

# **PUBLIC BUILDING COMMITTEE**

## **Regular Meeting Minutes**

**December 8, 2022**

*Subject to Approval*

Chairman Ostop called the Regular Meeting of the Public Building Committee to order at 7:05 p.m. on Monday, December 8, 2022, in a hybrid meeting in the Main Meeting Room at the Town Hall and via Zoom.

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

Excused – Messrs. Derr and Kelly

Guests – Tom Roy, Simsbury Town Engineer; for Simsbury Public Schools – Jason Casey; and M. Luzietti, Principal, Latimer Lane School; for Tecton - Jeffrey Wyszynski and Justin Hopkins; for Arcadis – Jack Butkus, Senior Program Manager and Zach Machold, Onsite Project Manager; and for O&G – Dave Cravanzola, Mark Sedensky, Pre-Construction Manager, and Jay Lucarelli, Project Manager; and Al Jacunski, Jacunski Humes via Zoom

No public audience comments.

### **1. Minutes of the November 7, 2022, Special Meeting**

*Mr. Salvatore made a motion to approve the November 7, 2022 Special Meeting Minutes, as written. Mr. Clegg seconded the motion, and it passed unanimously.*

### **2. Tariffville and Central Roof Projects**

#### **a. Proposed Budget Cost Estimates & Drainage**

Mr. Jacunski provided updates for both schools – they completed required roof sketches for the State filing; on 11/10 field reviews were conducted with exploratory test cuts and patching performed by contractor Silicon Roofing and Environment Services performed the sampling. For Tariffville they received positive samples for the majority of the roof, which includes 2 roof areas and increases the budget somewhat; the dome and adjacent roof had no problem. They completed initial layouts for both schools. For Central the original 1997 roof remains with no caulking sampling for PCBs required.

Mr. Jacunski discussed budgets and scope for each project. For Central 8,504 sq. ft. of roofing replacement with new 20-year EPDM at \$306,140; removal of existing roofing \$25,310; upgrade of 20-year to 30-year warranty with State only reimbursing for 20-year \$4,250; necessary addition of one roof drain eligible for reimbursement and recommended replacement of 8 existing drains at \$20k which are ineligible; and replacement of electrical conduit supports \$2,200 with actual line items \$32,340 with construction eligible \$337K for total construction cost of \$369,695; at 50% contingency of total project cost \$55,450 and their prorated fees and he is carrying about \$4K of owners costs; ineligible/eligible total costs including contingency \$451,520 with reimbursement rate for 2023 at 35.71% and \$129,139 back from the State and total cost to the Town \$323,381 for Central. Mr. Jacunski indicated the shaker roof is not part of this project. Mr. Casey indicated they have chosen to do the 20-year.

Mr. Jacunski continued with Tariffville which is more complicated with asbestos on 2 large roof sections, and they cannot use thick insulation because it will not mold to the dome and requires layering. He noted 31,844 sq. ft. of existing roofing is priced less due to economies of scale at \$1,082,700 and noted doubling of roofing costs in the last year in CT; removal \$111,450; warranty upgrade 20 to 30-year at \$42,310; add 2 drains and replace 3 existing eligible drains, 83 linear feet of new gutters and downspouts; replacement of non-OSHA compliant eligible dome skylight; 75 ft. of OSHA perimeter guardrail with any equipment within 10 ft. of roof edge has to be protected; eligible gas piping supports; non-eligible masonry chimney recommendation \$16K; painting existing rusted access ladder; removal of abandoned rooftop equipment, including curbs and flashing; ACM removal \$59K; and State of CT educational permit; resulting in ineligible \$65,164 and eligible \$1,298,440 and construction total \$1,363,604 with 15% contingency for the entire project pro-rated \$4,595 and owners costs for total project costs eligible/ineligible \$1,611,940 and if the full project amount is spent the State will give back \$478,643 with total cost to the Town of \$1,133,297..

**b. Jacunski Humes Invoices #22363 & 22364**

*Mr. Salvatore made a motion to approve payment of Jacunski Humes Invoice #22364 for roofing at Central School in the amount of \$4,950.00. Mr. Egan seconded the motion, and it passed unanimously.*

*Mr. Clegg made a motion to approve payment of Jacunski Humes Invoice #22363 for roofing at Tariffville School in the amount of \$8,550.00. Mr. Salvatore seconded the motion, and it passed unanimously.*

**3. Latimer Lane Renovation**

**a. Arcadis Report**

Mr. Butkus reported mobilization began last week with not enough construction to report yet. He noted the RFP for materials testing is on the street and due Friday with at least 3 responses expected and asked if PBC wants to act on that at the January meeting or have others review those proposals; the Committee agreed with that procedure. Regarding the budget, he noted BOE, BOF and BOS approval to go to referendum in January. No substantive budget changes since last month with only October data available to date. For 90-day look ahead, most notable is the groundbreaking ceremony and referendum vote for the total value followed by his putting together necessary paperwork for the State.

**b, Tecton Report**

Mr. Wyszynski noted they submitted a brief update that: trade scope reviews have been completed with O&G; they have the building permit; for WIP, they met with the School District and rest of the team identifying add alternates 2, 3, and 5 summarized in the handout with total additional appropriation that went through BOE and Tri=Board is \$2,261,837 up for referendum 1/7/23. He noted quite a few

meetings with BOE, BOF in public meetings. He noted a copy of the last presentation to BOF in the packet.

c. O&G Report

Mr. Cravanzola introduced Jay Lucarelli, Project Manager for construction with Mr. Sedensky managing Pre-Con. Mr. Sedensky presented the Phase 2 critical bids guaranteed maximum price previously authorized with water proofing requiring separate approval authorizing him to enter into a contract. He continued GMP is based on contracts for abatement, concrete, and masonry, and structural steel for critical trades through site work. He is also asking for approval to enter into the water proofing contract for \$45K. He noted previously approved contracts have been entered into. Mr. Butkus clarified that they need to have the contract amendment approved as official paperwork for the audit.

***Mr. Salvatore made a motion to accept the guaranteed maximum price amendment for \$25,956,335.00. Mr. Egan seconded the motion, and it passed unanimously.***

Mr. Sedensky continued they need to award Trinity Construction the water proofing contract. Chairman Ostop clarified O&G hires them, not PBC.

***Chairman Ostop made a motion to accept O&G's letter of 11/30/22 reviewed by the Public Building Committee and directs O&G to enter into a contract with Trinity Construction Group. Mr. Egan seconded the motion, and it passed unanimously.***

Mr. Lucarelli provided an update that they mobilized 11/28 at the school bringing in equipment, doing some grubbing and cutting some trees and beginning fencing for the trailer in December with power following. He will provide a copy of the schedule to PBC.

d. O&G Invoice #614241

*Mr. Egan made a motion to approve payment of O&G Invoice #614241 in the amount of \$18,760.00. Mr. Salvatore seconded the motion, and it passed unanimously.*

e. Tecton Invoice #45721

*Mr. Salvatore made a motion to approve payment of Tecton Invoice #45721 in the amount of \$25,962.00. Mr. Egan seconded the motion, and it passed unanimously.*

Mr. Butkus noted the need for additional contract motions.

*Mr. Egan made a motion to approve the owner's rep contract for Arcadis in the amount of \$328,070.00 as negotiated in September of 2021. Mr. Salvatore seconded the motion, and it passed unanimously.*

*Mr. Egan made a motion to approve the pre-construction scope work for O&G in the amount of \$175,500.00 as negotiated in December 2021. Mr. Clegg seconded the motion, and it passed unanimously.*

#### **4. Approval of Meeting Dates**

Chairman Ostop noted most meetings are the first Monday of the month, with a Wednesday meetings in September and January 2024. These dates are filed with the Town Clerk and require a motion. Mr. Clegg will be unable to attend February 7<sup>th</sup>. It was noted January 4<sup>th</sup> needs to be changed to January 11<sup>th</sup> and December should be for 2023, not 2022.

*Mr. Salvaatore made a motion to accept the proposed 2023 Meeting Dates, as amended. Mr. Egan seconded the motion and it passed unanimously.*

#### **5. Adjourn**

*Mr. Salvatore made a motion to adjourn the meeting at 7:37 p.m. Mr. Egan seconded the motion, and it passed unanimously.*

Respectfully submitted,

Janis Prifti

Commission Clerk