

PUBLIC BUILDING COMMITTEE
TOWN OF SIMSBURY

Minutes of the Special Meeting
July 10, 2023
Subject to Approval

There being a quorum present, Acting Chairman Salvatore called the Special Meeting of the Public Building Committee to order at 7:03 p.m., conducted via Zoom. The meeting was streamed live on Simsbury Community Television.

Prior to the official business of the meeting, Acting Chairman Salvatore introduced and welcomed Mr. David Moore, the newest member of the Public Building Committee.

Present

<input checked="" type="checkbox"/> Mr. David Soskin	<input checked="" 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 type="checkbox"/> Mr. William Clegg
<input type="checkbox"/> Mr. Richard Derr	<input checked="" type="checkbox"/> Mr. David Moore

Guests

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

Simsbury Public Schools: Neil Sullivan, Assistant Superintendent for Administration

Tecton: Justin Hopkins

Arcadis: John Butkus, Senior Program Manager, and Zach Machold, Onsite Project Manager

O&G: Dave Cravanzola, Pre-Construction Manager, and Jay Lucarelli, Project Manager

1. PUBLIC AUDIENCE

There were no public audience comments.

2. MINUTES OF THE JUNE 5, 2023, REGULAR MEETING

Mr. Dragulski made a motion to approve the Meeting Minutes as submitted. Mr. Egan seconded the motion, and it passed unanimously. Mr. Moore abstained.

3. LATIMER LANE RENOVATION

a. Arcadis Report

Mr. Machold reported that construction continued throughout June. Overall, there have been no major budget changes and currently, 25 percent of the overall budget has been expended and 51.7 percent of the owner's contingency.

b. Tecton Report

Mr. Hopkins shared with the committee that they have received 23 new construction RFIs for the month of June, bringing the total to 145. Additionally, they have received 50 submittals, bringing that total to 366. Mr. Hopkins commented that they are approaching the end of their submittal window, and that's relatively good news.

c. O&G Report

Mr. Lucarelli began his update by sharing that the completion date for Phase 1, Area A has improved to December 18, 2023, due to the gypsum wallboard starting sooner than originally scheduled. Last month the completion date was December 19, 2023. The completion date for Phase 1, Area B remains the same on December 8, 2023. Phase 1 is currently at 39 percent complete, with Phase 2 currently at 2 percent complete and Phase 3 at 1 percent complete. Twelve (12) new bulletins were issued this month bringing the total to 31. Twenty-five (25) new RFI's were issued this month bringing the total to 144.

Mr. Lucarelli then provided an update on work completed and work in progress. For Phase 1, Area A, the following work has been completed: CFMF, sheathing, and building wrap; roofing insulation and membrane; CMU and brick; interior framing; and MEP in wall rough. Insulation and sheetrock, as well as MEP above ceiling rough, is ongoing.

In Phase 1, Area B, the following has been completed: CFMF, sheathing and building wrap; CMU; roofing insulation and membrane; interior framing; and MEP in wall rough. Brick, insulation and sheetrock and MEP above ceiling are ongoing.

For Phase 2, the demo chimney has been completed, and the demo boiler and fire alarm are ongoing. No work for this period has been completed for Phase 3.

For the sitework, the underground detention system in the east lot has been completed, as has storm drainage. Sanitary and the water line for the east lot have commenced and sidewalks are anticipated to start within the next week, per Mr. Lucarelli.

d. Proposed Change Orders (PCOs)

Mr. Egan made a motion to approve the zero-dollar PCO-034 (Rev 2). Mr. Burns seconded the motion, and it passed unanimously.

Mr. Burns made a motion to approve PCO-049 (Rev 1) in the amount of \$2,922.00. Mr. Salvatore seconded the motion, and it passed unanimously.

Mr. Burns made a motion to approve PCO-057 for a credit in the amount of \$559.00. Mr. Moore seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve PCO-059 in the amount of \$1,801.00. Mr. Dragulski seconded the motion, and it passed unanimously. Egan and L

Mr. Burns made a motion to approve the zero-dollar PCO-060. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve the zero-dollar PCO-061. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Burns made a motion to approve the zero-dollar PCO-062. Mr. Moore seconded the motion, and it passed unanimously.

Mr. Moore made a motion to approve the zero-dollar PCO-063. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve the zero-dollar PCO-064. Mr. Moore seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve PCO-065 in the amount of \$9,224.00. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Moore made a motion to approve PCO-068 for a credit in the amount of \$809.00. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Burns made a motion to approve the zero-dollar PCO-069. Mr. Moore seconded the motion, and it passed unanimously.

Mr. Burns made a motion to approve the zero-dollar PCO-070. Mr. Moore seconded the motion. Before the official vote, discussion ensued on the phasing of the temporary wall and if this is a rated partition. The sense of the committee was to table PCO-070 until further clarification is sought on the project.

Mr. Moore made a motion to table the zero-dollar PCO-070. Mr. Dragulski seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve the zero-dollar PCO-071. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Burns made a motion to approve PCO-072 for a credit in the amount of 13,718.00. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Burns made a motion to approve the zero-dollar PCO-073. Mr. Moore seconded the motion, and it passed unanimously.

e. Arcadis Invoice #34374496

Mr. Moore made a motion to approve the payment of Arcadis Invoice #34374496, dated 7/6/23, in the amount of \$12,318.00. Mr. Dragulski seconded the motion, and it passed unanimously.

f. Tecton Invoice #46418

Mr. Burns made a motion to approve the payment of Tecton Invoice #46418, dated 6/22/2023, in the amount of \$20,973.00. Mr. Moore seconded the motion, and it passed unanimously.

g. Tri-State Materials Invoice #TSMT11940 and #TSMT12004

Mr. Burns made a motion to approve Tri-State Materials Invoice #TSMT11940, dated 6/14/23, in the amount of \$7,358.75, and Tri-State Materials Invoice #TSMT12004, dated 6/14/23, in the amount of \$3,074.43. Mr. Egan seconded the motion, and it passed unanimously.

h. Sustainable Engineering Solutions Invoice #3983

Mr. Dragulski made a motion to approve the pay of Sustainable Engineering Solutions Invoice #3983, dated 6/30/23, in the amount of \$2,500.00. Mr. Egan seconded the motion, and it passed unanimously.

i. Meyer Invoice 220-047158

Mr. Moore Made a motion to approve Meyer Invoice 220-047158, dated 6/30/2023, in the amount of \$161.92. Mr. Egan seconded the motion, and it passed unanimously.

j. O&G Pay Application #7

Mr. Egan made a motion to approve the payment of O&G Payment Application #7, dated 7/7/2023, in the amount of \$2,128,888.84. Mr. Dragulski seconded the motion, and it passed unanimously.

4. Additional Discussion

Mr. Sullivan shared with the committee that Andy O'Brien, Director of Operations for Simsbury Public Schools, has accepted a new job. Mr. Sullivan offered his congratulations and thanked Mr. O'Brien for his service. The search for Mr. O'Brien's replacement is underway.

ADJOURNMENT

Mr. Moore made a motion to adjourn the meeting at 7:40 p.m. Mr. Burns seconded the motion, and it passed unanimously.

Respectfully submitted,

Tom Yelich