

PUBLIC BUILDING COMMITTEE
TOWN OF SIMSBURY

Minutes of the Regular Meeting
October 2, 2023
Subject to Approval

There being a quorum present, Chairman Derr called the Regular Meeting of the Public Building Committee to order at 6:58 p.m., conducted via Zoom. The meeting was streamed live on Simsbury Community Television.

Present

<input 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 checked="" 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: Zach Machold, Onsite Project Manager

O&G: Jay Lucarelli, Project Manager and David Cravanzola

Additional: David Pariseault

1. PUBLIC AUDIENCE

There were no public audience comments.

2. MINUTES OF THE SEPTEMBER 6, 2023, REGULAR MEETING

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

3. LATIMER LANE RENOVATION

a. Arcadis Report

Mr. Machold began by reporting construction has continued throughout the month of September, and things are progressing well. Overall, there have been no major budget changes and currently, 40.5 percent of the overall budget has been expended and 43.3 percent of the owner's contingency.

22 **b. Tecton Report**

23 Mr. Hopkins shared they have received 11 new construction RFIs in the month of September, for
24 a total of 184. Additionally, they received 10 submittals for a total of 404.

25 **c. O&G Report**

26 Mr. Lucarelli reported to the committee that the completion date for Phase 1A has improved to
27 November 30, 2023, and for Phase 1B, the completion date remains on December 8, 2023.

28
29 Currently, Phase 1 is approximately 57 percent complete, with Phase 2 and 3 yet to begin
30 activity. For Phase 1A, Mr. Lucarelli reported the MEP above the ceiling rough, the acoustical
31 ceiling grid, prime painting, lockers, and glazing have been completed, with millwork ongoing.
32 Flooring, the bathroom wall and floor tile, and toilet partitions have commenced.

33
34 For Phase 1B, the curtainwall and storefront, acoustical ceiling grid, and prime painting have
35 been completed, with the gym equipment ongoing. Among the items that have or will soon
36 commence include flooring, lockers, metal panels, polycarbonate panels, bathroom wall and
37 floor tile, MEP finishes, and toilet partitions.

38
39 Mr. Lucarelli noted that once permanent power is established, the kitchen startup and DOA/RTU
40 startup will need to be completed. O&G is still tracking an October 22 shipping date for the
41 generator. For the sitework, it was reported that line striping and signage has been completed,
42 and landscaping plantings have begun. The report closed with an update that the construction
43 contingency budget has \$723,298 remaining.

44
45 Mr. Moore commented that the tour the committee took of the Latimer Lane project was helpful
46 and provided a good perspective of the progress.

47
48 **d. Purchase Order Requests**

49 Chairman Derr clarified to the committee that the money to fulfill the purchase order requests has
50 already been budgeted; the purchase order requests voted upon tonight indicate a final decision to
51 spend the funds.

52 **Mr. Moore made a motion to approve the telecommunications purchase order request, dated**
53 **9/28/23, in the amount of \$39,880.00. Mr. Egan seconded the motion, and it passed**
54 **unanimously.**

55 Mr. Machold suggested the telecommunications purchase may be ineligible for reimbursement.
56 Mr. Casey responded it may not be, and there is an opportunity to receive approval by the state
57 after the fact of the purchase. With classrooms arriving in December, the purchasing risk is one
58 that needs to be taken. Mr. Hopkins added half the cost is in software and licensing, and thus it's
59 not eligible for reimbursement.

60 Mr. Burns raised the concern over losing the opportunity to be reimbursed for the
61 telecommunications purchase due to not having enough lead time. The sense of the committee is

that there has been an ongoing effort to ensure the purchase is reimbursable; however, the process has been delayed by the state.

Mr. Moore made a motion to approve Meyer’s purchase order quote #55917, dated 9/12/23, in the amount of \$12,893.00. Mr. Salvatore seconded the motion, and it passed unanimously.

Mr. Moore made a motion to approve Home Depot’s purchase order request, for shelving, in an amount not to exceed \$5,000. Mr. Egan seconded the motion, and it passed unanimously.

e. Proposed Change Orders (PCOs)

Mr. Burns made a motion to approve PCO-081 in the amount of \$1,686.00. Mr. Clegg seconded the motion, and it passed unanimously.

Mr. Moore made a motion to approve PCO-088 in the amount of \$16,088.00, Mr. Egan seconded the motion, and it passed unanimously.

PCO-088, which is to provide meter relocation, is interrelated with PCO-095, which is to switch out the gate valve per Aquarion Water Company standards. The committee engaged in discussion over the cause for the change order. Mr. Hopkins informed the committee the plan was changed to accommodate Aquarion’s standards, resulting in some level of confusion.

Mr. Egan posed the question as to why the two related change orders are being pulled from two different funding sources. Mr. Lucarelli addressed the question, stating the first change order is a design issue, whereas the second corresponding change order is the result of a field issue. Mr. Egan suggested, if that’s the case, then it should be tracked as a design issue for consistency. Mr. Hopkins responded that this will be tracked as regulatory.

Mr. Moore made a motion to approve the zero-dollar PCO-095. Mr. Burns seconded the motion, and it passed unanimously.

Mr. Moore made a motion to approve PCO-101 in the amount of \$1,221.00. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Salvatore made a motion to approve PCO-103R1 in the amount of \$2,802.00. Mr. Moore seconded the motion, and it passed unanimously.

Mr. Moore made a motion to approve the zero-dollar PCO-106 (Rev 1). Mr. Clegg seconded the motion, and it passed unanimously.

Mr. Moore made a motion to approve the zero-dollar PCO-109. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Egan made a motion to approve the zero-dollar PCO-110. Mr. Clegg seconded the motion, and it passed unanimously.

Mr. Moore made a motion to approve the zero-dollar PCO-115. Mr. Clegg seconded the motion, and it passed unanimously.

Chairman Derr inquired about the health of the construction manager's contingency budget. Mr. Cravanzola responded that it's doing fine. Mr. Machold added that the owner's contingency has been a bit more utilized, but there is nothing to worry about. Both contingencies are holding up.

Mr. Salvatore made a motion to approve the zero-dollar PCO-116. Mr. Clegg seconded the motion, and it passed unanimously.

Mr. Moore made a motion to approve the zero-dollar PCO-117. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Clegg made a motion to approve PCO-120 for a credit in the amount of \$504.00. Mr. Moore seconded the motion, and it passed unanimously.

f. Arcadis Invoice #34390821

Mr. Salvatore made a motion to approve Arcadis Invoice #34390821, dated 9/27/2023, in the amount of \$12,318.00. Mr. Moore seconded the motion, and it passed unanimously.

g. Tecton Invoice #46619

Mr. Moore made a motion to approve the payment of Tecton Invoice #46619, dated 9/26/2023, in the amount of \$27,598.00. Mr. Egan seconded the motion, and it passed unanimously.

h. Tri-State Materials Invoice # TSMT12578

Mr. Moore made a motion to approve TSMT12578, dated 9/23/2023, in the amount of \$97.00. Mr. Clegg seconded the motion, and it passed unanimously.

i. Meyer Invoice #220-049270

Mr. Clegg made a motion to approve Meyer Invoice 220-049270, dated 8/31/2023, in the amount of \$90.24. Mr. Moore seconded the motion, and it passed unanimously.

j. O&G Pay Application #10

Mr. Salvatore made a motion to approve the payment of O&G Payment Application #10, dated 9/28/2023, in the amount of \$2,907,140.38. Mr. Burns seconded the motion, and it passed unanimously.

4. Additional Discussion

There was no additional discussion.

ADJOURNMENT

Mr. Moore made a motion to adjourn the meeting at 7:47 p.m. Mr. Clegg seconded the motion, and it passed unanimously.

Respectfully submitted,

