

PUBLIC BUILDING COMMITTEE

Regular Meeting Minutes

August 5, 2019

Subject to Approval

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 6:58 p.m. on Monday, August 5, 2019 in the Board of Education Conference Room at 933 Hopmeadow Street, Simsbury, CT.

Present – Chairman Ostop, Messrs. Derr, Salvatore, Kelly, Burns, and Egan. Mr. Dragulski joined the meeting at 7:00 p.m.

Guests – Messrs. LaClair and Shea; and for Downes Construction Company – Chester Grabowski, and Mark Wichmann, Sr. Project Manager; and for Kaestle Boos - Jennifer Mangiagli, Project Architect

Excused – Messrs. Cortes and Walter

No public audience comments.

Liaison Cooke indicated that there were no PBC related discussions at the last BOS meeting.

1. Minutes of the July 1, 2019 Regular Meeting

Chairman Ostop made the following revisions:

- 1) On page 5, the motion and vote were placed together following PBC discussion:

“Mr. Kelly made a motion subject to the acoustical consultant’s evaluation to approve the proposal from Rockwell Communications in the amount of \$17,649.00. Mr. Salvatore seconded the motion and it was passed unanimously.”

- 2) On page 6, under New Business, the words “with a Special Meeting in the interim” were replaced by “with a possible Special Meeting, if required”.

Mr. Kelly made a motion to approve the July 1, 2019 Regular Meeting Minutes, as amended. Mr. Burns seconded the motion and it was passed unanimously.

2. Henry James Memorial School Project

a. Fire Alarm Re-Bid Package – Approval of Letter of Authorization (LOA) - 003

Mr. LaClair reviewed that the Fire Alarm Re-Bid Package resulted in LOA 003 and a lower overall guaranteed maximum price with 2 proposals received and Downes recommending award to J.E. Shea for \$138,950. Mr. Grabowski indicated the other proposal from Deming was for \$49,200 but the bid was non-conforming and did not contain 8 of the 9 required items, including bid bond, and EMR rating over 1.0 of 1.22, no letter of surety, no non-collusion affidavit, no 8305, no CHRO, and no proof of insurance. Mr. LaClair said the re-bid was opened July 16th. Mr. Grabowski noted as there were no initial fire alarm bids when the original package went out, they asked Ferguson Electric to put a change order proposal together, which was over \$200K so a \$220K fire alarm allowance was carried until July 1st, then the re-bid package was sent out. Mr. Salvatore asked which bid more accurately reflected the job. Mr. Grabowski responded the estimate was based on Downes experience and Shea's bid reflects the job size.

Mr. Derr made a motion to approve the J.E. Shea Letter of Authorization in the amount of \$138,950.00. Mr. Salvatore seconded the motion and it was passed unanimously.

b. Revised Guaranteed Maximum Price Amendment

Mr. LaClair reviewed that following discussions among Messrs. Ostop and Salvatore with Mr. Grabowski there was a net GMP decrease following elimination of the \$220K allowance and assumption of Shea's \$138,950. Chairman Ostop noted for the record the total price reduction to \$18,489,191.

c. Pay Application #4 – Downes Construction Co. (to be emailed separately due to file size)

Chairman Ostop clarified that Pay Application 7321 in the amount of \$1,249,459.76, as requested by Downes is corrected to Pay Application #4 dated 7/31/2019.

Mr. Grabowski confirmed this brings all general conditions current, but added that in their general conditions are portable toilets and in the general requirements there is also a line item for portable toilets which they mistakenly billed against and would like to credit back that \$358. Mr. Wichman requested this requisition be approved as is and they will credit \$358.40 back in the next invoice.

Chairman Ostop asked for clarification on various background check items. Mr. Wichman indicated Ms. Daly, a Downes employee, administers the background checks for Downes on a monthly basis under general requirements. Mr. Wichman agreed Downes would provide a reference code/label in the upper right-hand corner for the background checks and other detailed items billed under general requirements..

Mr. Salvatore made a motion to approve Pay Application #4 in the amount of \$1,249,459.76 to Downes Construction Co. Mr. Egan seconded the motion and it was passed unanimously.

Mr. Derr clarified for the record that Downes has agreed to credit the Town \$358.40 on their next invoice.

c. Change Order Proposal Review – Project Architect Jennifer Mangiagli, KBA

Ms. Mangiagli noted that discussed at the last meeting was a contractor cost of \$578 to add the letters “Library Media Center” at the entrance as a change order. Previously this had been recommended to be paid as an allowance, but now it has been determined that it should be a change order Mr. Wichmann added that the change order provides transparency for the required State audit. Mr. LaClair noted this is a permanent, not a temporary sign and the allowance was for temporary signage..

Mr. Kelly made a motion to approve the change order for Library Media Center letters to Downes Construction Co. in the amount of \$578.00. Mr. Egan seconded the motion and it was passed unanimously.

Ms. Mangiagli continued that the numbers on the 2nd line of the report reflect the contractor’s numbers and do not include markup per Downes contract. Mr. Wichmann will prepare a report including Downes numbers at just over 2%. Mr. Salvatore believed the bond is typically taken care of at the end with one change order. Mr. LaClair indicated that could be put in writing for

Downes and paperwork caught up on. Mr. Wichmann clarified that 3 additional items would be included in change order #1.

Ms. Mangiagli noted in reviewing door hardware they found some sound gaskets were missed by the consultant and are needed by statute to meet acoustical requirements and is a project betterment.

Mr. Burns made a motion to approve a change order for Downes not to exceed \$2,889.00 plus fee. Mr. Derr seconded the motion and it was passed unanimously.

Ms. Mangiagli continued for new masonry wall construction, an additional portion of firewall requires grouting at a cost of almost \$3,500.

Mr. Derr made a motion to approve a change order for no more than \$3,484.00 plus fee in the CMP. Mr. Salvatore seconded the motion and it was passed unanimously.

Ms. Mangiagli reviewed a deduct change order for Downes pricing to change the material for seat backs from wood to plastic following receipt of samples looking at aesthetics and durability. Mr. Derr was concerned about the durability and warranty of plastic seats in the future. Mr. LaClair explained his concerns regarding high school materials vs. this middle school; there is still wood veneer on the arms and sides with the seat pan made of the plastic material and type of usage/maintenance required – school maintenance people’s experience indicated comfort with plastic durability long-term. Mr. LaClair noted this would be covered under GMP and KI is the manufacturer. Mr. Derr requested feedback from the architect regarding plastic seat durability and warranty.

Mr. Salvatore made a motion to approve a deduct change order for Downes in the amount of \$19,586.00. Mr. Egan seconded the motion and it was passed unanimously.

Ms. Mangiagli advised of some additional site issues with a future cost impact regarding tie-in to existing gas lines at the north end. The first is at the auditorium where there is no 2” lateral and they must take it to a 4-inch main. Mr. Wichman noted CNG will not charge for the additional run, but the site contractor will charge for about 50 feet of digging. Mr. Wichman described another area where CNG must take their main under manhole 2 given the existing storm system setup in order to facilitate delivery of the building front to the Town before school opens, as they advised Mr. LaClair. Mr. Wichman confirmed work is progressing with CNG engineering offer

and cost analysis that he will provide to Mr. LaClair for further discussion; and once they provide CNG with the check which he anticipates for 8/12/19, CNG will schedule the work. Chairman Ostop noted PBC approval is required asap and notification is needed. Mr. LaClair believed the utility allowance line anticipates this.

Ms. Mangiagli continued that during excavation for under slab lines for science rooms in the existing building they found a road under the 1959 addition excavation. Mr. Wichmann noted the additional cost will be tracked on a time and materials basis to break up the material 3 feet down with the hallway main deeper than anticipated. Ms. Mangiagli indicated in order to reduce trenching behind an L-shaped counter in the science room is a chase to run piping and connect in only a few locations.

d. Review of Furniture Plan to be Eligible for Grant Reimbursement - KBA

Ms. Mangiagli noted for State reimbursement they have to prepare project manual specifications when purchasing from the State contract and show layout drawings for furniture. The State requested package lists details, including furniture categories with a 5% backup contingency. State review includes eligibility; Mr. LaClair believed everything listed is eligible and has been reviewed with the principal, vice principal, and KBA. Ms. Mangiagli continued that science classroom furniture coordinates with built-in cabinetry; and there is specialty furniture for the media center and shelving. Mr. LaClair noted they are well within the \$800K furniture budget. Mr. Derr asked about the pouf furniture and it was explained they are 8 ottomans that can be used as seating or tables.

Mr. Kelly made a motion to approve the furniture plans and project manual as prepared by the project architect with professional cost estimate of \$583,579.83 for the Henry James Memorial School Project - Phase 2, FF&E. Mr. Derr seconded the motion and it was passed unanimously.

f. Kaestle Boos Invoice #16018.04-11

Mr. Derr made a motion to approve payment of Kaestle Boos Invoice #16018.04-11 in the amount of \$9,768.56. Mr. Burns seconded the motion and it was passed unanimously.

Mr. Burns asked Downes to speak to the indictment of Ferguson Electric. Mr. LaClair read a statement from Ferguson explaining the generation in charge has bonding capacity remains at \$75 Million, and single limit at \$150 Million. Mr. Burns has specific concerns about potential law suites and resulting project delay. Mr. Grabowski indicated Downes will carefully monitor

Ferguson and they have been working appropriately to date. Chairman Ostop requested a monthly update. SOBs were discussed and Downes will monitor.

3. Eno Memorial Hall

- a. Revised Proposal from Rockwell Communications for Audio System Replacement (to be distributed at the meeting on 8/5)

Mr. Shea reviewed that the acoustical consultant re-reviewed Rockwell's proposal of a year ago noting the Town felt they are a quality vendor offering a lower price. The consultant felt the speakers should be upgraded 1) for occasional musical at Eno, and 2) better balcony coverage. He noted Rockwell upgraded to a better JBL speaker which required other equipment upgrades, including a switcher, a more flexible network switch, and a 2nd subwoofer for balance. This resulted in the cost increasing from \$17,600 to \$24,500 which was still about \$6,800 less than the next lowest bidder. Chairman Ostop noted Rockwell is also working at the Library, which provides potential synergy between the 2 programs. Mr. Shea believed this equipment better serves SCTV's activities and remaining budget funding is sufficient to accommodate this.

Mr. Derr made motion to approve Rockwell Communications bid in the amount of \$24,515.00 for Eno Memorial Hall. Mr. Egan seconded the motion and it was approved unanimously.

Mr. Shea confirmed the goal to complete the Eno project this summer with the only potential delay relating to speaker lead time.

4. Old Business

SCTV remains on the books.

5. New Business

Chairman Ostop noted the next Regular Meeting is scheduled for Wednesday, August 4th at 7:00 p.m. in the Board of Education Conference Room. Mr. Egan will be unable to attend.

Mr. LaClair confirmed the contract is signed and he will request the Town Manager proceed. Chairman Ostop discussed the Police Department being notified the Henry James south side construction gate open on the weekend; however, Mr. LaClair confirmed the school was secure and nearby staff responsive to any issues. Mr. LaClair notified the responsible parties in writing and the police dispatch have the appropriate contact numbers for Downes Construction.

6. Adjourn

Mr. Derr made a motion to adjourn the meeting at 8:25 p.m. Mr. Egan seconded the motion and it was passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk