

## **PUBLIC BUILDING COMMITTEE**

### **Regular Meeting Minutes**

**June 6, 2022**

*Subject to Approval*

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, June 6, 2022, via Zoom.

Present – Chairman Ostop, Messrs. Salvatore, Egan, Burns and Dragulski; Mr. Kelly joined the meeting in progress

Excused – Mr. Derr

Guests – Tom Roy, Simsbury Town Engineer; for Simsbury Public Schools – Andy O’Brien, Jason Casey, and Neil Sullivan, Assistant Superintendent; for Jacunski Humes – Al Jacunski; for Tecton - Jeffrey Wyszynski, Justin Hopkins; for Arcadis – Jack Butkus, Senior Program Manager, and for O&G – David Cravanzola and Mark Sedensky, Preconstruction Manager; and for CES -Derek Bride

No public audience comments.

#### **1. Minutes of the May 2, 2022, Regular Meeting**

*Mr. Salvatore made a motion to approve the May 2, 2022, Regular Meeting Minutes, as written. Mr. Egan seconded the motion, and it passed with Mr. Burns abstaining.*

## **2. Simsbury High School Roof Replacement Project**

Mr. Jacunski advised the project is complete with final punch list review May 26<sup>th</sup> with outstanding landscaping completed and reinstallation of a fan motor.

### **a. Greenwood Pay Application #10**

*Mr. Burns made a motion to approve payment to Greenwood Industries, Inc. for Application #10 in the amount of \$101,831.62. Mr. Dragulski seconded the motion, and it passed unanimously.*

### **b. Budget Review**

Mr. Jacunski reviewed the budget of \$2,591,985; Greenwood's original contract was \$1,891,000 with a large deduct alternate re base sheet of \$101K; and 2 change orders for solar panel seams, replacement of 10 roof top units, Sunday premium work time, removal/ replacement of louvers, painting, access ladders adjustment for \$234,947; and a change order for additional OSHA railings with credit for unused allowances adding \$11K; Jacunski fees remained \$60,475 and \$7K for owner costs leaving a balance of \$487,877. He added costs for this bid in the current market would not be covered by this budget. Mr. Casey will move this to the Board of Ed for acceptance of completion. Members thanked Mr. Jacunski for his good work.

### **c. Jacunski Invoice #22168**

*Mr. Egan made a motion to approve payment to Jacunski Humes Architects, LLC for Invoice #22168 in the amount of \$1,180.00. Mr. Salvatore seconded the motion, and it passed unanimously.*

## **4. Latimer Lane Renovation**

### **a. Tecton Report**

Mr. Hopkins updated they have issued 50% construction documents building in 7 previously discussed bid alternates: geothermal wells, 2 related to site work, exterior storage shed, emergency generator capacity increase, flooring increase to rubber, and electronic loading gate at loading dock; they anticipate receiving

breakout costs. He said they are scheduled to complete 100% CDs end/July which should not interfere with bidding and O&G will provide an update. He noted they met with Bob Celmer at OSCG&R regarding an early phase procurement and O&G is formulating bid packages for long lead time materials, including roof membrane and insulation, electrical switch boards and panel boards, ductile iron pipe, and underground detention and associated piping; so by the time they are bidding the 100% bid packages that material will theoretically be available to not interrupt sequencing. He noted a plumbing fixture code modification typical for schools, e.g. typically for simultaneous use, 2500 occupants would require 52 toilets with the modification allowing for a lower threshold at 85% capacity; a meeting is scheduled with the Town building officials familiar with this practice prior to issuance of the building permit and returning to the State and he did not foresee a problem. Regarding early release for ductile pipe, Mr. Sedensky indicated a water line coming into the building requires pig iron which is difficult to find with a 12- month lead time currently.

b. Tecton Invoice #45101

***Mr. Egan made a motion to approve payment to Tecton for Invoice #45101 in the amount of \$140,045.63. Mr. Salvatore seconded the motion, and it passed unanimously.***

Mr. Dragulski requested seeing the 50% CD drawings; Mr. Hopkins agreed to distribute them.

c. Arcadis Memo

Mr. Butkus noted the big news the grant was approved in the Legislature in May. He added meetings with BOS and then BOF for supplemental funding showing the ability to pay and proceed with plans at OSCG&R – on May 17<sup>th</sup> BOF approved the application for \$1,364,624 indicating ability to pay at the design development estimate; they also learned the referendum passed last year stipulates an exact amount and it is necessary to go back to referendum for supplemental funding before signing trade contracts with O&G, so they would be signing for actual costs based on bids. He noted there are a number of items on the November ballot with no room for an item to be added for the referendum, so a stand-alone vote would be required to authorize the supplement; O&G will provide info on where that date might fall – the process would be to bid it, verify numbers through scope reviews,

O&G would present a guaranteed maximum price so the Town could begin the referendum process/vote, but also results in downtime between authoring GMP and approved dollars in order to sign contracts with O&G. Chairman Ostop noted this is a serious problem; Mr. Sullivan responded school closes June 10<sup>th</sup> and they have not currently planned on summer construction; Mr. Cravanzola agreed nothing can be done this summer aside from early packages to deal with longer lead time materials.

#### d. O&G Report

Mr. Sedensky continued that on the path of early procurement they will have roofing to begin construction this year, and electrical gear when needed next year; based on the 50% documents he will prepare a Phase 1 bid package for OSCG&R mid/end month for reimbursement following approval from PBC and BOE which the State generally turns around in 10 days; go out to bid for long lead materials 15 days to 3 weeks, shortened a couple of days; receive bids, scope people, early procurement packages, including roofing trade labor and material, stormwater detention basin, ductile iron pipe, switch boards and panel boards; then 50% CD documents July 8<sup>th</sup> with 2 week CD estimate and reconciliation for projected budget to present to OSCG&R for 30% reimbursement, BOE approval, State approval and go out to bid end/August to early September setting a 3-week bid time, which is quick. He continued bids come in end/September, scope reviews over 2 weeks at the same time PBC reviews bids, GMP established for PBC approval, the next day he sends out notices and begins receiving materials about mid/November for construction if under budget; if over budget 1 ½ months required for referendum asking bidders to hold their prices for 90-100 days. He noted there will be addendums as part of the process with very tight packages and bidders visiting the site and asking questions.

Mr. Butkus added if base bids come in at the existing appropriation and the alternates, e.g. the Town wants to go forward with geothermal wells, upgraded flooring, landscape items, etc. the possibility of getting the base scopes and waiting for alternates if the referendum passes. Chairman Ostop agreed that is an option.

Mr. Burns asked if State review timing is realistic at this time; Mr. Sedensky felt with everything in order and past experience that possibly 7 days but no more than 11 or 12 days maximum would be required. Mr. Burns asked about the schedule impact of the referendum and Mr. Butkus's described alternate, is there any other

way to get shovels in the ground. Mr. Butkus gave an example of not buying furniture and putting that money into construction. Mr. Burns was concerned if decisions need to be made before bid day. Mr. Butkus clarified the BOS wants the highest degree of confidence with numbers. Mr. Burns clarified is there a way to break up the contract so trades going early can sign contracts with FF&E going to referendum. Chairman Ostop responded the contract can be broken up to save time under the contract with O&G. Mr. Sedensky indicated if within budget they could prepare a GMP 1 allowing them to execute contracts for steel and concrete and begin work, but the risk is if the added funds are not approved. Mr. Burns asked if then the 33 days would disappear; Mr. Sedensky confirmed that. Mr. Butkus continued in order to proceed with early procurement packages they will require approval from PBC and BOE, if they can get to BOE by June 16<sup>th</sup>; with a special PBC meeting on June 20<sup>th</sup>; once they have the BOE date, they will schedule with OSCG&R. Mr. Sullivan confirmed this will not be a BOE agenda item on June 14<sup>th</sup> and deferred to experts as to whether PBC should approve this before BOE; Mr. Butkus will confirm with Mr. Sullivan. Chairman Ostop confirmed the availability of PBC members for a tentative meeting on June 20<sup>th</sup>; Chairman Ostop will email members of date options, June 20, 21, or 22.

## **5. Other**

Mr. Egan asked about the May minutes requiring formal approval of the list of alternates so nothing is held up in June; Chairman Ostop confirmed nothing is held up. Mr. Egan asked for a design team update on the basement mechanical room and whether it can be eliminated on the main floor. Mr. Hopkins advised some equipment can be relocated in the basement but does not make up for the room in the basement and there is an additional problem of using storage capacity that can be used elsewhere in the building with no reduction in sq. ft. and this is not an item calculated to the lower budget. He noted the 50% documents were issued but their new file server may not have provided it to PBC and they will send it. He also noted a focused clean energy type meeting will be coordinated with Messrs. Egan and Dragulski.

Mr. Salvatore asked about additional preconstruction line item budget numbers. Mr. Butkus confirmed Arcadis would continue with their monthly \$13,750 preconstruction rate and for additional construction a rate of \$12,318. Mr. Dragulski asked how many additional months. Mr. Butkus indicated all 3 consultants will have numbers at the special meeting in the summary document.

## **6. Old Business**

None.

## **7. New Business**

### **a. Tariffville and Central Partial Roof Replacement Projects**

Mr. Casey discussed the 2 projects that were part of the May referendum and they are getting on a BOS meeting agenda to discuss. He put an RFP for an architect out with PBC selecting the architect and move forward with the scope; the RFP date is July 8<sup>th</sup> and Chairman Ostop suggested discussion at the PBC July 11<sup>th</sup> meeting to get started.

Chairman Ostop noted the next regular meeting is scheduled for July 11th at 7 p.m. on Zoom.

## **8. Adjourn**

*Mr. Salvatore made a motion to adjourn the meeting at 7:47 p.m. Mr. Egan seconded the motion, and it passed unanimously.*

Respectfully submitted,

Janis Prifti

Commission Clerk