

PUBLIC BUILDING COMMITTEE

Special Meeting Minutes

August 3, 2020

Subject to Approval

Chairman Ostop called the Special Meeting of the Public Building Committee to order at 6:57 p.m. on Monday, August 3, 2020, via Zoom in Simsbury, CT.

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

Guests – Mr. Shea; Andy O'Brien, Director of Operations, Simsbury Public Schools; for Downes Construction Company – Mark Wichmann, Sr. Project Manager; for Kaestle Boos – Jennifer Mangiagli, Project Architect and Manager; and for Colliers – Ken Romeo, Owner's Rep

No public audience comments.

1. Minutes of the July 23, 2020 Special Meeting

Mr. Kelly made a motion to approve the July 23, 2020 Special Meeting Minutes, as written. Mr. Burns seconded the motion, and it passed unanimously.

2. Board of Selectmen Liaison Report

Ms. Battos indicated no report.

3. Henry James Memorial School Project

a. Architect Monthly Report

Architect Report and Field Observation Report provided by Jennifer Mangiagli dated 7/29/20 indicating a recent site visit with some items brought to Downes attention, including locker room ongoing work; an access panel change order touch up; curing/touchup of catwalk railings paint finish; minor auditorium items; FACS wing reminders re wall openings to be sealed and photos of progress; kitchen soffit adjustment; and penetration needed for dust collector duct work. Mr. Derr asked about cracks in existing slab. Ms. Mangiagli explained thick floor coating installed in E109 in '50's was removed revealing slab crack and structural engineer reviewed for concerns, e.g. settling, fill below, and test holes done to check substrate found it to be sound with

no recommendation to replace; flooring contractor and manufacturer's rep dealing with concrete repairs advised how to treat floor and prepare substrate to properly install floor. Mr. Wichman confirmed it was resolved within 24 hours with no time lost.

b. Collier's Monthly Report

Mr. Romeo was in transit and highlighted the project is coming to a close with some appliances being secured and dust collector to ship.

c. Construction Manager Project Update – Downes Construction Co.

Updated information dated 7/27 was sent to Committee members via email. Mr. Wichman noted project is about 98% complete; revised GMP at \$18.946 Million pending approval of \$43,500 COPs; total anticipated GMP as of today \$18.990 Million; remaining construction manager's contingency \$431,707; trade contractors allowance remaining \$680,633, which he indicated is in good shape with a percentage to be returned to the Town; GMP allowance remaining about \$412,100, which would also be returned to the Town. He continued with work in progress, including finishing countertops and sink install; finalizing flooring, ceiling complete, except FACS main corridor; mechanical being completed in FACS wing; and van Zelm onsite with good progress. Mr. O'Brien agreed things are moving nicely. Mr. Derr asked if the Fire Marshal had any issues; Mr. Wichman confirmed the Fire Marshall has no issues and is on board.

d. Change Orders on Downes Procore website – you will need to login

Mr. Wichman discussed COP #212 for out-of-scope conduit relocation coordinated with KBA and CES for \$1,022.53.

Mr. Kelly made a motion to accept Downes' COP #212 for the out-of-scope conduit relocation at a cost of \$1,022.53. Mr. Cortes seconded the motion, and it passed unanimously.

Mr. Wichman noted COP #225 from allowance for masonry wall construction E1098 for \$1,988.00 at zero cost. This was approved last month, but Mr. Wichman stated the value last was incorrect and this is the correct value for the record.

Mr. Wichman discussed COP #258 for out-of-scope MJ Daley COVID Claim for lost productivity between April 18 and July 24 for \$19,565.68. He noted this was discussed last month and Daley is doing this on all jobs and after speaking with Mr. Shea, this is with the Town Attorney. The members agreed to wait for input from the Town Attorney. Mr. Salvatore discussed the standard that was developed and that it does not relate to anything specific on the

job. Mr. Shea added it is with the Town Attorney and insurance carrier as this is a new item. Mr. Wichman noted that he worked with Greenwood to drop their claim and Daley is the only one. Mr. Dragulski noted another job where MJ Daley submitted the same form claim and that Town rejected it. Mr. Wichman noted Arden is the parent company responsible for this; and he documented some work throughout the day to get some things off their list. Mr. Burns asked about the downside of rejecting it; Mr. Wichman was not aware of anything in the agreement covering it. Mr. Burns had not seen anything like this in the private sector. Mr. Wichman confirmed that work is being completed and not affected by this claim. The Committee agreed to table COP #258 for the record.

Mr. Wichman continued with COP #259 which he created for out-of-scope extended general conditions due to COVID related delays in material and equipment with not cost established. The Committee agreed to table COP #259 for the record.

Mr. Wichman continued with COP #261 for out-of-scope half-time Board installation under COP #182 for \$5,764.27. He said the Boards will arrive in September and if they cannot be installed during the business day and they go to off hours or weekends, then this value applies. The Committee agreed to table COP #261 for the record.

Mr. Wichman noted COP #264 within GMP from allowance for masonry wall repairs at Tech Education in the back wing for \$185.06 at zero cost.

Mr. Derr made a motion to accept Downes' COP #264 from allowance for masonry wall repairs Tech Education in the back wing at zero cost. Mr. Cortes seconded the motion, and it passed unanimously.

Mr. Wichman indicated COP #265 for out-of-scope low voltage relocation adjacent server A228 for \$685.77. He said this relates to a corridor conduit they were not aware of which they determined serves the building speaker system.

Mr. Derr made a motion to accept Downes' COP #265 for out-of-scope low voltage relocation adjacent server A228 for \$685.77. Mr. Cortes seconded the motion, and it passed unanimously.

Mr. Wichman discussed COP #266 from general requirements for progress cleaning August 2020 for \$6,600.00 at zero cost.

Mr. Wichman continued with COP #267 in scope backcharge between cleaning services for \$309.78 at zero cost.

Mr. Kelly made a motion to accept Downes' COP #266 from general requirements for progress cleaning August 2020 at zero cost; and Downes' COP #267 in scope backcharge between cleaning services at zero cost. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Wichman discussed COP #268 from contingency for trim aluminum door E145D for \$165.67 at zero cost.

Mr. Cortes made a motion to accept Downes' COP #268 from contingency for trim aluminum door E145D at zero cost. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Wichman continued with COP #270 from allowance for splayed ceilings FACS wing for \$507.66 at zero cost.

Mr. Kelly made a motion to accept Downes' COP #270 from allowance for splayed ceilings FACS wing at zero cost. Mr. Salvatore seconded the motion, and it passed unanimously.

Mr. Wichman noted that in scope will be substantially reduced by tonight's approvals; and no change for D. Mr. Burns suggested addressing COP #206, which was emailed separately on 7/30. Mr. Wichman continued this relates to the ceiling for ductwork at \$3,427.44 and that amount came in \$1,000 under previously approved not-to-exceed amount; the Committee thanked him for a great job. He noted critical items continue to list: COVID; extended general conditions COP tabled tonight; Greenwood and MJ Daley,; items being tracked – refrigerator is expected, upright freezer remains challenging; gym lockers ship today arriving in 8 days, auditorium lectern by final completion period, and specified dust collector ships from Canada 8/17 and goes into paint and hope to install before school begins. Mr. Derr commented on MJ Daley concerns re COVID and whether Downes comments re COVID would also result in a similar charge; Mr. Wichman confirmed for the record that the only challenge is with MJ Daley.

e. Pay Application #16 – Downes Construction Co.

Mr. Derr made a motion to accept Downes' Pay Application #16 in the amount of \$871,393.11. Mr. Cortes seconded the motion, and it passed unanimously.

Mr. Derr thanked Mr. Shea for the photo of the roof top drain to get water away from the snow roof and requested Mr. Wichman oversee placement of a grate or grill on the outside drain to keep squirrels out. Chairman Ostop responded Mr. O'Brien should take care of that for BOE and Mr. O'Brien agreed and confirmed it is a 4-inch pipe.

f. Kaestle Boos Invoice 16018.04-23

Mr. Kelly made a motion to accept Kaestle Boos Invoice 16018.04-23 in the amount of \$8,976.60. Mr. Derr seconded the motion, and it passed unanimously.

g. Colliers Invoice – 006618

Mr. Salvatore made a motion to accept Colliers Invoice 006618 in the amount of \$6,707.43. Mr. Burns seconded the motion, and it passed unanimously.

h. vanZelm Invoice - #0047379 & 0047465

Chairman Ostop asked if both invoices are for approval. Mr. Shea responded the first invoice is ready for approval and Mr. Romeo agreed.

Mr. Burns made a motion to accept vanZelm Invoice #0047379 in the amount of \$2,146.50. Mr. Kelly seconded the motion, and it passed unanimously.

Regarding vanZelm 7/14 Invoice #0047465 in the amount of \$1,573.50, Messrs. Shea and Romeo recommended holding off on approval to the next meeting. Regarding the balance, Mr. Romeo believed it would be ok with the change order work and remaining work.

4. Old Business

Chairman Ostop recalled the Simsbury roof item. Mr. Shea recommended keeping it on the Agenda to be prepared to begin work on it by years end for bid in early 2021.

5. New Business

None.

6. Adjourn

Mr. Derr made a motion to adjourn the meeting at 7:43 p.m. Mr. Kelly seconded the motion, and it passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk