors and omissions in order to prepare for the final days of the project.

b. Tecton Report

For the month of March, Mr. Hopkins reported a total of 14 new construction RFIs, for a total of 265, and 6 new submittals, for a total of 442. There is an application for payment number 16. Tecton has conducted 13 meetings and issued 2 directives in March; one will be the subject of PCO 201 that was the result of extensive review in the field and modifications with O&G for an unforeseen condition.

c. O&G Report

Mr. Pariseault shared that O&G is approximately 75% complete on the overall project. Final cleaning has started in Phase 2A. Phase 2B is approximately 70% complete and is on target to be turned over in early to mid-June. O&G will begin on Phase 3A by Wednesday, 3/3/2024. The school will take occupancy of 2A by Monday, 3/8/2024.

Mr. Pariseault disclosed there is \$396,151 left in the CM's Contingency, approximately \$36,843 in CM allowances, and \$374,705 remaining in contractor allowances.

b. Proposed Change Orders (PCOs)

Mr. Moore made a motion to approve PCO-164 (R2) change of \$5,880.00 from the CM's Contingency with no cost change to the project. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve PCO-172 (R1) change of \$4,447.00 from the Owner's Contingency. The remaining cost of this change order is \$5,002.00 and is being deducted from the CM's Contingency. Mr. Dragulski seconded the motion, and it passed unanimously.

Mr. Dragulski made a motion to approve PCO-173 change of \$884.00 from the Owner's Contingency. Mr. Egan seconded the motion, and it passed unanimously.

54 *Mr. Burns made a motion to approve PCO-183 (R2) change of \$2,954.00 from the CM's*
55 *Contingency with no cost change to the project. Mr. Dragulski seconded the motion, and it*
56 *passed unanimously.*

57 *Mr. Clegg made a motion to approve PCO-187 change of \$567 from the CM's Contingency*
58 *with no cost change to the project. Mr. Moore seconded the motion, and it passed*
59 *unanimously.*

60 *Mr. Moore made a motion to approve PCO-188 change of \$2,894.00 from the CM's*
61 *Contingency with no cost change to the project. Mr. Egan seconded the motion, and it passed*
62 *unanimously.*

63 *Mr. Egan made a motion to approve PCO-194 (R1) change of \$861.00 from the CM's*
64 *Contingency with no cost change to the project. Mr. Dragulski seconded the motion, and it*
65 *passed unanimously.*

66 *Mr. Clegg made a motion to approve PCO-201 change of \$41,166.00 from the Owner's*
67 *Contingency. Mr. Moore seconded the motion, and it passed unanimously.*

68 *Mr. Moore made a motion to approve PCO-202 to credit the Owner's Contingency in the*
69 *amount of \$18,220.00. Mr. Egan seconded the motion, and it passed unanimously*

70 *Mr. Moore made a motion to approve PCO-204 change of \$848.00 from the Owner's*
71 *Contingency. Mr. Clegg seconded the motion, and it passed unanimously.*

72 *Mr. Moore made a motion to approve PCO-205 (R1) change of \$11,178.00 from the Owner's*
73 *Contingency. Mr. Burns seconded the motion, and it passed unanimously.*

74 **f. Arcadis Invoice #34424985**

75 *Mr. Egan made a motion to approve the payment for Arcadis Invoice #34424985, dated*
76 *3/25/24, in the amount of \$13,318.00. Mr. Burns seconded the motion, and it passed*
77 *unanimously.*

78 **g. Tecton Invoice #47095**

79 *Mr. Burns made a motion to approve the payment for Tecton Invoice #47095, dated 3/27/24, in*
80 *the amount of \$20,073.00. Mr. Egan seconded the motion, and it passed unanimously.*

81 **h. TRC Invoice #642273**

82 *Mr. Moore made a motion to approve the payment for TRC Invoice #642273, dated 3/26/24, in*
83 *the amount of \$3,160.00. Mr. Egan seconded the motion, and it passed unanimously.*

84 **i. Connecticut Communications Invoice #36107TP**

85 *Mr. Burns made a motion to approve Connecticut Communications Invoice #36107TP, dated*
86 *12/14/23, in the amount of \$39,880.00. Mr. Moore seconded the motion, and it passed*
87 *unanimously.*

88 **j. Singer Invoice #440739**

89 *Mr. Moore made a motion to approve Singer Invoice #440739, dated 3/19/24, in the amount of*
90 *\$1,078.15. Mr. Egan seconded the motion, and it passed unanimously.*

91 **k. O&G Pay Application #16**

92 *Mr. Moore made a motion to approve the payment for O&G Payment Application #16, dated*
93 *3/22/2024, in the amount of \$1,132,336.77. Mr. Burns seconded the motion, and it passed*
94 *unanimously.*

95 **4. Tariffville School Roof**

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97 *Mr. Moore made a motion to approve the final plans and project manual, dated 11/10/2023,*
98 *prepared by Jacunski Humes Architects, LLC for the Tariffville School reroofing and related*
99 *work project. Mr. Egan seconded the motion, and it passed unanimously.*

100 *Mr. Moore made a motion to approve the Tariffville School reroofing Project Budget Cost*
101 *Estimate, dated 6/26/2023, prepared by Jacunski Humes Architects, LLC in the amount of*
102 *\$975,736. Mr. Egan seconded the motion, and it passed unanimously.*

103 *Mr. Moore made a motion to authorize the Public Building Committee Chair, Richard Derr to*
104 *sign the Department of Administrative Services from SCG-042 to request a review of the final*
105 *plans and project manual prepared by Jacunski Humes Architects, LLC for the Tariffville*
106 *School reroofing and related work project. Mr. Egan seconded the motion, and it passed*
107 *unanimously.*

108 **5. Central School Roof**

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110 *Mr. Moore made a motion to approve the final plans and project manual, dated 3/4/2024,*
111 *prepared by Jacunski Humes Architects, LLC for the Central School reroofing and related*
112 *work project. Mr. Clegg seconded the motion, and it passed unanimously.*

113 *Mr. Moore made a motion to approve the Central School reroofing Project Budget Cost*
114 *Estimate, dated 3/4/2024, prepared by Jacunski Humes Architects, LLC in the amount of*
115 *\$369,983. Mr. Egan seconded the motion, and it passed unanimously.*

116 *Mr. Moore made a motion to authorize the Public Building Committee Chair, Richard Derr to*
117 *sign the Department of Administrative Services from SCG-042 to request a review of the final*
118 *plans and project manual prepared by Jacunski Humes Architects, LLC for the Central*
119 *School reroofing and related work project. Mr. Egan seconded the motion, and it passed*
120 *unanimously.*

121 **a. Jacunski Humes Architect Invoice #24060**

122 *Mr. Moore made a motion to approve the payment for Jacunski Humes Architect Invoice*
123 *#24060, dated 3/1/24, in the amount of \$8,550.00. Mr. Egan seconded the motion, and it*
124 *passed unanimously.*

125 **b. Jacunski Humes Architect Invoice # 24090**

126 *Mr. Moore made a motion to approve the payment for Jacunski Humes Architect Invoice*
127 *#24090, dated 4/1/24, in the amount of \$4,950.00. Mr. Egan seconded the motion, and it*
128 *passed unanimously.*

129 Mr. Sullivan reported on behalf of the Board of Education that the Town is eligible to receive a
130 35% reimbursement from the Office of School Grants on the approximately 1.5 million spent on
131 the roofing projects for Central School and Tariffville School.

132 **ADJOURNMENT**

133 *Mr. Moore made a motion to adjourn the meeting at 8:05 p.m. Mr. Burns seconded the*
134 *motion, and it passed unanimously.*