

PUBLIC BUILDING COMMITTEE
TOWN OF SIMSBURY

Minutes of the Regular Meeting
March 4, 2024 – **AMENDED**
4/1/24

There being a quorum present, Chair DeIT called the Regular Meeting of the Public Building Committee to order at 7:05 p.m., conducted via Zoom. The meeting was streamed live on Simsbury Community Television.

Present

[g] Mr. David Soskin

[g] Mr. John Salvatore

[g] Mr. Michael Egan

D Mr. Ryan Burns

[g] Mr. Lucian Dragulski

[g] Mr. William Clegg

[g] Mr. Richard Derr

[g] Mr. David Moore

D Ms. Dagny Griswold

1 Guests

2 **Simsbury Engineering Department:** Thomas J. Roy, PE, Director of Public Works, Town
3 Engineer

4 **Simsbury Public Schools:** Jason Casey, Director of Infrastructure, Neil Sullivan, Assistant
5 Superintendent for Administration, and Mike Luzietti, Latimer Lane Elementary School
6 Principal

7 **Tecton:** Justin Hopkins, Architect and Rachel Pepin

a **Arcadis:** Zach Machold, Onsite Project Manager

9 **O&G:** David Pariseault, Project Manager and David Cravanzola

10 **Minutes Recorder:** Jessica Campbell, Administrative Secretary with WPCA

11

12 1. PUBLIC AUDIENCE

13 There were no public audience comments.

14 2. MINUTES OF THE JANUARY 8, 2024, REGULAR MEETING

1s *Mr. Moore made a motion to approve the February 5, 2024 Meeting Minutes. Mr. Clegg*
16 *seconded the motion, and it passed unanimously.*

11 **3. VOTING FOR OFFICERS**

18 *Mr. Salvatore made a motion to nominate Richard Derr for PBC Chairman, Mike Egan for*
19 *PBC Vice Chairman, and Ryan Burns as PBC Secretary. Mr. Dragulski seconded the motion,*
20 *and it passed unanimously.*

21 **4. LATIMER LANE RENOVATION**

22 **a. Arcadis Report**

23 Mr. Machold reported that construction has continued throughout the month of February.
24 Included in the report is a 90-day construction look ahead. There have been no major budget
25 changes; currently, they have expended 61.1% of the overall budget and 65% of the owner's
26 contingency. They're at 70.6% complete with the project. Mr. Machold stated that 35% of the
27 owner's contingency remains, with a balance of \$476,000. Mr. Pariseault shared that the CM
28 contingency stands at \$395,094, and projected the completion to take place in December of
29 2024.

30 **b. Tecton Report**

31 For the month of February, Mr. Hopkins reported a total of 10 new construction RFIs, for a total
32 of 251, and 6 new submittals, for a total of 436. There is an application for payment number 15
33 in the amount of \$1,118,742.59. Tecton has conducted meetings/work-meetings with Arcadis,
34 O&G, OAC, core project team, and Simsbury Public Schools. PBC approved FF&E and
35 technology package at February's meeting; the Board of Education similarly approved the
36 package. Tecton held a PCR Meeting with the State in late February and will be following up
37 with open items.

38 Mr. Hopkins shared that Tecton anticipates being able to turn over some areas [of the school]
39 after April vacation, which is ahead of schedule. While most of the furniture and the FF&E will
40 be purchased for installation at the conclusion of the project, interactive display boards will be
41 installed in order to facilitate the turnover.

42 **c. O&G Report**

43 Mr. Pariseault shared that Phase 2A has had significant progression; mechanical, electrical, and
44 plumbing systems are being installed, as well as the windows and classroom cabinets. Framing is
45 near complete with sheetrock. Building inspectors have been on-site multiple times to review
46 in-wall inspections of electrical and plumbing. Painting in the classrooms and hallways, as well
47 as flooring, is underway. Phase 2A is on track to be turned over the week of April vacation.

48 For Phase 2B, demolition is near complete. ACM demolition and encapsulation are near
49 complete. The mechanical, electrical, and plumbing rough-ins are in progress. The sheetrock in
50 the media center and surrounding rooms are underway, as well as forming and pouring the
51 concrete ramp. The punch list has been addressed. Tecton performed their inspections.

52 Mr. Pariseault disclosed there is \$395,000 left in the CM contingency, approximately \$36,000 in
53 CM allowances, and \$386,454 remaining in contractor allowances.

54 **d. Request for Purchase Orders**

55 Mr. Casey explained there is a purchase order request from Three-Way Communication for
56 licensing for access control server for the FF&E purchase of \$1,014.80.

57 *Mr. Egan made a motion to approve the purchase order for Three-Way Communication in the*
58 *amount of \$1,014.80. Mr. Salvatore seconded the motion, and it passed unanimously.*

59 Mr. Machold discussed the PO increase #1 to William B. Meyer, Inc.'s purchase order by \$800
60 for storage costs. This is based off increased billing and the total projected costs through August
61 2024, bringing the current purchase order amount to \$3,422.20.

62 *Mr. Salvatore made a motion to approve the increase of \$800 to the purchase order for*
63 *William B. Meyer, Inc. Mr. Moore seconded the motion, and it passed unanimously.*

64 e. Proposed Change Orders (PCOs)

65 *Mr. Moore made a motion to approve PCO-112 (R1) change of \$958 from owner's*
66 *contingency with no cost change to the project Mr. Egan seconded the motion with Mr.*
67 *Salvatore opposing. Motion carries.*

68 *Mr. Clegg made a motion to approve PCO-127 (R3) credit back to the project of \$1,370. Mr.*
69 *Moore seconded the motion, and it passed unanimously.*

70 *Mr. Salvatore made a motion to approve PCO-143 change of \$6,350 from the owner's*
71 *contingency with no cost change to the project Mr. Moore seconded the motion, and it passed*
72 *unanimously.*

73 *Mr. Moore made a motion to approve PCO-151 change of \$28,218 from the owner's*
74 *contingency with no cost change to the project Mr. Clegg seconded the motion, and it passed*
75 *unanimously.*

76 *Mr. Salvatore made a motion to approve PCO-152 at \$0 and no cost change to the project Mr.*
77 *Egan seconded the motion, and it passed unanimously.*

78 *Mr. Moore made a motion to approve PCO-167 (R3) change of \$4,217 from the owner's*
79 *contingency. Mr. Clegg seconded the motion, and it passed unanimously.*

s0 *Mr. Egan made a motion to approve PCO-174 (R) at \$0 and no cost change to the project Mr.*
s1 *Moore seconded the motion, and it passed unanimously.*

82 *Mr. Moore made a motion to approve PCO-175 (R1) change of \$2,791 from the owner's*
83 *contingency. Mr. Egan seconded the motion, and it passed unanimously.*

84 *Mr. Moore made a motion to approve PCO-177 change of \$1,631 from the owner's*
85 *contingency. Mr. Clegg seconded the motion, and it passed unanimously.*

86 *Mr. Moore made a motion to approve PCO-180 (R1) change of \$15,908 from the owner's*
87 *contingency. Mr. Egan seconded the motion, and it passed unanimously.*

ss *Mr. Moore made a motion to approve PCO-182 (R2) credit back to the project of \$217. Mr.*
89 *Egan seconded the motion, and it passed unanimously.*

90 Mr. Moore made a motion to approve PCO-184 at \$0 and no cost change to the project. Mr.
91 Egan seconded the motion, and it passed unanimously.

92 Mr. Moore made a motion to approve PCO-185 change of \$2,365 from the owner's
93 contingency. Mr. Egan seconded the motion, and it passed unanimously.

94 Mr. Egan made a motion to approve PCO-189 at \$0 and no cost change to the project. The
95 cost of this change order is \$3,099 and is being deducted from the CM contingency. Mr.
96 Salvatore seconded the motion, and it passed unanimously.

97 Mr. Salvatore made a motion to approve PCO-190 at \$0 and no cost change to the project. The
98 cost of this change order is \$1,828 and is being deducted from the CM contingency. Mr. Moore
99 seconded the motion, and it passed unanimously.

100 Mr. Moore made a motion to approve PCO-192 at \$0 and no cost change to the project. The
101 cost of this change order is \$3,884 and is being deducted from the CM contingency. Mr. Egan
102 seconded the motion, and it passed unanimously.

103 Mr. Moore made a motion to approve PCO-195 (R1) at \$0 and no cost change to the project.
104 The cost of this change order is \$16,961 and is being deducted from the CM contingency. Mr.
105 Egan seconded the motion, and it passed unanimously.

106 Mr. Soskin left the PBC meeting at 7:55 PM. The PBC meeting continued, as there was a
101 quorum.

108 Mr. Egan made a motion to approve PCO-196 at \$0 and no cost change to the project. The
109 cost of this change order is \$868 and is being deducted from the CM contingency. Mr. Moore
110 seconded the motion, and it passed unanimously .

111 Mr. Moore made a motion to approve PCO-198 at \$0 and no cost change to the project. The
112 cost of this change order is \$1,948 and is being deducted from the CM contingency. Mr. Egan
113 seconded the motion, and it passed unanimously.

114 Mr. Salvatore made a motion to approve PCO-199 at \$0 and no cost change to the project.
115 dollars). The cost of this change order is \$1,459 and is being deducted from the CM
116 contingency. Mr. Moore seconded the motion, and it passed unanimously.

111 f. Arcadis Invoice #34419537

110 Mr. Clegg made a motion to approve the payment of Arcadis Invoice #34419537, dated
119 2/26/2024, in the amount of \$13,318. Mr. Salvatore seconded the motion, and it passed
120 unanimously.

121 g. Tecton Invoice #47029

122 Mr. Clegg made a motion to approve the payment of Tecton Invoice #47029, dated 2/22/2024,
123 in the amount of \$57,413. Mr. Egan seconded the motion, and it passed unanimously.

124 h. Meyer Invoice #220-054008

125 Mr. Moore made a motion to approve Meyer Invoice #220-054008, dated 2/26/24, in the
126 amount of \$100.80. Mr. Egan seconded the motion, and it passed unanimously.

121 i. TRC Invoice #632900

120 Mr. Moore made a motion to approve TRC Invoice 632900, dated 1/31/23, in the amount of
129 \$9,946. Mr. Egan seconded the motion, and it passed unanimously.

130 j. TRC Invoice #636163

131 Mr. Clegg made a motion to approve TRC Invoice 636163, dated 2/20/24, in the amount of
132 \$7,997. Mr. Moore seconded the motion, and it passed unanimously.

133 l. O&G Pay Application #15

134 Mr. Moore made a motion to approve the payment of O&G Payment Application #15, dated
135 2/27/2024, in the amount of \$1,118,742.59. Mr. Egan seconded the motion, and it passed
136 unanimously.

137 5. Eno Memorial Hall HVAC Upgrade Project

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139 Mr. Roy, PE, Director of Public Worksffown Engineer, shared that on February 14, 2024, the
140 Board of Selectman discussed the Eno Memorial Hall HVAC upgrade and decided that, because
141 there is no grant or state funding, they took the Town Manager's recommendation and the project
142 will not go through the full PBC process. Mr. Roy offered to share updates about the Eno Project.
143 Chairman Derr declined to add the Eno Project to our agenda unless the Board of Selectmen
144 sends the usual letter of request with instruction to do so.

145 ADJOURNMENT

146 Mr. Moore made a motion to adjourn the meeting at 8:23 p.m. Mr. Dragulski seconded the
147 motion, and it passed unanimously.