

PUBLIC BUILDING COMMITTEE

Regular Meeting Minutes

October 7, 2019

Subject to Approval

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 6:55 p.m. on Monday, October 7, 2019 in the Board of Education Conference Room at 933 Hopmeadow Street, Simsbury, CT.

Present – Chairman Ostop, Messrs. Cortes, Egan, Salvatore, Kelly, Burns, and Ms. Cooke – BOS Liaison; Mr. Derr joined the meeting at 6:56 p.m.; and Mr. Dragulski joined the meeting at 7:00 p.m.

Guests – Messrs. LaClair and Shea; Scott Baker, Principal, Henry James Memorial School; for Downes Construction Company – Mark Wichmann, Sr. Project Manager; and for Kaestle Boos - Enrico Chiarillo, Sr. Project Manager

Excused – Mr. Walter

No public audience comments.

1. Minutes of the September 4, 2019 Regular Meeting

Mr. Kelly made a motion to approve the September 4, 2019 Regular Meeting Minutes, as written. Mr. Salvatore seconded the motion and it passed with Mr. Egan abstaining.

2. Board of Selectmen Liaison Report

Ms. Cook reported there are project funds to be transferred back and will provide that amount for the minutes. She noted a BOS decision was made to move up a fencing project at the PAC. She and Mr. Shea today attended an interesting presentation at the new solar farm and the solar people are willing to present to organized groups in the future.

3. Henry James Memorial School Project

a. Construction Manager Project Update – Downes Construction Co.

Mr. LaClair discussed Mr. Wichmann's Meeting #4 summary project report and financial snapshot and the last item regarding the neighbor complaint with results submitted to insurance and Aldrich study results to be sent out to the neighbor. Mr. Wichmann noted they are doing a good job managing allowances. The Forensic Allowance of \$30K was described by Mr. LaClair as a fixed fee for pre-construction work and part of the initial proposal and has previously been billed against. Mr. Egan asked for a roof leak update. Mr. Wichmann responded there were 2 at the Area B roof and 1 at the Guidance Area roof; and they were quickly corrected with appropriate testing with the cost contained in the change order proposals to be discussed. Mr. LaClair highlighted the net of the prior 2 meetings approved change order proposals, before Downes markup, with a (\$19,743.18) credit is shown in this summary and on the pay application; the total will be submitted to the State as Change Order #1.

Mr. Kelly made a motion to submit Change Order #1 for (\$19,742.18) from Downes Construction Company to the State. Mr. Cortes seconded the motion and it was passed unanimously.

Mr. Wichmann explained the wet pipe modification was a design change of the head for that area. Mr. LaClair clarified for No. 3 that it added the extra words for Library and Media Center.

b. Pay Application #6 – Downes Construction Co. (attachments emailed due the size)

Mr. LaClair noted the net decrease of (\$19,743.18) and detailed backup regarding the current payment due of \$1,110,974.31. He advised an electronic link will be provided for committee members reference due to the extensive amount of paper.

Mr. Derr made a motion to approve payment to Downes Construction Company for Pay Application #6 in the amount of \$1,110,974.31. Mr. Kelly seconded the motion and it passed unanimously.

c. Change Order Proposal Review – Project Architect, KBA

Mr. Chiarillo of KBA reviewed Change Order Proposal No. 22 relating to water infiltration in the Area B roof. Mr. Wichmann added an elevated curb went in with columns for daily opening/closing events during lead abatement, but intense rain resulted in buildup of organic material in one of the drains and in 2 areas water was above the curb coming into the lower level – Servpro acted quickly to dry it out. He indicated discussion with Mr. LaClair regarding insurance coverage, but the cost of the work has been drawn for now from the contingency under the agreement. Mr. LaClair noted the Servpro detail shows the rooms affected with equipment running for 2 weeks and drywall testing performed. Mr. Derr asked who is responsible to keep the building dry. Mr. Wichmann believed they have a duty to do that and it falls under Force Majeure; precautions were taken but the rain was extensive. Mr. Derr was concerned about how the costs would be shared and requested it be investigated. Mr. Chiarillo believed the contract has areas to define this; Mr. Wichmann noted Articles 2 and 6 relate to the contingency, with much of Article 2 rewritten by the Town and Article 6 more boilerplate. Mr. LaClair did not believe it was 100% on the Town and has been focusing on daily water issues and will dig into the contract following what they learn from Builder's Risk, which has a \$10K deductible. The Committee requested the town attorney look at this prior to submission to Builder's Risk in the event it happens again. Mr. Dragulski asked for more detail regarding what the activities were on the roof when this event occurred. Mr. Wichmann responded in Area B there is about a 2-foot elevation difference on the roof to diminish snow load drift against the auditorium requiring the roof be opened at 10 locations to allow for lead abatement so they could attach the steel stub columns that the form the basis for elevating the roof area; prior to doing that the roof constructor was instructed to install curbs 6-inches tall, but the adjacent drain became plugged first in July. Mr. Dragulski believed the contractor should have cleaned the roof drains, but Mr. Wichmann indicated the material came from the storm. Mr. Chiarillo indicated that the drain serves a large area and the material collected on the roof during the storm and there is no overflow on the roof. Mr. Dragulski agreed that 6 inches is a lot of water; Mr. Wichmann indicated the curbs in front were set in the low section of the roof and were not put there to obviate rain or a plugged drain, the impetus was to be able to seal the openings to perform work; the water did enter the drain which is a dome surrounded by vegetation. Mr. Dragulski believed the drains were not cleaned before the storm; Mr. Salvatore believed ordinary precautions were taken but didn't work and it should be determined who is responsible.

Mr. LaClair discussed Change Order Proposal No. 23 due to water infiltration about a week later involving vermiculite for \$4,153.51. The Servpro portion is attached and abatement was required before school started and more abatement is now required when the school is closed due to moisture and finding more vermiculite in the walls. Mr. LaClair is more concerned about this situation with more mold testing to be done; TRC Consultant has recommended asbestos abatement due to State law, which may not be claimable. Mr. Derr noted that Ferguson Electric flashed their own roof penetration and may be responsible. Mr. Wichmann responded it was temporary with the condenser moved to the roof, DCC directed Daly and Ferguson to patch through and their protective measures were observed with a total of 3 penetrations for mechanical/electrical with one failing due to a lot of rain in a short period. Mr. Derr asked if there was a plan to prevent flashing failures. Mr. Wichmann indicated Area B roof is permanently flashed in now, but there is a drain issue to be addressed. For purposes of consideration by the Committee and the Town on the record, Mr. Derr continued absent an

immediate builder's risk claim, is it the standard process during construction to go to the Town insurance company rather than determining shared responsibility; these 2 claims are fairly close in days and discovery of the vermiculite problem cost is undetermined but likely expensive. He noted the correct amount of shared responsibility must be determined. Chairman Ostop added this is an 1892 school and the drain should have been maintained. Mr. Derr noted there have been several additions at Henry James with no roof penetration, even though they attached to the building. Mr. LaClair noted a 3rd and final event last week which Downes took care of drying out a small amount of water; and Rich Sawitzki confirmed a drainage problem when they did the Henry James north wing. Mr. LaClair noted the final project next summer will be moving the OAS. Mr. Wichmann further explained the water came in through a temporary flashed permanent curb, and the flashing is now permanent. Mr. Salvatore noted a temporary flash is supposed to be waterproof. Mr. LaClair will work further on these 2 change orders.

Mr. Chiarillo reviewed Change Order Proposal No. 26 modifying the door size for \$1,004. Chairman Ostop requested this might be an architecture error. Mr. Chiarillo apologized for the error and he is tracking construction contingency for errors and omissions not paid until a certain percent is reached.

Mr. Chiarillo continued with Change Order Proposal No. 27 to add gravity vents to the annular space between the existing and new roofs for \$7,780.99. He indicated this was an omission. The school construction includes a concrete system, tectum on the upper floor providing insulation and he will find out the number; they also have roof insulation in the R15-20 range with sprinkler heads that will not freeze. Mr. Dragulski asked that given condensation and winter cold air concerns that they review their plan again possibly coming from the bottom with ventilation from indoors, rather than outdoors. Mr. Derr talked about a problem at the Library with the roof requiring more substantial ventilation; he suggested connecting the ventilation between the first and second roofs to prevent collecting snow on the roof. Mr. Chiarillo will take that into account.

Mr. Chiarillo continued with Change Order Proposal No. 42 to review floor finishes for \$5,666.62. Mr. Baker explained they are trying to bring the hallway patterns into the classroom in order to have more of a school feeling and provided a drawing example. Mr. Wichmann indicated it involves about 2 labor hours for each of the 32 classrooms and they worked to reduce the cost. Mr. LaClair explained the conversation about colors, etc. occurs as the project goes forward. Mr. Baker indicated the teacher's lounge is carpet tile.

Mr. Derr made a motion to approve payment to Downes Construction Company for Change Order No. 42 to revise floor finishes in the amount of \$5,555.62. Mr. Salvatore seconded the motion and it passed unanimously.

- d. Kaestle Boos Invoice #16018.04-13

Mr. Salvatore made a motion to approve payment of Kaestle Boos Invoice #16018.04-13 in the amount of \$8,976.56. Mr. Derr seconded the motion and it was passed unanimously.

- e. VanZelm Engineers Invoice #0046531

Mr. Egan made a motion to approve payment of VanZelm Engineers Invoice #0046531 in the amount of \$2,485.70. Mr. Salvatore seconded the motion and it passed unanimously.

Mr. Derr asked about his previous request on the record regarding the guarantee for seat backs changed from wood to plastic. Mr. LaClair confirmed that it did not change going from wood to plastic and will confirm the time length.

3. Eno Memorial Hall

Mr. Shea indicated they are still waiting for the amplifier to come in and are targeting installation of all the equipment prior to the November Veteran's Day event, as that event will use the sound system.

4. Old Business

SCTV relocation remains on the agenda.

5. New Business

- a. Simsbury High School Roof Replacement Project
(RFQ for Architectural Services)

Mr. LaClair discussed that at the last referendum the high school partial roof project was funded at \$2.6 Million based on 105,000 sq. ft. The project was referred by BOS to PBC and has been advertised with responses due by 10/25. He explained the sketch shows a live link to a 30-page report with portions from 2005 and 1999. He noted the roof project area includes A, B, C, E, F (auditorium); H, I, J, K (middle section); and N, O, Q, R or about 70% of the roof. Mr. LaClair will post copies of bids received by 10/25. The Committee discussed interview timing in order for the Town to apply for a State grant.

The Committee will RFPs to decide on 4 to interview potentially at a Special Meeting at 7:00 p.m. on 10/30, unless only 4 apply; the interviews will be conducted at the Regular Meeting on 11/4 at 6:00 p.m. with the regular meeting to follow at about 7:00 p.m. Mr. Ostop confirmed FOIA requirements would be met as the meetings would be posted.

6. Adjourn

Mr. Salvatore made a motion to adjourn the meeting at 8:05 p.m. Mr. Derr seconded the motion and it was passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk