

PUBLIC BUILDING COMMITTEE

Special Meeting Minutes

August 8, 2022

Subject to Approval

Chairman Ostop called the Special Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, August 8, 2022, via Zoom.

Present – Chairman Ostop, Messrs. Salvatore, Kelly, Derr, Egan, and Dragulski

Excused – Mr. Burns

Guests – Tom Roy, Simsbury Town Engineer; for Simsbury Public Schools – Andy O’Brien, Jason Casey; Mike Luzietti, Principal, Latimer Lane School, and Intern Tamara Edney; and Neil Sullivan, Assistant Superintendent; and BOE Interns – Susan Salina and Jeff Tindall; for Simsbury Board of Finance, Chairwoman Lisa Heavner; for Tecton - Justin Hopkins; for Arcadis – Jack Butkus, Senior Program Manager, for O&G – Mark Sedensky, Pre-Construction Manager; and for CES - Derek Bride

No public audience comments.

1. Minutes of the July 11, 2022, Regular Meeting

Mr. Salvatore made a motion to approve the July 11, 2022 Regular Meeting Minutes, as written. Mr. Egan seconded the motion, and it passed unanimously.

2. Latimer Lane Renovation

a. Arcadis Report

Mr. Butkus reported achieving the goals of grant commitment with a letter from the State and also completion of construction documents for vote approval by PBC tonight which will then allow Mr. Hopkins to take them to the State. He noted the overall estimate reconciliation process worked smoothly in recent weeks with minor areas reconciled between estimators, but the overall cost trend is for numbers to continue upward. He noted value engineering items approved by PBC were incorporated into the final design documents and they have hit the street with the early procurement package to be discussed further by Mr. Sedensky. He indicated the environmental consultants are incorporated into the CD set in order to know what areas require remediation/abatement; and the only additional consultant to be incorporated into the project at construction start will be the testing and inspection lab in September. He continued for the 3-months ahead the OSCGR meeting was moved to next week, but a special meeting is set with BOE tomorrow night to receive their approval of PBC's documents approved tonight; after OSCGR drawing review, they expect to hit the street for bids on the actual construction work. He noted they expect to have the general building permit in September; the CM will have the package out on the Street with bids received by end-September for evaluation and identification of alternates to pursue and pursue the likely new referendum for the difference.

At 7:05 p.m. Chairman Ostop noted that Lisa Heavner, Chairwoman of Simsbury BOF joined the meeting and was invited to ask any questions

Mr. Butkus noted Mr. Roy's memo with timeline targeting Saturday, December 3rd for the supplemental referendum.

b, Tecton Report

Mr. Hopkins noted Derek Bride from CES was also present. He confirmed the approval letter was received from OSCGR on July 19th and Mr. Sedensky of O&G

will discuss that. He reiterated the early procurement packages are on the street and the CDs were 100% complete for July 8th; they received plumbing code modification approval from the Office of the State Building Inspector on July 27th allowing them to formally incorporate it into the drawing set as required for State approval. He added they spoke with both the building official and fire marshal at the Farmington Valley Health Dept. and should receive approval letters at the end of this week from Building, Fire, and Health in order to have them all signed SCG042, as well as the State-required document signatures because authorities having jurisdiction need to sign the cover sheet, list of drawings, project manual cover, and table of contents. He indicated they received commissioning agent 3rd party review by SES with those comments incorporated into CDs; they held a series of onsite meetings with the building official and fire marshal to discuss project scope and phasing, especially Phase 1 and how students would egress the building and believed the parties are comfortable with the sequence and disruption of the existing means of egress. He spoke today with the building official, and they will likely issue a whole building permit under their current review, which is good news for the project.

Mr. Hopkins continued they have incorporated project alternates into the large package in line with previous PBC meetings: add alternate #1 is geothermal wells in lieu of air cooled chillers at \$1.1 Million; add alternate #2 is a series of additions of granite walls, stone walls, north brick face seat walls, benches, trash receptacles, and additional fencing at various site locations to limit the amount of hard landscape on the site, and development in base bid as an add alternate at \$680K; and add alternate #3 adds concrete and stamped concrete impervious surfacing at various locations, as there are some areas that are crushed stone or stone dust in an outside play area originally designed as hardscape and this effort was to limit the amount of impervious surfaces and hardscape at \$20K. He said the total alternates, according to O&G, come to \$1,873,587. Chairman Ostop asked about the effect on the budget; Mr. Hopkins referenced O&G's report for cost estimation which still shows a significant base bid overage of approximately \$4 Million; Chairman Ostop noted that is a number BOF Chairwoman Heavner needs to know. Mr. Hopkins continued that within that number are built-in contingencies, escalation, and CM contingencies. Chairman Ostop asked if that was for the whole package; Mr. Hopkins responded that is for the base bid. Chairwoman Heavner asked if that would be \$4 Million plus \$1.8 Million if the alternates are accepted totaling \$5.8 Million; Mr. Hopkins confirmed that is the current budget. Chairwoman Heavner asked if the \$4 Million has been evaluated for value engineering reductions; Mr.

Butkus confirmed that value engineering efforts were made at the close of the previous level of design development and incorporated into these CDs with some scope items becoming alternates and others deleted from the project.

Chairman Ostop invited questions. Mr. Salvatore asked if Mr. Hopkins did not see a phasing plan in the bid package drawings; Mr. Hopkins responded that is not part of the hard drawings in the bid set but is part of the O&G front end documentation for putting this on the street. Mr. Butkus clarified that in reconciling the estimates in discussion with the design team it was deemed advantageous to the project to have playground equipment installed by the site work contractor with an adjustment of about \$300K moved from the furniture and technology phase into the construction phase given the delta of \$3.7 Million, it seemed to make sense for the site contractor to do that work with no change to the bottom line, but a \$300K shift that would be spent anyway. Mr. Tindall advised the BOE has not yet discussed the alternates and did not want any assumptions made as they are still doing that work; Chairman Ostop asked when that would be done; Mr. Tindall thought it would start tomorrow and deferred to Ms. Salina; Chairman Ostop suggested Mr. Hopkins attend the BOE meeting; Ms. Salina indicated that once BOE has firm numbers when the bids come back then BOE will get a presentation and then decide based on firm pricing; Mr. Tindall wanted it to be clear at this meeting that BOE has not yet decided. Chairman Ostop commented that would also be of benefit to the BOF and may not be \$5.8 Million in the end.

Chairman Ostop thanked Mr. Roy for his evaluation/recommendation letter/schedule. Mr. Roy responded it was intended as a starting point for further discussion.

c. O&G Report

Mr. Sedensky reiterated information provided by Messrs. Butkus and Hopkins. He issued a report on Thursday and discussed putting out on the street Phase 1 early bid procurement bids noting that orders for lead generators and automatic transfer switches have gone from 6-8 months to one year and they need the generator to open, which is just as critical as the switch gear and has been added to the early bids with bids extended to October 18th; construction documents were completed and received with full estimate/reconciliation performed with PAX, Tecton's estimator, and they were 8.3% apart, so basically the same job. He said they knew

from SD&DD they would be over and that the estimate is correct; he offered to provide the full estimate sheet if members want it. Mr. Derr asked what is the full dollar value for the early bid package that went out; Mr. Sedensky responded about \$2 Million with the generator. Mr. Derr noted O&G felt good about the estimate produced and asked about current market stability; Mr. Sedensky was optimistic it was getting better, but that it changes weekly; it was agreed going out as quickly as possible, the better the price, and Mr. Sedensky noted that many jobs are being bid. Mr. Egan asked if O&G goes out to subs or works inhouse; Mr. Sedensky indicated they work inhouse with a full estimating department but get mechanical/electrical from an outside vendor they've used for years. Mr. Bride added CES works closed with their MEP estimator who gets real industry pricing.

Mr. Sedensky noted the plan to go to the State on August 17th and is finalizing the phasing plan and bid package in preparation and once they have approval will advertise and go out to bid. Chairman Ostop asked about the schedule; Mr. Sedensky hoped to have State approval by August 26th and out to bid August 29 or 30; bids will be out for 3 weeks and likely extended to 4 weeks to September 26th as they want to get questions, and with 2 weeks for scope review beginning September 27th and PBC could see the numbers the day after they come in. Chairman Ostop and Mr. Butkus were hoping for October 10th; Mr. Sedensky commented the CM is being squeezed and indicated a date of October 17th as noted by Chairman Ostop. Mr. Egan commented this matches last month's schedule. Mr. Roy discussed the schedule was set up with all parties being squeezed on dates to get the approvals done as soon as possible. Chairman Ostop noted the BOF meeting on October 18th with the October 12th BOS meeting missed, but Ms. Salina advised the BOS are prepared to have a special meeting and not delay moving the project forward; BOF Chairwoman Heavner indicated they would like to see an updated CIP recommendation for bonding and are also willing to hold a special meeting.

d. O&G Invoice #576724

Mr. Derr made a motion to approve payment of O&G Invoice #576724 in the amount of \$19,358.00. Mr. Salvatore seconded the motion, and it passed unanimously.

e. TRC Invoice #541056

Mr. Salvatore made a motion to approve payment of TRC Invoice #541056 in the amount of \$3,363.25. Mr. Egan seconded the motion, and it passed unanimously.

f. Sustainable Engineering Solutions Invoice #3583 & 3545

Mr. Egan made a motion to approve payment of Sustainable Engineering Solutions Invoice #3583 in the amount of \$3,500.00. Mr. Dragulski seconded the motion, and it passed unanimously.

Mr. Salvatore made a motion to approve payment of Sustainable Engineering Solutions Invoice #3546 in the amount of \$4,500.00. Mr. Egan seconded the motion, and it passed unanimously.

g. Tecton Invoice #45238 & 45309

Mr. Dragulski made a motion to approve payment of Tecton Invoice #45238 for June in the amount of \$139,568.00. Mr. Egan seconded the motion, and it passed unanimously.

Regarding the June Tecton Invoice, Mr. Butkus explained there was a delay in document flow from the last meeting and to this meeting.

Mr. Derr made a motion to approve payment of Tecton Invoice #45309 for July in the amount of \$83,966.00. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Egan asked Mr. Bride about CES drawings as he could not find any refrigeration piping for the splits and wanted to assure it was not missed; Mr. Bride will confirm to Mr. Egan tomorrow.

Mr. Hopkins reminded the Board that as part of the State review process, PBC needs to make a formal motion approving the documents and cost estimate as part of SCG042 request for review of final plans, which is the reason for tonight's meeting and with the BOE tomorrow.

Mr. Salvatore made a motion to approve the plans and specifications dated July 8, 2022 and the professional cost estimate dated August 4, 2022. Mr. Derr seconded the motion, and it passed unanimously.

Chairman Ostop advised that approval would go out tomorrow from Mr. Casey to Mr. Hopkins, which he will circulate for signature by the Superintendent and Chairs of BOE and PBC.

At 7:45 p.m., Chairman Ostop moved to enter Executive Session, including 5 PBC members and Messrs. Casey and Sullivan.

3. Tariffville & Central Roof Project

a. Review Proposals

At 7:55 p.m., Chairman Ostop moved to exit Executive Session with meeting recording resumed.

Chairman Ostop summarized that in Executive Session the members discussed selection of architectural firm proposals for the Tariffville Elementary School and Central Elementary School Roof Projects.

Mr. Egan made a motion the Committee voted unanimously to move forward with the firm of Jacunski Humes for architectural services for both the Tariffville Elementary School and Central Elementary School roofing projects; the Chair will sit with the architect to review the scope. Mr. Derr seconded the motion, and it passed unanimously.

4. Meeting Date

Chairman Ostop stated the next regular meeting would be September 5th; Mr. Egan noted the early bid package results will be available. Members agreed to hold the meeting on September 12th at 7:00 p.m. via Zoom; Mr. Casey will confirm the schedule.

5. Adjourn

Mr. Derr made a motion to adjourn the meeting at 8:00 p.m. Mr. Salvatore seconded the motion, and it passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk