

PUBLIC BUILDING COMMITTEE

Special Meeting Minutes

September 12, 2022

Subject to Approval

Chairman Ostop called the Special Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, September 12, 2022, via Zoom.

Present – Chairman Ostop, Messrs. Salvatore, Kelly, Derr, Egan, and Dragulski; and Bill Clegg, with over 40 years of commercial/interior design and architectural expertise for various construction firms was introduced as a new sworn-in PBC member

Guests – For Simsbury Public Schools – Andy O’Brien, Jason Casey; Mike Luzietti, Principal, Latimer Lane School; and Neil Sullivan, Assistant Superintendent; for Simsbury Board of Finance, Chairwoman Lisa Heavner; for Tecton - Justin Hopkins; for Arcadis – Jack Butkus, Senior Program Manager, and for O&G – Dave Cravanzola and Mark Sedensky, Pre-Construction Manager

No public audience comments.

1. Minutes of the August 8, 2022, Special Meeting

The following revisions were made:

On page 4, under O&G Report on line 7, the spelling of “PAX” is corrected to “PACS”, and on line 8 the percentage “8.3% apart” is corrected to “1.38% apart”.

Mr. Kelly made a motion to approve the August 8, 2022 Special Meeting Minutes, as amended. Mr. Salvatore seconded the motion, and it passed unanimously.

2. Latimer Lane Renovation

a. Arcadis Report

Mr. Butkus reviewed Arcadis monthly report reflecting successful plan review meeting with the State on schedule, noting receipt last month of the State grant commitment letter; Mr. Sedensky will update Phase 1 bidding and trajectory of Phase 2 renovation work; there was somewhat of a delay due to State rescheduling and following the meeting the approval to bid letter arrived this morning and Mr. Sedensky will hit the street with Phase 2 bids tomorrow. He said overall design is shifting to the bid period and they have gotten through scope review meetings for material and roofing procurement. He continued critical work this month included award of early packages, receipt of approval to go out to bid, and ultimately when bids come in a likely funding adjustment toward a 2nd referendum for additional funds. He noted the critical item for PBC to work on this month is Phase 1 of procurement, which Mr. Sedensky will discuss tonight, and BOE information received this afternoon regarding timeline for approvals.

Mr. Derr asked if the operating windows previously discussed are included in the design. Chairman Ostop clarified that is a BOE decision. Mr. Derr asked Mr. Casey if those windows were included; Mr. Hopkins responded that in the exterior building drawing package there are operable windows built into every classroom.

b. Tecton Report

Mr. Hopkins updated that Tecton has been going through the 5 early bid packages for Phase 1 and Mr. Sedensky of O&G will provide a further update; these include roofing, switch gear purchase, generator purchase, ductile iron piping purchase, and underground detention system purchase. He noted as part of the PCR, they went through lengthy OSCGR pre-bid conformance review because there is a new member of the OSCGR team, including all documents/applications submitted for

the grant, schematic design, design development, and PCR. He said along with those prerequisite regulatory approvals, they received Simsbury approvals from the Fire Marshal and the Building Official, and Farmington Valley Health Dept. approval; these were in addition to PBC and BOE formal actions taken. He also included as part of their update the 8-page Architect's Scope Review Letter summarizing everything included, a written narrative of the scope of work, some of the procurement methods, as well as allowances O&G is building into overall bid packages. He noted the approval to bid letter was received this morning. Chairman Ostop asked if numbers were known for the 5 bid packages; Mr. Hopkins confirmed they have hard bids which are part of O&G's report, and in general were 9-10% below estimate values, but are not predictive of upcoming bids. Chairman Ostop asked if roofing came in below/above budget; Mr. Hopkins responded roofing was about \$127K under budget, switch gear about \$34K under budget; generator \$17K under budget, ductile iron piping \$6,800 under budget, and underground detention system \$17K under budget.

c. O&G Report

Mr. Sedensky reported early procurement bids were received August 25th for roofing, material, and labor; switch gear panel boards and dry transformers; ductile iron pipe; and the underground detention system. He held scope reviews for roofing, switch gear, and generator, and internally reviewed with bidders for commodity material. He included recommendation letters in the packet which included 2 roofing bids they wanted – Silktown Roofing at \$1,308,000 was the low and they are comfortable with their scope; and Greenwood Roofing; and also noted most of the existing roof will remain. He continued a generator purchase with Custom Electric was in the package with requested rigging but recommends Huntington Power which is about \$2K less with rigging. He noted receipt of 3 bids for switch gear with Custom Electric the low bid at \$319,700 and following scope review recommend their specified product. He added 4-5 bids were received for ductile iron piping and after internal review recommends Core & Main at \$26,677.72. He said 4 bids were received for underground detention systems with Core & Main and Ferguson Waterworks submitting the exact same bid and the manufacturer's rep advised they do not provide preferential pricing to vendors which is the basis of design with the same markup, both are reputable with no issues and it is a tossup who to select. Chairman Ostop noted O&G as CM makes that choice assuring they do the work properly; Mr. Sedensky will proceed to do

that with PBC approval noting it is just a purchase of material. Mr. Butkus added Mr. Sedensky has followed Town policy and paying attention to the State audit and flipping a coin has been used in the past and Mr. Salvatore recommended doing that with both parties present. Mr. Cravanzola clarified that tonight the letter for the underground detention system be modified to reflect selection will be made in the presence of both bidders. Chairman Ostop asked if approval is being requested for each award letter, which was done by CM's in the past. Mr. Butkus indicated it is consistent with every other building committee they work with and not inconsistent with a motion for a coin toss. Mr. Egan asked about the 2 roofing bids procedurally being enough; Mr. Cravanzola responded there is no requirement for 3 or more bids; Mr. Butkus added that for a public bid as long as they have any response they've met their obligation with no affect on audit. Mr. Derr noted these have all been advertised in compliance with requirements. Mr. Derr asked about Huntington Power and Custom Electric's bids in the package; Mr. Sedensky stated the bid was revised favoring Huntington's price. Mr. Sedensky noted for the generator purchase, it is needed to open Phase 1 of construction and will be out of warranty by the time the project is completed, and for an additional \$2K a 2nd year maintenance contract can be purchased as an alternate. Chairman Ostop believed that is a service charge under BOE. Mr. Derr felt it was a special circumstance and Mr. Salvatore added it is cheaper to do it now and common to do; Mr. Butkus added they are relying on this machine to keep the new addition online and the 2nd year warranty addition is warranted; Mr. Egan noted it does not change the 12-month warranty and should not require extra payment. Mr. Sedensky agreed the generator will be operational a year before the project is turned over and whether approved by PBC or not he will buy it to provide service for the year after, but it would be easier if PBC approved it with the alternate. Mr. Cravanzola queried about the approach in other work facets, e.g. food service equipment in place will be part of the substantial completion and part of the first phase, and whether extended warranties are being purchased for other parts of the job as he believed the State did not reimburse for that. Mr. Sedensky responded, excluding the generator as operational equipment, that typically when Phase 1 is turned over 12/23 the warranties do not begin until all phases are complete for the roof, mechanical equipment, electrical gear, and kitchen equipment. Mr. Butkus explained this is a maintenance contract not an extended warranty. Mr. Egan agreed this is beneficial for the overall project; Chairman Ostop suggested doing it with the package and members agreed. Mr. Cravanzola noted it needs to be included in the approval letter; Mr. Sedensky said the revised letter includes "plus any accepted alternate".

Mr. Salvatore made a motion to accept the recommendations for award as presented with the caveat that the underground detention system will be determined by a coin toss. Mr. Derr seconded the motion, and it passed unanimously.

Mr. Sedensky continued Phase 2 State approval and bidding with Town receiving approval today and they will be out to bid tomorrow allowing 4 weeks, but set for 3 weeks and hope not to push another week. He said they would be back before PBC at the 11/7 meeting with as many recommendations as possible; they have 21 bid packages in Phase 2 and will move through them as quickly as possible.

d. Arcadis Invoice #34317661

Mr. Derr made a motion to approve payment of Arcadis Invoice #34317661 in the amount of \$41,250.00. Mr. Egan seconded the motion, and it passed

e. O&G Invoice #586006

Mr. Derr made a motion to approve payment of O&G Invoice #586006 in the amount of \$18,760.00. Mr. Salvatore seconded the motion, and it passed unanimously.

f. TRC Invoice #547250

Mr. Derr made a motion to approve payment of TRC Invoice #547250 in the amount of \$2,023.75. Mr. Kelly seconded the motion, and it passed unanimously.

3. Meeting Date

Chairman Ostop noted bid packages going out now will have 4 weeks to bid; the next scheduled meeting is 10/3 and he suggested instead a meeting on 11/7 to review bids, determine alternates, and final project scope. He confirmed PBC agreement the October 3rd meeting not take place and that following the 11/7 meeting tri-Board meetings will be held with BOS, BOE, and BOF and then in December the BOS would set the January referendum date.

Mr. Egan asked if O&G expects the rest of the bids to come in 10% below estimates; Mr. Sedensky hoped so. Mr. Clegg asked Mr. Sedensky what they are seeing. Mr. Cravanzola responded that in the next week they are taking bids on a Torrington High School much larger project which would tell them more. Mr. Clegg asked if they have anything recently; Mr. Cravanzola responded they have some initial stuff for Torrington but it is a slightly different project; they also did a small private school with no direct comparison. Mr. Clegg asked what is the trend; Mr. Cravanzola responded things are currently not that predictable. Mr. Sedensky added that at the turn of the year they did an unoccupied school in Manchester and came in under budget – Torrington is also different and things change weekly. Mr. Clegg asked what this week looks like; Mr. Cravanzola responded they are getting some bids tomorrow for Torrington.

Chairwoman Heavner had no additional comments at this time.

4. Adjourn

Mr. Kelly made a motion to adjourn the meeting at 7:46 p.m. Mr. Salvatore seconded the motion, and it passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk