

PUBLIC BUILDING COMMITTEE
TOWN OF SIMSBURY

Minutes of the Regular Meeting
January 8, 2024
Subject to Approval

There being a quorum present, Acting Chair Egan called the Regular Meeting of the Public Building Committee to order at 7:05 p.m., conducted via Zoom. The meeting was streamed live on Simsbury Community Television.

Present

- | | |
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| <input type="checkbox"/> Mr. David Soskin | <input type="checkbox"/> Mr. John Salvatore |
| <input checked="" type="checkbox"/> Mr. Michael Egan | <input checked="" type="checkbox"/> Mr. Ryan Burns |
| <input checked="" type="checkbox"/> Mr. Lucian Dragulski | <input checked="" type="checkbox"/> Mr. William Clegg |
| <input type="checkbox"/> Mr. Richard Derr | <input type="checkbox"/> Mr. David Moore |
| <input checked="" type="checkbox"/> Ms. Dagny Griswold | |

Guests

Simsbury Engineering Department: Thomas J. Roy, PE, Director of Public Works/Town Engineer
Simsbury Public Schools: Michael Luzietti, Principal, Jason Casey, Director of Infrastructure and Technology and Neil Sullivan, Assistant Superintendent for Administration
Tecton: Justin Hopkins, Architect and Rachel Pepin
Arcadis: John Butkus, Senior Program Manager and Zach Machold, Onsite Project Manager
O&G: Jay Lucarelli and David Pariseault, Project Managers and David Cravanzola

Prior to formal business, Acting Chair Egan welcomed Ms. Griswold, the newest member of the Public Building Committee, and thanked her for her service.

1. PUBLIC AUDIENCE

There were no public audience comments.

2. MINUTES OF THE DECEMBER 4, 2023, REGULAR MEETING

Mr. Dragulski made a motion to approve the Meeting Minutes as submitted. Mr. Clegg seconded the motion, and it passed unanimously. Mr. Burns abstained from voting.

3. LATIMER LANE RENOVATION

a. Arcadis Report

Mr. Machold reported that construction has continued throughout the month of December, and that construction is currently anticipated for completion in Autumn 2024. A 90-day look ahead schedule was provided for the committee. There have been no major budget changes and currently, they have expended 56.3% of the overall budget and 63.2% of the owner's contingency.

b. Tecton Report

For the month of December, Mr. Hopkins reported a total of 10 new construction RFIs, for a total of 226, and 2 new submittals, for a total of 425. Tecton held several meetings, including FF&E and technology meetings. Mr. Hopkins updated the successful Phase 1 turnover that occurred over the holiday break. For the PBC February meeting, the committee can expect a presentation on bid packages for FF&E and technology, which will need a formal action taken by the committee.

Mr. Clegg inquired about the FF&E budget, to which Mr. Hopkins shared that they remain on budget and anticipate providing more information in February related to FF&E.

Prior to O&G's report, Mr. Sullivan acknowledged Principal Luzietti has done a great job repurposing furniture for other schools. They've been very conscious about what furniture is not reusable versus what pieces can be used to benefit other area schools. The committee commended Principal Luzietti's furniture, fixtures, and equipment vision for the greater good and sustainability.

c. O&G Report

Mr. Pariseault began by acknowledging his appreciation for a tour of the school to view its status. He provided a brief update on the turnover of Phase 1, which should be fully completed by January 19.

For Phase 2, the work is approximately 5% complete. For Phase 2A, abatement has been completed and later this week, abatement will commence for Phase 2B with the work anticipated to be completed in a couple of weeks. During the next few weeks, demolition and mechanical for Phase 2A will be wrapping up. Relating to the budget, they have approximately \$653,000 remaining in contingency. The goal is turnover Phase 2A during the April spring break.

d. Request for Purchase Orders

Mr. Burns made a motion to approve TRC's purchase order request increase of \$29,500.00 to continue environmental consulting services for the upcoming scheduled abatement monitoring. Mr. Clegg seconded the motion, and it passed unanimously.

Mr. Burns made a motion to approve Connecticut Communications purchase order increase request of \$8,765.00 to continue their phone system service work. Mr. Dragulski seconded the motion, and it passed unanimously.

e. Proposed Change Orders (PCOs)

57 *Mr. Burns made a motion to approve the zero-dollar PCO-136 (R1). Mr. Clegg seconded the*
58 *motion, and it passed unanimously.*

59 *Mr. Clegg made a motion to approve the zero-dollar PCO-139. Mr. Burns seconded the motion,*
60 *and it passed unanimously.*

61 *Mr. Burns made a motion to approve the zero-dollar PCO-153. Mr. Clegg seconded the motion,*
62 *and it passed unanimously.*

63 *Mr. Burns made a motion to approve the zero-dollar PCO-154. Mr. Clegg seconded the motion,*
64 *and it passed unanimously.*

65 *Mr. Burns made a motion to approve the zero-dollar PCO-155. Mr. Clegg seconded the motion,*
66 *and it passed unanimously.*

67 *Mr. Clegg made a motion to approve the zero-dollar PCO-157. Mr. Burns seconded the motion,*
68 *and it passed unanimously.*

69 *Mr. Burns made a motion to approve the zero-dollar PCO-158. Mr. Clegg seconded the motion,*
70 *and it passed unanimously.*

71 *Mr. Burns made a motion to approve PCO-162 in the amount of \$889.00. Mr. Dragulski*
72 *seconded the motion, and it passed unanimously.*

73 *Mr. Burns made a motion to approve the zero-dollar PCO-165 (R1). Mr. Dragulski seconded*
74 *the motion, and it passed unanimously.*

75
76 **f. Tecton Invoice #46870**
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78 *Mr. Dragulski made a motion to approve the payment of Tecton Invoice #46870, dated*
79 *12/31/2023, in the amount of \$21,373.00. Mr. Burns seconded the motion, and it passed*
80 *unanimously.*

81
82 **g. Tri State Materials Invoice #TSMT13145**
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84 *Mr. Burns made a motion to approve Tri State Materials Invoice #TSMT13145, dated*
85 *12/26/23, in the amount of \$785.50. Mr. Clegg seconded the motion, and it passed*
86 *unanimously.*

87
88 **h. Meyer Invoice #220-051782**
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90 *Mr. Clegg a motion to approve Meyer Invoice 220-051782, dated 11/30/23, in the amount of*
91 *\$100.80. Mr. Burns seconded the motion, and it passed unanimously.*

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93
94 **i. Meyer Invoice #220-052314**
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96 *Mr. Clegg a motion to approve Meyer Invoice 220-052314, dated 12/31/23, in the amount of*
97 *\$10,451.00. Mr. Burns seconded the motion, and it passed unanimously.*
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99 **j. TRC Invoice #610749**
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101 *Mr. Clegg made a motion to approve TRC Invoice 610749, dated 9/18/23, in the amount of*
102 *\$1,574.00. Mr. Burns seconded the motion, and it passed unanimously.*
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104 **k. TRC Invoice #623767**
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106 *Mr. Burns made a motion to approve TRC Invoice 623767, dated 12/6/23, in the amount of*
107 *\$2,850.00. Mr. Clegg seconded the motion, and it passed unanimously.*
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109 **l. TRC Invoice #628175**
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111 *Mr. Burns made a motion to approve TRC Invoice 628175, dated 1/4/24, in the amount of*
112 *\$10,041.00. Mr. Clegg seconded the motion, and it passed unanimously.*
113

114 **m. Sustainable Engineering Solutions Invoice #4252**
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116 *Mr. Burns made a motion to approve Sustainable Engineering Solutions Invoice #4252, dated*
117 *12/15/2023, in the amount of \$1,800.00. Mr. Clegg seconded the motion, and it passed*
118 *unanimously.*
119

120 **n. O&G Pay Application #13**
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122 *Mr. Burns made a motion to approve the payment of O&G Payment Application #13, dated*
123 *1/02/2024, in the amount of \$893,933.68. Mr. Dragulski seconded the motion, and it passed*
124 *unanimously.*
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126 **4. ENO Memorial Hall HVAC Upgrade Project**
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128 Tom Roy, director of public works and town engineer, gave an update on the status of the ENO
129 Memorial Hall HVAC upgrade project, in which he informed the committee that the project is
130 anticipated to be pushed to FY26, and a decision will be made soon on whether the project will
131 be managed by the public building committee or elsewhere.
132

133 **5. Additional Discussion**

134 Mr. Machold wished to discuss issues with the ceilings in the classrooms for the Latimer Lane
135 project and the proposed solutions. Mr. Machold requested the committee to grant permission for
136 O&G to proceed with putting drywall up in the classrooms and to accept the associated costs prior
137 to having an approved change order. The anticipated cost to move forward with the project is
138 approximately \$180,000.

139 The committee acknowledged concerns over the process and authorizing the expenditure prior to
140 any formal change order review. Following further discussion, the committee elected to proceed.

141 *Mr. Burns made a motion to authorize work to proceed on the project at a cost not to exceed*
142 *\$200,000. Mr. Dragulski seconded the motion, and it passed unanimously.*

143 **ADJOURNMENT**

144 *Mr. Clegg made a motion to adjourn the meeting at 8:15 p.m. Mr. Dragulski seconded the*
145 *motion, and it passed unanimously.*

146 Respectfully submitted,

147 Tom Yelich