

PUBLIC BUILDING COMMITTEE

Regular Meeting Minutes

October 5, 2020

Subject to Approval

Chairman Ostop called the Special Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, October 5, 2020, via Zoom in Simsbury, CT.

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

Excused – Mr. Derr

Guests – Mr. Shea; for Simsbury Public Schools – Andy Obrien; for Downes Construction Company – Steve Smith; for Kaestle Boos – Jennifer Mangiagli, Project Architect; for CES – Mike Bouchard; and for Colliers – Ken Romeo, Owner’s Representative.

No public audience comments.

1. Minutes of the September 9, 2020 Regular Meeting

Mr. Dragulski made a motion to approve the September 9, 2020 Regular Meeting Minutes, as written. Mr. Cortes seconded the motion, and it passed unanimously.

2. Board of Selectmen Liaison Report

Ms. Battos recommended members look at proposed developments being discussed today at the 5:30 p.m. Design Review Board meeting and the 7 p.m. Zoning Commission meeting.

3. Approval of Meeting Dates for 2021

Chairman Ostop made a motion to approve the proposed 2021 PBC Meeting dates and they were approved unanimously by committee members.

4. Henry James Memorial School Project

a. Architect Monthly Report

Architect Report and Field Observation Reports provided by Jennifer Mangiagli dated 9/30/20. Ms. Mangiagli was onsite numerous times and created a punch list with what has been observed and what items were outstanding or completed and documented in writing some completed auditorium items. She visited the site today with many items closed and some minor items documented with photos. She indicated the reports are more for the contractor and provided to PBC as information. Regarding Mr. Derr's requested list, she noted the information is provided on pages 14-22 of the packet. Chairman Ostop asked that the information be sent to Mr. Derr; Mr. Shea confirmed that this request would be completed. Chairman Ostop indicated a need to see the change to the GMP, and to categorize the condition of items with a generating cause; Ms. Mangiagli agreed to amend the list and provide a revised list to Mr. Shea. She noted receipt of Downes updated COP log with their generating causes listed and currently representing 0.30% of the original contract amount. She believed the FF&E total final furniture cost of \$610,385.75 is complete with the State approved budget at \$611,661.75.

b. Collier's Monthly Report

Mr. Romeo 9/30/20 report summarized that the project cost remains at \$18,964,311.36 and Downes continues work on the punch list with things moving quickly. His major overview points include some risks re: the dust collector working with vanZelm due to small missing piece, startup, and training; installation of marker boards with 9 rooms complete and about 3 more days to finish; still waiting for back ordered appliances – COP will be discussed; room with SRO cooling will be discussed; and electrical compatibility issues will be discussed. Chairman Ostop noted Colliers fee proposal to extend the contract in the amount of \$2,500 is included in your packet.

Mr. Kelly made a motion to extend the Colliers contract for an amount not to exceed \$2,500.00. Mr. Cortes seconded the motion, and it passed unanimously.

c. Construction Manager Project Update – Downes Construction Co.

Updated information dated 10/5/20 was sent to Committee members via email.

d. Financial Tracking of Project

Mr. Smith corrected the trade contractors allowance utilization to 30.2%; allowances next month will be recompiled, including GMP allowances; FACS is essentially done, except for dust collector; outdoor restoration work completed; punch list work continues with 3-4 days expected for visual displays; exhaust fan commissioning remains; duct sealing done with a COP to be discussed; work remains for dust collector with sensor needing to be installed in the system; and locker room lockers will be discussed.

e. COP 236

f. Quote from Eagle River – Roof Rail & Pitch Box

g. Quote from Advanced Mechanical – Supply & Initial Ductless AC Unit

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

Mr. Smith continued with action items for COPs, beginning with COP #277 for FACS wing plumbing from allowance for \$458.14 at zero cost.

Mr. Smith noted COP #282 approved last month with an item included by mistake and corrected here for the record for electrical out-of-scope work at a cost of \$8,686.46.

Mr. Cortes made a motion to approve COP #282r, a revision to previously approved COP #282, for out-of-scope electrical power additions to Electrical/Data Lab at a revised cost of \$8,686.46. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Smith reviewed COP #284 for out-of-scope power and data additions to Behavioral Health Room A116 for \$4,784.21. The members discussed whether this was in the contract and whether the room was useable without it; it was not in the plans and believed to be the architectural team's oversight; Mr. Shea noted the COP #284 was approved at the last meeting at a lower cost but some costs shifted from one COP to another; all money for this work was approved and removed from #282r. Mr. Smith confirmed the total value is higher than what was approved as they did not have all the information; this is for the record.

Mr. Egan made a motion to accept for the record the changed breakdown, but not the cost, for COP #284 for out-of-scope power and data additions to Behavioral Health Room A116 for \$4,784.21. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Smith continued with COP #294 for locker room revisions for areas where illegal electrical outlets/receptacles were found after removal of all lockers and as a result requiring separation of some lockers and new end panels at a cost not to exceed \$3,883.90. They would like to get them ordered as it will take 10-12 weeks.

Mr. Kelly made a motion to accept COP #294 for out-of-scope locker room revisions for areas where illegal electrical outlets/receptacles were found after removal of all lockers requiring

separation of some lockers and new end panels at a cost not to exceed \$3,883.90. Mr. Egan seconded the motion, and it passed unanimously.

Mr. Smith noted COP #295 from allowance for ASI-046-01 replacement of cracked floor tile at Lobby C105 for \$2,397.82 at zero cost.

Mr. Smith continued with COP #296 from allowance for HVAC to seal existing duct from exhaust fan EF-2 & EF-5 for \$4,543.26. This work was previously approved for not to exceed \$10,000; some ceiling work will be presented next month under the ceiling allowance.

Mr. Smith noted COP #303 for out-of-scope modifications to Switchgear as requested by the Electrical Inspector at a cost of \$3,915.17. Mr. Bouchard explained this work was requested by the electrical inspector – when they tapped into the 50-60 year old electrical switchgear, the inspector wanted the wire upsized to accept the installation, if not, a 3rd party test would be required with further time delays and cost and with these considerations with school about to open they wanted to move quickly.

Mr. Cortes made a motion to accept COP #303 for out-of-scope modifications to Switchgear as requested by the Electrical Inspector at a cost of \$3,915.17. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Smith discussed pending SRO Room cooling system at proposed cost of \$23,160.85 and out-of-scope portion \$2,802.98. This was previously considered by PBC with BOE obtaining an alternative price in the \$13,000 -14,000 range outside the Downes contract, which does not include all contractor requirements, e.g. insurance, prevailing wages. Mr. Shea noted the scope is not exactly the same as Downes with potential restoration cost possible at a later date. Mr. Smith confirmed his efforts to bring the price down by about \$2,000 with the actual split unit cost about \$1,500 and recommended the Town do this part for a better value. Mr. O'Brien confirmed the number of \$13,395 but it does not include finish work; and roofing work not to Downes high degree and would be optional and potentially less expensive. Mr. Smith confirmed that Swan and MJ Daly have been unresponsive on equipment cost reductions. Mr. Shea noted Downes is getting to the end and this would be somewhat of a delay if this work was included, and if Mr. O'Brien is comfortable with the other contractor to go with them; for reimbursement, it would be good to get this into the State for reimbursement. Mr. Smith clarified it would not go in through their process, but as part of FF&E.

Mr. Egan made a motion to approve \$13,395.00 out-of-scope for SRO Room Cooling vs. \$23,160.85+ quote from Swan/MJ Daly. Mr. Cortes seconded the motion, and it was passed unanimously.

Regarding warranty dispute issues, Ms. Mangiagli noted the roof work is on an existing area and does not affect the warranty of the new roof.

- i. Pay Application #18 – Downes Construction Co.

Mr. Dragulski made a motion to accept Downes' Pay Application #18 dated 9/30/20 in the amount of \$121,886.40. Mr. Egan seconded the motion, and it passed unanimously.

- j. Kaestle Boos Invoice 16018.04-25

Ms. Mangiagli indicated KB is withdrawing this invoice and will submit it next month.

- k. vanZelm Invoices #0047618 & 0047619

Mr. Cortes made a motion to accept vanZelm Invoice #0047618 through 8/29/20 for professional services in the amount of \$772.50. Mr. Kelly seconded the motion, and it passed unanimously.

Mr. Egan made a motion to accept vanZelm Invoice #0047619 through 8/29/20 for professional services in the amount of \$2,100.00. Mr. Kelly seconded the motion, and it passed unanimously.

- l. Colliers Invoice – 007125

Mr. Salvatore made a motion to accept Colliers Invoice 007125 for 8/31/20 to 9/30/20 in the amount of \$5,747.80. Mr. Egan seconded the motion, and it passed unanimously.]

- m. Colliers Owner Representative Letter

Colliers letter dated 9/28/20 for extended services was provided to the Committee.

5. Old Business

None.

6. New Business

None.

7. Adjourn

Mr. Kelly made a motion to adjourn the meeting at 7:45 p.m. and go into Executive Session for Committee members only. Mr. Egan seconded the motion, and it passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk