

PUBLIC BUILDING COMMITTEE

Regular Meeting Minutes

March 2, 2020

Subject to Approval

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, March 2, 2020, in the Board of Education Conference Room at 933 Hopmeadow Street, Simsbury, CT.

Present – Chairman Ostop, Messrs. Derr, Salvatore, Kelly, Egan, Dragulski, and Jackie Battos, BOS Liaison

Guests – Mr. Shea; Andy Obrien, Director of Operations, Simsbury Public Schools; for Downes Construction Company – Mark Wichmann, Sr. Project Manager and Steve Smith, Project Executive; for Kaestle Boos – Enrico Chiarillo, Sr. Project Manager; for Jacunski Humes – Al Jacunski; and for Colliers – Ken Romeo, Owner’s Rep

Excused – Messrs. Cortes, Burns, and Walter

No public audience comments.

2. Election of Officers

Mr. Derr made a motion to open officer nominations which are held every 2 years. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Dragulski nominated Mr. Ostop to serve as Chairman, Mr. Derr to serve as Vice Chairman, and Mr. Cortes to serve as Secretary. Mr. Kelly seconded the motion, and it was passed unanimously.

1. Minutes for February 3, 2020

Under 3. Henry James Memorial School Project, in the motion the amount “\$50,000.00” is corrected to “\$49,500.00”.

Mr. Salvatore made a motion to approve the February 3, 2020 Regular Meeting Minutes, as amended. Mr. Kelly seconded the motion, and it was passed unanimously.

3. Board of Selectmen Liaison Report

Ms. Battos reported it is budget season with a first look at the Town Manager's budget this week.

4. Henry James Memorial School Project

a. Construction Manager Project Update – Downes Construction Co.

Mr. Wichman indicated they are about 67.5% complete and the financial summary shows the shift under pending original GMP vs. the construction manager's contingency related to the change in insurance – builder's risk as opposed to being with DCC's insurance company; those items on the COP log left and right side of the ledger. He indicated these items relate directly to water infiltration with vendors paid and advice received from Travelers that the work would be covered under the builder's risk policy. Mr. Shea confirmed that at this time the claim has only been put against the builder's risk policy, but the claim threshold has not been reached yet and the claim is open as nothing has been agreed to be paid yet. Mr. Wichman indicated each current individual cost is recognized and there are other pending costs, some of which may be taken off the ledger, e.g. some of the work in Rm. 234 regarding whether the roof deck will be removed with the Town waiting for feedback from their environmental consultant to make a determination – that cost was on the left side of the ledger and following Traveler's input, he was directed by DCC to shift it to the right side of the ledger. He clarified this information is provided in the COP log; the Committee commented it is very difficult to read. Mr. Smith added that every month there are pending in-scope and out-of-scope changes, some apply to construction contingency and some to owner's contingency and they change every month and can be compared month-to-month. Mr. Wichman confirmed Colliers has been provided this information. Mr. Salvatore suggested it would be clearer to have the document show the previous month and the current month, rather than have such a large document. Mr. Egan asked if on the financial summary, the infiltration costs have moved from the pending COPs under construction manager's contingency to the pending approximate change orders under the original GMP. That was confirmed by Mr. Wichman who also shared his belief there will be a reduction in pending approximate as the Town awaits information to make that determination – it is a placeholder for a number of things. Mr. Wichman noted they are 67.5% complete with trade contractor allowances at 12.9% and GP allowances at 32.67%, which last month was zero; however, he noted Mr. Salvatore requested GMP allowances be included in the update and GMP allowances are on the detail requisition sheet approved by PBC monthly. He is available to answer any questions.

Regarding schedule update, Mr. Wichman advised a COA was received for the new media center and a letter of completion for the Phase II classrooms from the Town with a final at the end. Regarding work in progress, he indicated Colliers has been sitting in on wall panel discussions for the auditorium.

b. Change Orders on Downes Procore Website – you will need to login

Mr. Wichman reviewed the COP list provided. For COP #39 at \$1,452.52, Mr. Wichman contacted the subcontractor for a fair and reasonable box value and hoped that it would be approved at this meeting. He noted there are 8 boxes and the contractor is not happy they were not specified, and he added they have done outstanding work. He noted the problem of hot water against the wall so the valves need to be enclosed in a box. Mr. Chiarillo indicated such boxes are often used. Mr. Wichman added the boxes were neither specified nor scheduled; Mr. Smith noted none of the plumbing bidders included them. The Committee believed it should be standard to include boxes and found \$114 to not make sense.

Mr. Wichman discussed COP #91 for Check Valves at the Eyewash Stations an out-of-scope change due to the inability to achieve the required temperature at the mixing valves; CES's suggested resolution was to add 10 check valves. Mr. Dragulski asked if the valves have integral check stops. Mr. Wichman verified they are not working and Bradley indicates when check valves are added they work properly. Mr. Chiarillo will request further information from CES and speak with Mike Bouchard. Mr. Derr noted the Committee would like to know what the pressure is and whether it will have other affects, if known.

Mr. Wichman discussed COP #96 out-of-scope at \$1,365.42 regarding unit ventilators in Phase II that do not have correct circuits to satisfy power requirements. Mr. Shea confirmed it was discussed at the last meeting.

Mr. Kelly made a motion to approve COP #96 for out-of-scope unit ventilator circuits in the amount of \$1,365.42. Mr. Salvatore seconded the motion, and it was passed unanimously.

Mr. Wichman noted COPs #101 through #110 relate to reconciliation of allowances to be presented to the State for reimbursement, as discussed by Downes with State representatives. He noted there are other aspects of COP #101 under another change order; COP #103 relates to additional bracing for theatrical rigging steel; COP #104 for gypsum wall board off hours work, and previous PBC COP approvals for ceiling allowance, mechanical allowance, and site work allowance. Mr. Wichman confirmed these COPs represent completed work already approved by PBC, but the State going forward wants to see every aspect of each allowance and monthly utilization - Change Order #6 captures these allowances and he is working to initiate reimbursment. He indicated all these values are captured in the trade contractor allowances and it does not increase the 12.9%. Mr. Wichman noted backup for each COP shows the amount and utilization for February with activity updated next month.

Mr. Derr made a motion to accept Downes' COPs #101, #103, #104, #106, #108, and #110. Mr. Salvatore seconded the motion, and it passed unanimously.

Mr. Wichman discussed COP #112, as requested by the Town.

Mr. Derr made a motion to accept Downes' COP #112 for out-of-scope PR05 Window Fan in the amount of \$780.52. Mr. Salvatore seconded the motion, and it was approved unanimously.

Mr. Derr made a motion to accept COP #114 for half-time authorization for painting in the amount of \$0.00. Mr. Salvatore seconded the motion, and it passed unanimously.

Mr. Wichman discussed COP #117 for coordination of metal siding and exterior ladder due to panel damage with the cost not covered by the Town. They are coordinating with KBA with cutting not done yet.

Mr. Wichman continued with COP #118 for a back charge from one contractor to another.

Mr. Wichman discussed COP #119 credit and asked to go back to COP #39 boxes; discussion was tabled.

Mr. Wichman noted the cost is just for the boards requested by the school which are onsite, and a host of other boards are needed as there are a few boards per class.

Mr. Salvatore made a motion to accept Downes' out-of-scope COP #120 for Visual Display Boards in the amount of \$700.06. Mr. Derr seconded the motion, and it passed unanimously.

Mr. Wichman explained COP #124 relates to necessary generator power for media center moisture mitigation

Mr. Salvatore made a motion to accept Downes' COP #124 in the amount of \$1,514.95. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Wichman recalled last month's discussion for RFI 138 and a credit.

Mr. Derr made a motion to accept Downes' out-of-scope COP #130 for Area E Speaker Homeruns in the amount of \$1,009.27. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Wichman discussed COP #134 related to DCC authorized necessary Ferguson off-hours/weekend work from contingency.

Mr. Salvatore made a motion to accept Downes' out-of-scope COP #134 for Half-time Premium Phase II Electrical Work in the amount of \$709.00. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Wichman recalled COP #137 for auditorium cabling in the amount of \$8,544 was brought to PBC last month for consideration and results from language between DCC and Ferguson. He will meet with Colliers on Wednesday and requested PBC approval followup; he will provide the information to Messrs. Shea and Obrien who will contact PBC members for a decision.

Mr. Wichman discussed COP #140 for an assist with design by CES; Mr. Chiarillo stated it was an error/omission.

Mr. Kelly made a motion to accept Downes' out-of-scope COP #140 for Add Circuits for Power Requirements in the amount of \$916.41. Mr. Salvatore seconded the motion, and it passed unanimously.

Mr. Wichman discussed COP #141 for expedited auditorium taping/sanding to stay on schedule from contingency.

Mr. Salvatore made a motion to accept Downes' COP #141 for Half-time Authorization for Taping and Sanding at Auditorium and Media Center in the amount of \$2,036.79. Mr. Derr seconded the motion, and it passed unanimously.

Mr. Wichman discussed COP #142 to replace 4 exhaust fans; Mr. Chiarillo recalled discussions about the fans. Chairman Ostop was concerned about the fans not being part of the design. Mr. Chiarillo responded they were told the existing fans were operational; Mr. Wichman confirmed they are not operational and CES has the inspection report. Mr. Chiarillo noted they are not code required and could wait until project end, but are in the contract area. Mr. Shea noted they relate to water infiltration mitigation, but will not fall under insurance. Mr. Wichman is also working on a credit from MJ Daly for shivs. Mr. Chiarillo noted the duct work could also be leaking, and Mr. Wichman indicated CES is developing a plan. Mr. Dragulski was concerned about the fan size and selection, and electrical work; Mr. Wichman reconsidered evaluating the duct work first; Mr. Chiarillo confirmed the engineer works for KB and will comprehensively determine what is required and work with Colliers. Mr. Romeo suggested waiting for the duct evaluation with visual inspection of trunk lines for leaks, gaps, steel through duct work, etc. Discussion was tabled to the next meeting.

Mr. Wichman discussed orders of magnitude noting Room 234 roofing for \$27,500 could go away and that swing space repair needs to be done. This information was provided in response to a previous PBC request.

Mr. Wichman discussed critical items relating to review of design/pricing for Room 234. Mr. Obrien received TRC's report, provided them feedback, will review their final report tomorrow, and forward it to the architect for design. Mr. Obrien noted work upstairs in Rooms 234, 236 and 238 is contingent on exhaust, and the need to confirm no mold in the air in that area when exhaust is restored.

Mr. Wichman confirmed they continue working with on Picato wall panels, with Colliers sitting in.

Mr. Wichman discussed asbestos floor tiles in copy room B214 as part of Phase III construct with the room contained; he noted they can handle this under lead abatement allowance. He noted the Town is adamant no ACT be removed during school session, which impacts their Phase III ability to work so they are working with Messrs. Curtis, Baker, and Obrien to navigate the delay by swapping Phase V work with Phase IV work in order to reduce cost impacts. Colliers is also involved and he will update the schedule as this work is resolved; they are looking at vacation April 10-17 to perform significant abatement, which may be the only cost.

Mr. Wichman asked for PBC direction for COP #39. Mr. Derr reiterated dissatisfaction with boxes not included in the design. Mr. Wichman clarified it was never specified in the design; Mr. Smith felt it was not surprising the subcontractor would not carry the proper box. Mr. Wichman added CES advised it was not specified or scheduled and the children need to be protected and they are asking for it under contingency.

Mr. Salvatore made a motion to accept Downes' COP #39 for Bradley Lock Boxes TV-1 Mixing Valves in the amount of \$4,914.86. Mr. Derr seconded the motion, and it passed unanimously.

Mr. Romeo of Colliers provided a summary handout and reviewed that as of February 7th he has begun looking at paperwork, attending Wednesday job meetings, reviewing the project budget and construction to date. He is working collaboratively with DCC and the design team and is looking at water entry, swing spaces, etc. He invited comments from the Committee and will work to close out items and resolve issues that come up, including project phasing and financial issues. He has not seen anything relating to major costs or impacts to date. He discussed the existing dust collection system in the shop area which will not comply with code and changing to a new dust collector system. Mr. Obrien explained the existing system in the courtyard was grandfathered and now that it will be moved, since it is not compliant, it must be replaced. Mr. Chiarillo will have their engineer attend the next meeting; Mr. Obrien believed it was an

oversight. Mr. Wichman indicated the system needs to be in fabrication so when school session ends for summer they have a final design and can pull material from containers in the yard; a credit from the schedule will be received from MJ Daly for the changed duct work. Mr. Romero is involved in the review and will return it tomorrow; Mr. Chiarillo noted that all stations are not run in order to stay under the threshold so that an expensive makeup air unit is not required. Mr. Wichman indicated timeline adjustments may be required and a potential special meeting. The Committee noted this is an expensive problem.

Mr. Obrien advised of another water intrusion problem last week from a roof drain with water currently dropping outside of Room 234 windows; also some water in a custodial closet and more water in an electronic music classroom. He said the water needs to drain away from the building and seam and toward the lower roof drain; KBA is designing a fix. Mr. Wichman added that ASI-22 was issued and GRV will have pricing in 2 days for extending and sealing the drainage due to poor lower roof condition. Mr. Obrien showed the Committee photos of the problem.

- c. Pay Application #11 – Downes Construction Co.

Mr. Kelly made a motion to approve Downes Construction Co., LLC Application No. 11 in the amount of \$1,203,984.29. Mr. Derr seconded the motion, and it passed unanimously.

- d. Kaestle Boos Invoice 16018.04-18

Mr. Egan made a motion to approve Kaestle Boos Invoice Number 16018.04-18 in the amount of \$8,976.56. Mr. Derr seconded the motion, and it passed unanimously.

- e. VanZelm Invoice #0047039

Mr. Dragulski asked if VanZelm has a portal that can be accessed as they are billing ahead of their work; Mr. Wichman will assist with that and confirmed work is going well.

Mr. Salvatore made a motion to approve VanZelm Invoice No. 0047039 in the amount of \$570.00. Mr. Egan seconded the motion, and it passed unanimously.

- f. Colliers Invoice – to be provided at the meeting

5. Simsbury High School Roof Replacement Project

a. Jacunski Humes Invoice #20059

Mr. Jacunski noted plans and specifications are complete with dates to be filled in. He requested approval of the February 3rd budget which eliminates the metal fascia alternate because it moves the estimate above the appropriation. He included the longer warranty as an alternate for a 30-year warranty. He reviewed the roof items listed on the February 3rd Project Budget Cost Estimate provided to the Committee. He estimated 33.21% of the eligible costs will cost the Town of Simsbury \$1,870,464.00. He indicated that going forward he would like to meet with the building official, fire marshal, and health official this month; and he needs to obtain the BOE superintendent's approval and in April a PCR meeting as Mr. Holden has filed the paperwork. He requested approval of the February 3rd budget estimate and the February 2020 final plans and specifications; he will send PDFs of the final specs to Mr. Shea.

Mr. Derr made a motion to move forward with the Simsbury High School Roof Replacement Project. Mr. Salvatore seconded the motion, and it passed unanimously.

Mr. Derr made a motion to approve payment to Jacunski Humes Architects, LLC of Invoice No. 20059 in the amount of \$8,850.00. Mr. Salvatore seconded the motion, and it passed unanimously.

6. Eno Memorial Hall

Mr. Shea reported the sound system was installed last Friday and is operational and close to completion. He anticipates presenting the invoice at the next PBC meeting.

7. SCTV Relocation

Mr. Shea advised the BOS is looking at removing this charge from PBC's Agenda and finding a home for SCTV.

8. Old Business

Chairman Ostop recalled the request at the last meeting for KBA to provide an errors and omissions report; Mr. Shea will follow up. Ms. Battos asked whether a new roof for Henry

James has been discussed; the Committee noted the roof section is getting close to the end of its 20-year warranty and discussed considerations for budget approvals. The Committee was concerned about current inadequate roof drain design, as well as previous snow roof design issues, and who pays to correct them.

9. New Business

None

10. Adjourn

Mr. Kelly made a motion to adjourn the meeting at 9:20 p.m. Mr. Salvatore seconded the motion, and it passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk