

PUBLIC BUILDING COMMITTEE

Regular Meeting Minutes

June 4, 2018

Subject to Approval

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, June 4, 2018 in the Board of Education Conference Room at 933 Hopmeadow Street, Simsbury, CT.

Present – Chairman Ostop, Messrs. Dragulski, Cortes, Salvatore, Kelly; and Derr; and at 7:15 p.m. Mrs. Beal joined the meeting.

Excused – Mr. Walters

Guests – Messrs. LaClair, Shea and Mike Jennings with the Age and Disability Commission.

1. Public Audience

Chairman Ostop invited the public to speak. There were no comments.

2. Minutes – May 7, 2018 Meeting

Mr. Kelly moved to accept the May 7, 2018 Minutes, as written. Mr. Salvatore seconded the motion. The motion was passed unanimously.

3. Board of Selectmen Liaison Report – Cheryl Cook

Ms. Cook was not present. Chairman Ostop reported for the record that Ms. Cook advised that on 5/20/18 the BOS approved the proposal for the Henry James School Memorial Extension Phase III project and authorized the Building Committee to move forward.

4. Henry James Memorial School Project – Phase III

Mr. LaClair provided an update that the grant application is due month end; next week educational specifications for this project will come up for BOE approval; he and Messrs. Ostop and Shea met regarding architect contract status in response to the Committee's request for proposals at the initiation of Phase II to receive Phase III pricing and handed out a response from Kaestle Boos Associates listing the project team; and he indicated a more detailed proposed scope of services will be forthcoming. Chairman Ostop noted the desire to utilize the same people who worked on the pre-qual. Mr. LaClair reviewed there was a meeting with the Town Manager in preparation for her signing the new contract following Committee review of pricing. Chairman Ostop noted the motion on page 3 of the May 2nd Minutes "...to advertise for a Construction Manager." Mr. LaClair recalled the Committee's request to explore construction manager at risk (CMAR) and has obtained sample information and when they are more familiar with those requirements will go forward with advertising. The Committee further discussed the meaning of CMAR and Mr. Salvatore advised it is the current industry standard with trade contractors typically contracting separately with the CM acting more or less as the general contractor, or sometimes trade contracts are with the owner. Mr. Salvatore added that with a CMAR you are picking your management team up front with the fee determined and they become responsible for the budget, as opposed to general contractor bids where you have no control over the pricing or who contracts are awarded to. Mr. LaClair discussed positive feedback received from other school colleagues who utilized CMARs. Mr. Dragulski added the CMAR works to achieve bid/budget balance. Mr. Derr was concerned about controlling costs. Mr. Salvatore indicated depending on the RFP structure, a fee proposal is received with an architect reimbursable rate, as well as a management structure, e.g. superintendent, project manager, and list of reimbursable items, but it is not an X dollar amount; Chairman Ostop noted following candidate interviews the Committee will make the final selection.

Mr. Kelly moved to alter the motion on page 3 of the May 2, 2018 Minutes to change the words "advertise for a Construction Manager" to "advertise for a Construction Manager at Risk". Mrs. Beal seconded the motion. The motion was passed unanimously.

Chairman Ostop will attend a meeting with Messrs. Salvatore and Shea with Maria on Thursday to go over the discussion at this meeting with the goal of moving the RFP forward. Mr. Ostop advised on the record that the information needed from other towns is available to the public. Messrs. LaClair and Shea were unable to commit to getting the RFP done by 6/30/18 and noted the need for potential review by the town attorney and others. Mr. Salvatore noted that the contract needs to be reviewed by the August meeting; the Committee discussed a target date for the RFP.

Mr. Cortes moved to set an RFP target date of July 6, 2018. Mr. Kelly seconded the motion. The motion was passed unanimously.

Mr. LaClair recalled Mr. Dragulski's prior comment noting there are other consultants that need to be hired (such as commissioning) which are required by state high performance building standards, and this is the first one.

Chairman Ostop noted the Henry James Phase II financial tracking provided at the last meeting and the need for a \$1K invoice for sprinklers requiring Committee approval. Mr. LaClair responded Committee approval was not required for that encumbrance. Chairman Ostop asked if the \$165,927 noted on page 2 of the May 2, 2018 Minutes was returned to the Town. Mr. LaClair explained it is in a restricted account and once the Finance Director formally closes the project it goes back to the Town general reserve. The Committee requested the BOF be notified that the Committee anticipates that \$165,927 will be returned to Town once the project is closed and that the Committee be notified when that occurs.

5. SCTV Relocation

Chairman Ostop noted this will remain on the meeting Agenda.

6. Simsbury Farms Pool improvements – Phase 2

a. Monthly Cost Control Report

Mr. Shea reported the pool project is going well. Despite difficult weather he indicated the contractor has done an excellent job, and following inspection today by the State Department of Health the Saturday scheduled opening will go forward.

b. CSNE Proposed Change 5/8/18

Mr. Shea noted in the inspection today a tripping hazard was found resulting in a recommendation and quote to reset some pavers.

Mr. Kelly made a motion to approve payment to Construction Services of New England, Inc. for additional costs for one soldier course and two rows of deck pavers in the amount of \$1,114.03. Mr. Cortes seconded the motion. The motion passed unanimously.

Mr. Cortes moved to amend the motion that the \$1,114.03 amount is inclusive with no taxes. Mr. Derr seconded the motion. The motion passed unanimously.

c. CSNE Invoice #9

Mr. Salvatore made a motion to approve payment to Construction Services of New England, Inc. of Invoice 9 in the amount of \$154,643.98. Mr. Cortes seconded the motion.

Mr. Shea advised the project is substantially complete, a punch list will be developed tomorrow, building inspection will occur later in the week.

The motion passed unanimously.

7. Eno Memorial Hall Renovations

a. Cost Reduction Summary

As directed by the Committee, Mr. Shea, the architect, and Chairman Ostop met with the two builders that submitted project bids; the builders were then asked for itemized costs to reduce the scope of work to fit within the project budget and those items were then prioritized based on discussions with Department of Social Services, Town Manager, and Public Works Director. He noted the items are base bid only with varied deducts in the bids. He indicated the \$231K construction budget was revised to \$271K by reprogramming some design costs into a different fund for the senior center. He reviewed that cumulative deducts are on the right and highlighted that DPM is at \$261K and NOSAL at \$216K – this includes everything except the auditorium acoustic panels and removal of lead paint on the existing wood cabinetry in the kitchen area. Those items include all kitchen and bathroom improvements, and the small lunch room closet. He discussed the cost for lead removal for the kitchen 20-foot long built-in cabinet if it is removed for remediation at \$50K is too expensive noting the State Historic Preservation requirement that the cabinet remain. He suggested lead paint removal be done at a future date as the lead will could be encapsulated and the cabinet could potentially be cleaned and repainted in the future. Mr. Salvatore noted that the budget would allow remediation and Mr. Shea agreed it could potentially be done. Chairman Ostop noted three references received for DPM, their slower response and higher bid, as opposed to about a dozen referrals received for NOSAL their

prompt response and lower bid. Mr. Shea noted the project schedule is tight and NOSAL would self-perform much of the work; the Town Manager asked that the Committee identify the lowest possible bidder; and he believed Nosal's project manager would provide full-time commitment based on references. He added this allows for the assisted listening devices in the auditorium to be done under a separate contract, and he suggested also bidding for the acoustic panels under a separate contract, which may be done if there is budget left. Mr. Derr noted the acoustical panels are \$34K and NOSAL has offered an alternative acoustical panel; however, Chairman Ostop confirmed the need in the future to carefully meet historic requirements regarding acoustic and sound systems as two separate items.

Mr. Kelly made a motion to select NOSAL as the lowest qualified bidder at \$216,389. Mr. Cortes seconded the motion.

Mr. Shea clarified that all the items in parenthesis are removed from NOSAL's total bid of \$216,389.

The motion passed unanimously.

Mr. Shea will try to work out a schedule by 6/15/18 for the acoustic and sound system RFPs for a fall timeframe and estimated at \$20-30K.

Mike Jennings asked about an overall project schedule. Mr. Shea indicated work would likely be at the end of August with completion estimated for 9/15/18 with the schedule published by the Senior Center. Chairman Ostop noted the contractor needs to be on board first and the Senior Center will decide when and how they close.

8. Old Business

None.

9. New Business

Chairman Ostop noted the next Committee meeting will be held on Monday, July 2, 2018 at 7:00 p.m. Mr. Derr asked to be excused for that meeting.

10. Adjourn

Mr. Cortes made a motion to adjourn the meeting at 7:50 p.m. Mr. Derr seconded the motion. The motion was passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk