

PUBLIC BUILDING COMMITTEE
TOWN OF SIMSBURY

Minutes of the Regular Meeting
September 6, 2023
Subject to Approval

There being a quorum present, Chairman 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

<input checked="" 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 type="checkbox"/> Mr. William Clegg
<input checked="" 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: Michael Luzietti, Principal, Jason Casey, Director of Infrastructure and Technology and Neil Sullivan, Assistant Superintendent for Administration

Tecton: Justin Hopkins, Architect

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

O&G: Jay Lucarelli, Project Manager

Additional: David Pariseault

1. PUBLIC AUDIENCE

There were no public audience comments.

2. MINUTES OF THE AUGUST 7, 2023, REGULAR MEETING

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

On line 98 of the August 7, 2023, regular meeting minutes, Mr. Egan requested an edit to the courtesy title of his name, which read "Me. Egan." A correction to the misspelling of the courtesy title will be made so his name is properly read Mr. Egan.

3. LATIMER LANE RENOVATION

a. Arcadis Report

Mr. Machold began by reporting construction has continued throughout the month of August. Overall, there have been no major budget changes and currently, 36.1 percent of the overall budget has been expended and 56.1 percent of the owner's contingency.

b. Tecton Report

Mr. Hopkins shared they have received 16 new construction RFIs for the month of August, for a total of 173. Additionally, they received 12 submittals in the month of August for a total of 394. The pace of submittals is nearing the end for the overall project. Additionally, six bulletins have been issued to address and clarify RFIs.

c. O&G Report

Mr. Lucarelli began by introducing David Pariseault, who will be assisting the project moving forward. He then informed the committee that the completion date for Phase 1A remains on December 4, 2023, and for Phase 1B, the completion date remains on December 8, 2023.

Currently, Phase 1 is approximately 51 percent complete. For Phase 1A, the sheetrock and storefront have been completed, and the MEP above the ceiling rough is ongoing and anticipated to be completed shortly. Items that have commenced in September include acoustical ceiling, prime painting, glazing and millwork, with bathroom tile to commence this week. Metal lockers will also be arriving this month. For Phase 1B, the brick, MEP above the ceiling, and flooring in the kitchen have all been completed. The storefront and curtainwall, acoustical ceiling, and prime painting have commenced, and the kitchen equipment has been installed except for one table, which should be installed within a week. The temp switch gear will also commence in approximately one week, and bathroom tile will commence this month, too.

For the sitework, Mr. Lucarelli informed the committee that the East Lot sidewalks have been completed, as well as the paving at the North and East Lots. The stair railings have also been completed. Items that will commence this month include line striping and landscaping, with signage scheduled for completion.

Mr. Lucarelli shared that construction contingency budget has \$768,389 remaining. O&G also anticipates turning over eight classrooms to Mr. Luzietti earlier than the Christmas break turnover that was originally scheduled.

d. Proposed Change Orders (PCOs)

Mr. Moore made a motion to approve PCO-058 (Rev 1) in the amount of \$3,086.00. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve PCO-067 (Rev 1) in the amount of \$3,697.00. Mr. Moore seconded the motion, and it passed unanimously.

Mr. Burns made a motion to approve PCO-075 in the amount of \$3,248.00. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Moore made a motion to approve PCO-080 (Rev 1) in the amount of \$1,222.00. Mr. Egan seconded the motion, and it passed unanimously.

62 *Mr. Moore made a motion to approve the zero-dollar PCO-083 (Rev 1). Mr. Burns seconded the*
63 *motion, and it passed unanimously.*

64 *Mr. Egan made a motion to approve PCO-089 for a credit in the amount of \$5,365.00. Mr.*
65 *Burns seconded the motion, and it passed unanimously.*

66 *Mr. Egan made a motion to approve PCO-090 for a credit in the amount of \$1,206.00. Mr.*
67 *Burns seconded the motion, and it passed unanimously.*

68 *Mr. Moore made a motion to approve PCO-091 in the amount of \$1,293.00. Mr. Egan seconded*
69 *the motion, and it passed unanimously.*

70 *Mr. Moore made a motion to approve the zero-dollar PCO-092. Mr. Egan seconded the motion,*
71 *and it passed unanimously.*

72 *Mr. Egan made a motion to approve the zero-dollar PCO-093. Mr. Moore seconded the motion,*
73 *and it passed unanimously.*

74 *Mr. Moore made a motion to approve PCO-094 in the amount of \$1,129.00. Mr. Egan seconded*
75 *the motion, and it passed unanimously.*

76 *Mr. Moore made a motion to approve PCO-096 in the amount of \$367.00. Mr. Egan seconded*
77 *the motion, and it passed unanimously.*

78 *Mr. Burns made a motion to approve the zero-dollar PCO-097. Mr. Moore seconded the motion,*
79 *and it passed unanimously.*

80 *Mr. Moore made a motion to approve the zero-dollar PCO-098. Mr. Egan seconded the motion,*
81 *and it passed unanimously.*

82 *Mr. Moore made a motion to approve PCO-102 in the amount of \$3,174.00. Mr. Egan seconded*
83 *the motion, and it passed unanimously.*

84 *Mr. Egan made a motion to approve PCO-104 for a credit in the amount of \$1,437.00. Mr.*
85 *Moore seconded the motion, and it passed unanimously.*

86 *Mr. Moore made a motion to approve the zero-dollar PCO-105. Mr. Egan seconded the motion,*
87 *and it passed unanimously.*

88 *Mr. Egan made a motion to approve the zero-dollar PCO-107. Mr. Burns seconded the motion,*
89 *and it passed unanimously.*

90 *Mr. Egan made a motion to approve the zero-dollar PCO-108. Mr. Burns seconded the motion,*
91 *and it passed unanimously.*

92 **e. Arcadis Invoice #34385327**
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94 *Mr. Burns made a motion to approve Arcadis Invoice #34385327, dated 8/31/2023, in the*
95 *amount of \$12,318.00. Mr. Egan seconded the motion, and it passed unanimously.*
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98 **f. Tecton Invoice #46562**

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100 *Mr. Moore made a motion to approve the payment of Tecton Invoice #46562, dated 8/24/2023,*
101 *in the amount of \$20,973.00. Mr. Burns seconded the motion, and it passed unanimously.*
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103 **g. Tri-State Materials Invoice #s TSMT12281 and TSMT12412**

104 *Mr. Moore made a motion to approve TSMT12281, dated 8/02/2023, in the amount of \$3,384.50.*
105 *Mr. Burns seconded the motion, and it passed unanimously.*

106 *Mr. Burns made a motion to approve TSMT12412, dated 8/25/2023, in the amount of \$3,584.01.*
107 *Mr. Egan seconded the motion, and it passed unanimously.*

108 **h. Sustainable Engineering Solutions Invoice #4086**

109 *Mr. Moore made a motion to approve Sustainable Engineering Solutions Invoice #4086, dated*
110 *8/29/23, in the amount of \$2,200.00. Mr. Burns seconded the motion, and it passed*
111 *unanimously.*

112 **i. TRC Invoice 607135**

113 *Mr. Moore made a motion to approve TRC Invoice 607135, dated 8/25/2023, in the amount of*
114 *\$9,202.00. Mr. Egan seconded the motion, and it passed unanimously.*
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116 **j. O&G Pay Application #9**

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118 *Mr. Moore made a motion to approve the payment of O&G Payment Application #8, dated*
119 *8/29/2023, in the amount of \$1,659,974.03. Mr. Burns seconded the motion, and it passed*
120 *unanimously.*
121

122 **4. Additional Discussion**

123 Mr. Egan inquired how we are doing commissioning and warranties, and if that will be done by
124 phase or all at once. Mr. Lucarelli responded by indicating that it will be a phased warranty period.
125 Once a more robust plan is developed, an update will be provided to the committee. Chairman
126 Derr then asked if there is an anticipated cost for the temporary generator, to which Mr. Lucarelli
127 replied that he'll hope to have an estimate for the next meeting.

128 Mr. Moore added that the site is looking great, and Mr. Luzietti invited committee members to
129 tour the site at a date to be determined.

130 **ADJOURNMENT**

131 *Mr. Moore made a motion to adjourn the meeting at 7:35 p.m. Mr. Egan seconded the motion,*
132 *and it passed unanimously.*

133 Respectfully submitted,

134 Tom Yelich