

## **PUBLIC BUILDING COMMITTEE**

### **Special Meeting Minutes**

**November 7, 2022**

*Subject to Approval*

Chairman Ostop called the Special Meeting of the Public Building Committee to order at 7:00 p.m. on Monday, November 7, 2022, via a hybrid in-person and zoom meeting.

Present – Chairman Ostop, Messrs. Salvatore, Clegg, Derr, Egan, and Dragulski

Guests – Tom Roy, Simsbury Town Engineer; for Simsbury Public Schools – Jason Casey; and Neil Sullivan, Assistant Superintendent; 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 September 12, 2022, Special Meeting**

The following revisions were made:

On page 1, under Present, for Bill Clegg, “various construction firms” is corrected to “various design firms”.

On page 6, “Chairman Heavner” is changed to “Board of Finance Chairman Heavner”.

***Mr. Salvatore made a motion to approve the September 12, 2022 Special Meeting Minutes, as amended. Mr. Clegg seconded the motion, and it passed unanimously.***

## **2. Latimer Lane Renovation**

### **a. Arcadis Report**

Mr. Butkus noted they have bids that are better than expected to be discussed this evening with the amount of overage less than they estimated and the 2<sup>nd</sup> referendum reduced. He said this relates to the base bid only with discussion of alternates to add to the total cost for Thursday's Tri-Board meeting. He indicated more detail on the construction effort with some work asked to start as soon as possible and introduced Zach Machold as Onsite Project Manager during the construction period. He said they would like PBC authorization to hit the street for testing lab services working with Mr. Casey and the CM to solicit the job and then bring award recommendation to PBC. Mr. Butkus confirmed this is separate from the actual bid CFI; Mr. Sedensky will go into budget detail and the rest of trade packages; the bottom line is numbers are less than originally expected; Mr. Sedensky added by about 8% less than the last estimate done before bidding. Mr. Butkus asked for consensus to publish the RFP for the testing lab services as it is something the project needs.

***Mr. Egan made a motion to authorize Arcadis to proceed with the RFP for Special Testing. Mr. Derr seconded the motion, and it passed unanimously.***

### **b. Tecton Report**

Mr. Hopkins noted Tecton's update sheet was provided in the meeting packet. He continued the bulk of conversation is about the revised bids. He said the packet contains the OSCG&R formal approval to bid for revisions at the September PBC meeting; they have gone through Phase 2 bids received 10/18 and 10/25 with the primary function of responding to bid RFIs and addendums for bidders and scope reviews conducted by O&G for Phase 1 early procurement and Phase 2. They will provide a description of project base bid vs. alternates consistent with previous updates; and Messrs. Bride and Hamel from CES will provide life cycle analysis for geothermal alternates. Mr. Hopkins clarified there are 8 add alternates, the first and largest is the partial geothermal well system, and alternates #2, 3, 4, and 5 various site components to hardscape outside the building #6 storage shed near

basketball court; #7 base flooring for classrooms and corridor linoleum vs. rubber add alternate and discussed with Simsbury School reps who are happy with the bids, so this is just information. He continued for #8 vehicle barrier gate at the loading dock which was part of the design but broken out. He noted 2 additional addendums, #9 and 10 are functions of O&G requesting bid extensions to hold the price an additional 45 days and should be able to accomplish authorization with original bid as listed in written update.

### c. O&G Report

Mr. Sedensky, Pre-Construction Manager, discussed O&G's memo from last week re entering into early bid procurement packages and are looking for formal approval with price. He said they also provided summary information based on Phase 1 and 2 bids in the letter, which has changed slightly since Friday with one low bidder pulling out late in the day. He said most important are critical Phase 2 bid packages listed in the 11/3 memo which require approval in order to begin end of this month. Phase 2 critical bid packages include: abatement and demolition, concrete, structural steel, aluminum entrances, drywall, general trades, food service equipment, fire protection, plumbing, HVAC, electrical, and sitework. He indicated a couple of bids were received in October, group reviews were held with multiple contractors and often multiple bidders verifying the scope of work and recommendations submitted 11/3 for these critical packages.

Mr. Sedensky discussed the Phase 2 critical masonry bid package and depending on alternates selected had a low masonry bid. He noted the low bidder backed out having made an error in their bid – Giliberto and Sons, LLC; a formal scope review was held verifying Mid State Mason Contractors, Inc.'s bid and award is recommended to Mid State. He said in order to proceed, they are looking for approval of the Phase 2 critical packages listed above; masonry is another \$933K. Mr. Sedensky indicated they received good bid coverage on most of the packages – site work has 7 bidders, demo and abatement 5.

Chairman Ostop asked if the CM saw people they would not want to work with and will there be a list available to PBC of who will work on the job with references. Mr. Sedensky confirmed that and indicated everything would be transparent regarding contractors they work with. The committee discussed the need for 2 motions.

***Mr. Salvatore made a motion to approve the subcontractors list for Phase 2 in the amount of \$23,365,745.00. Mr. Derr seconded the motion, and it passed unanimously.***

***Mr. Clegg made a motion to approve separately critical masonry award to Mid State Mason Contractors, Inc. in the amount of \$933,000.00. Mr. Egan seconded the motion, and it passed unanimously.***

Mr. Cravanzola noted the fees for GMP; Mr. Sedensky continued that a month ago PBC approved early procurement packages for switch gear, generator, underground detention system and issued contracts with some pipes showing up onsite that will be relocated. Also included in Phase 1 is GMP staffing and general condition costs allowing them to sign early procurement and begin work at month end. He noted Phase 1 GMP at \$1.9 Million, general conditions reimbursable at \$1.7 Million with bond and contractor insurance based on 5 contracts issued. Mr. Butkus indicated this is contained in contract language Amendment 1 and goes back to contract language with a motion needed for cost of trades and staffing and GC of \$3,744,282.

***Mr. Salvatore made a motion to accept Amendment 1 for Phase 1 contracts in the amount of \$3,744,282.00. Mr. Clegg seconded the motion, and it passed unanimously.***

Regarding \$23 Million and the change just approved for Phase 2 bidding, Mr. Sedensky confirmed that and indicated Phase 2 is critical, and while it does not include everyone, includes the majority for Phase 2 and authorizes O&G fees for Phase 1 with \$23 Million showing where we are regarding the next referendum. He noted the contractor summary of the established budget vs. the referendum passed last year vs. today; \$36,792,406 was the original amount providing a guaranteed \$31 Million price with no bid alternates; planned for discussion at the Tri-Board meeting this week is a minimum supplement requiring \$1,714,496 be included re early procurement packages, CM cost for Amendment 1, and critical packages along with masonry, stoll are below the original \$31 Million authorized and it is critical to get the trades moving. Mr. Egan noted that after tonight PBC will have authorized around \$27 Million and asked what is included in the remaining \$5 Million. Mr. Sedensky responded that the original budget was \$36,792,406 and is now at \$38,749,951; Mr. Butkus added with no alternates at

this point and delta of \$1.76 Million; authorizing roughly \$28 Million of the \$38 Million. Mr. Sedensky confirmed there are some non-critical bid packages in Phase 2, e.g. final cleaning, fire alarm. Mr. Salvatore noted \$2.9 Million trade contracts remaining and additional staff and GC components; Mr. Cravanzola added staffing and conditions are set and not going up from what is in Phase 1 GMP, but items based on trade work will incrementally change; Mr. Butkus confirmed there is better value with add/deduct for add alternates. Mr. Egan noted the sheet was helpful as the information showed \$2 Million missing. Mr. Butkus confirmed a change would be made for the record tomorrow and confirmed that \$1.7 Million is the delta for including alternates. Mr. Sullivan noted that the Tri-Board will meet on Thursday to make decisions about alternates before deciding what the referendum number is; the BOE will make a motion determining the alternates.

d. O&G Invoice #594683

***Mr. Derr made a motion to approve payment of O&G Invoice #594683 in the amount of \$20,260.00. Mr. Salvatore seconded the motion, and it passed unanimously.***

e. Tecton Invoice #45566 & #45618

***Mr. Egan made a motion to approve payment of Tecton Invoice #45566 in the amount of \$67,900.07. Mr. Derr seconded the motion, and it passed unanimously.***

***Mr. Derr made a motion to approve payment of Tecton Invoice #45618 in the amount of \$33,269.52. Mr. Egan seconded the motion, and it passed unanimously.***

f. TRC Invoice #541735

***Mr. Clegg made a motion to approve payment of TRC Invoice #541735 in the amount of \$17,222.94. Mr. Salvatore seconded the motion, and it passed unanimously.***

Chairman Ostop asked for any further discussion.

Mr. Butkus noted in reviewing PBC minutes that actions taken by PBC to approve O&G costs were made before final values were established and to put on the next meeting agenda a motion on the record with actual contractor values. Chairman Ostop asked that the motion be written and provided to PBC in advance.

### **3. Meeting Date**

Chairman Ostop invited discussion of the next meeting scheduled for 12/5 and whether it should be zoom or in person; members preferred to continue with the hybrid of zoom and in person meetings; Mr. Roy will check on the availability of the Town Library meeting room with the possibility of changing the meeting date.

### **4. Adjourn**

*Mr. Derr made a motion to adjourn the meeting at 7:42 p.m. Mr. Clegg seconded the motion, and it passed unanimously.*

Respectfully submitted,

Janis Prifti

Commission Clerk