

PUBLIC BUILDING COMMITTEE

Special Meeting Minutes

January 22, 2019

Subject to Approval

Chairman Ostop called the Special Meeting of the Public Building Committee to order at 6:35 p.m. on Monday, January 22, 2019 in the Engineering Conference Room at 933 Hopmeadow Street, Simsbury, CT.

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

Guests – Messrs. LaClair and Shea; and for Downes Construction Company – Dave Heer, Pre-Construction Manager, Tracy Brennan, Estimator; for Kaestle Boos - Jennifer Mangiagli, Amy Moro, and Freddie Khericha; for CES Engineering - Mike Bouchard; for van Zelm – Bill Donald and Bob Mara; and Scott Baker, Principal of Henry James Memorial School and Anjanette Belmonte, Assistant Principal.

Excused - Mr. Walter due to illness.

Mr. Derr made a motion to take up first on the Agenda discussion of item 3. Henry James Memorial School Project – Phase III. Mr. Cortes seconded the motion and it was passed unanimously.

3. Henry James Memorial School Project – Phase III

- a. Project Update and Cost Estimate (to be distributed at the meeting) Review - Kaestle Boos Associates & Downes Construction

Mr. LaClair advised a brief memo in the Agenda package requires approval tonight by the BOE and this Committee prior to a review with the State tomorrow. He noted representatives from Downes and Kaestle Boos (KB) were present to provide their latest reconciled cost estimate as part of the motion and Ms. Mangiagli will show a video of how the spaces will look. Ms. Mangiagli showed in the video the designs for various project areas, including for student collaboration, multifunctions, work areas, booths for 4 people, areas with some fixed frame non-perforated acoustical panels, auditorium control booths and seating, and noted the furniture will

be in the next phase. She indicated they are working to finalize materials and colors. She provided some material samples of metal panels, two brick colors with the darker color using darker metal as recommended by the Design Review Board (DRB). Chairman Ostop confirmed that DRB was satisfied with the other design elements. Ms. Mangiagli indicated a general goal not to be too trendy with colors. A canopy overhang was discussed and Ms. Mangiagli noted no other overhangs in the area, it is not a main entrance, it is not a code requirement, and the Fire Marshall has signed off, so it was deemed not appropriate, although pathways for egress must be maintained.

Chairman Ostop noted all parties at this point have signed off and the need for a motion that PBC approves the final plans and project menu as prepared for bidding along with the cost estimates for the Henry James Memorial School Project.

b. Approval of Plans, Specifications & Cost Estimate for Henry James Renovation Project

At 6:55 p.m. Mr. Salvatore joined the meeting and Mr. Cortes left to attend another Town committee meeting.

Ms. Brennan of Downes handed out a 6 division summary, larger second page, and the schedule. Mr. Heer generally described the process, including estimate, reconciliation, and walk through with consultants resulting in a \$454K difference (2.3%); then a review with the architect, which are the documents for Committee approval tonight resulting in a \$168K adjustment. Mr. Heer said the construction cost would be \$19,627,811 and an owner soft cost of \$4,196,703 which anticipates a project cost of \$23,824,514. Mr. LaClair indicated the owner soft cost detail includes an owner's contingency of a little over one million (part of the \$4 million), almost 5.3%, based on the \$19,627,811 figure. Mr. Heer went over variances and the process used; add alternates were priced with a 4.5% swing depending on bid day results – if contingency items are not needed to cover bid day results, all of the add alternates could be gotten with no change in cost. Mr. Heer confirmed the reduction in contingency and escalation is due to the updated trade costs increasing after the first of the year. Chairman Ostop noted an ongoing project in Bloomfield with comparable numbers. Overall, Mr. Heer indicated confidence in the numbers and readiness to go out to bid February 6-8, and provided a draft schedule. Regarding updated security glazing, Mr. LaClair explained the important portion is ground level windows in the Library/Tech Ed wing so they don't have to be retrofitted with film, as required elsewhere.

Mr. Kelly made a motion that PBC approves the final plans and project manual as prepared for bidding along with the cost estimate for the Henry James Memorial School Project. Mr. Derr seconded the motion and it passed unanimously.

Chairman Ostop returned to the original Agenda.

1. Minutes of the December 3, 2018 Regular Meeting

Mr. Egan made a motion to approve the December 3, 2018 Regular Meeting Minutes, as written. Mr. Dragulski seconded the motion and it was passed unanimously.

2. Board of Selectmen Liaison Report – Cheryl Cook

Liaison Cooke was not present.

3. Henry James Memorial School Project – Phase III

c. Question on liquidated damages provision – Downes Construction

Discussion was tabled to the February 4th meeting.

d. Commissioning Provider Services Proposal & Update

Mr. LaClair indicated that contained in the package are the summary of results for the initial RFP 6 respondents with van Zelm and BV invited to also submit on the new State standards required for the project; Addendum #2 full scope; and requesting a formalized scope of work. Chairman Ostop noted van Zelm agreed to complete the commissioning reports within the time required.

Mr. Donald of van Zelm indicated the owners project requirements are mostly complete with one design review complete on the 26th and a second today - the OPR is almost complete with the commissioning specs for the latest drawings issued for design approval. He indicated the design team comments are mostly clarification and will be incorporated for the State. Ms. Mangiagli confirmed they prefer to incorporate the changes before bids go out on February 6th rather than to

do an Addendum and Mr. Khericha confirmed they would try to do that, rather than an Addendum. Mr. Khericha indicated the bid timing is right.

Mr. Salvatore made a motion to approve van Zelm perform Commissioning for the Henry James Memorial School Project. Mr. Derr seconded the motion and it passed unanimously.

e. Kaestle Boos Invoice #16018-04-4

Mr. LaClair confirmed the allowance markup at 10% and receipt of the land survey backup.

Mr. Derr made a motion to approve payment to Kaestle Boos for Invoice #16018-04-4 in the amount of \$447,334.55. Mr. Egan seconded the motion and it passed unanimously.

4. Eno Memorial Hall Renovations

Mr. Shea indicated this invoice is for acoustical panels.

a. NCA – Invoice #11

Mr. Derr made a motion to approve payment to NCA for Invoice #11 in the amount of \$511.50. Mr. Egan seconded the motion and it was approved unanimously.

Mr. Shea noted a contractor performance problem on the acoustical panel installation with work not completed in January due to contractor lack of pre-planning and shop drawings and submittals not approved; the contractor will now subcontract the work to install the acoustical panels in the auditorium; no fabric samples have been delivered to date that are acceptable. Mr. Shea noted they are working around the Eno events and no significant material storage area should be required for the work. He noted the \$5K savings with the rebidding of the project and contractor's good references. The Committee discussed notifying the bonding company regarding breach of contract and possible action with liquidated damages of \$500/day, but no payment has been made to date to the contractor. Mr. Shea advised the Town Manager of tonight's discussion.

Mr. Kelly made a motion to send a letter to the bonding company. Mr. Salvatore seconded the motion and it was passed unanimously.

5. SCTV Relocation

Remains on the Agenda.

6. Old Business

None.

7. New Business

Chairman Ostop noted the next Regular Meeting is scheduled for February 4, 2019 at 7:00 p.m. in the Board of Education Conference Room.

The Committee discussed the timing of holding a future meeting at Henry James.

8. Adjourn

Mr. Derr made a motion to adjourn the meeting at 7:30 p.m. Mr. Salvatore seconded the motion and it was passed unanimously.

Respectfully submitted,

Janis Prifti

Commission Clerk