

**South Windsor Public Building Commission**  
**Minutes**  
**March 11, 2020**

A regular meeting of the Public Building Commission was held on March 11, 2020 at 6:30 PM at the Orchard Hill Elementary School, 380 Foster Street, South Windsor. The following commission members were in attendance:

Public Building Commission Members Present: Matthew Beaulieu, Matthew Montana, Phil Koboski, Carol Kelley, and Edward O'Connell

Member Absent: Bernard Thomas, Craig Zimmerman

Also Present: South Windsor Public Schools Representatives Dr. Kate Carter, Patrick Hankard; Colliers International Representatives Chuck Warrington and Krishna Mistry; Moser Pilon Nelson Representatives Hugh Pearson and Dave Symonds; and Gilbane Representatives Marcus Brennan, Taylor Gladding and John Hawley; and Town Council Liaison, Erica Evans.

Chairman Montana called the meeting to order at 6:30 PM.

Approval of Previous Meeting Minutes: A motion was made by Mr. O'Connell, seconded by Mrs. Kelley, to approve the meeting minutes of the February 12, 2020 Public Building Commission meeting. Motion passed unanimously. (5-0)

Review of Correspondence/Communications and Comments from the Public: There were no communications.

Superintendent's Update: Dr. Carter noted that the district is celebrating the passage of the referendum for the new Pleasant Valley Elementary School with 85.5% of those voting, voting in favor. She commended the PBC for its role in contributing to the successful referendum, noting that the Orchard Hill project being completed on time and below budget, as well as the success of the two on-going projects, gives the community confidence. She relayed her concern regarding the recent closure of several districts in response to the Coronavirus, noting that if South Windsor did in fact close, she would need to consult with the state regarding a waiver of the 180-day school year requirement for at least Eli Terry in order to assist in keeping the construction on schedule. She advised that she would provide the commission with additional information as it was available.

Old Business

Phase Two (Eli Terry and Philip R. Smith) Updates: PRS & Eli Terry Construction Status: The commission members toured the PRS site prior to the meeting. Mr. Brennan and Ms. Gladding provided updates regarding interior and exterior work that is ongoing. Both projects are on schedule.

Review of Project Financials: Mr. Warrington advised that Eli Terry is tracking under budget with \$455,000 remaining, including all change orders that are being considered at tonight's meeting. Philip R. Smith is also tracking under budget with \$322,000 remaining including change orders that are being considered at tonight's meeting. He advised that Colliers is comfortable with the balances that remain.

Approval of Invoices: Mr. Mistry reviewed the invoices for Eli Terry. A motion was made by Mr. Beaulieu, seconded by Mr. Koboski, to approve the following invoices for the Eli Terry Elementary School in the amount of \$1,773,000.54. Colliers endorsed the payment of the invoices as presented.

<b><u>Company</u></b>	<b><u>Invoice No.</u></b>	<b><u>Date</u></b>	<b><u>Amount</u></b>
Gilbane Building Co.	15	3/6/20	\$1,665,830.29
Colliers International	5041	1/31/20	\$11,953.33
Moser Pilon Nelson	30712	2/29/20	\$19,657.38
Test-Con	10563	2/28/20	\$2,945.00
SES	2768	2/28/20	\$2,300.00
Digital Back Office	33034	2/6/20	\$70,314.54

Motion passed unanimously. (5-0)

Mr. Mistry reviewed the invoices for Philip R. Smith School. A motion was made by Mr. Koboski, seconded by Mrs. Kelley, to approve the following invoices for the Philip R. Smith Elementary School in the amount of \$1,161,758.40. Colliers endorsed the payment of the invoices as presented.

<b><u>Company</u></b>	<b><u>Invoice No.</u></b>	<b><u>Date</u></b>	<b><u>Amount</u></b>
Gilbane Building Company	18	3/6/20	\$1,037,535.86
Colliers International	5042	1/31/20	\$12,754.03
Moser Pilon Nelson	30711	2/29/20	\$16,983.00
SES	2769	2/28/20	\$2,300.00
Digital Back Office	33035	2/6/20	\$64,556.26
Tri-State Materials Testing	7073	2/3/20	\$3,594.00
Tri-State Materials Testing	7150	2/3/20	\$4,688.50
Tri-State Materials Testing	6990	2/9/20	\$8,996.00
Tri-State Materials Testing	6991	2/11/20	\$9,354.25
Tri-State Materials Testing	7209	2/1/20	\$966.50

Motion passed unanimously. (5-0)

Approval of Change Orders: Mr. Mistry provided information regarding the change orders being presented for approval. Mr. Warrington and the team responded to commission member questions.

- OS-006 – Alt#4 Concrete Walks in the amount of \$139,561.00
- OS-026-Abandoned Tar Drums in the amount of \$3,204.00
- OS-37-PE Storage Shelf in the amount of \$1,218.00.00
- OS-041 – Caulking of Cast Stone Head Joints in the amount of \$9,921.00
- OS-045 – SI#25 – Revised Clerestory at Media Center and Cafeteria in the amount not to exceed \$5,000. The original amount presented was \$23,631.00; however, a not to exceed amended figure was presented.
- OS-050-RFI#102 Added Subframes at Aluminum Doors in the amount of \$3,557.00
- OS-051 – Gym Flooring Change (Herculan MF 9-2) in the amount of \$30,461.00
- OS-062 – RFI #119 Added Circuit for Window Shade Motors in Gym in the amount of \$966.00
- OS-064-SI#28 Site Clarifications in the amount of \$4,709.00
- OS-066-Compatibility Issue at AVB to Roof Transition in the amount of \$10,487.00
- OS-067-Classroom Projector Discontinuation & PA System Rack Change in the amount of \$5,744.00
- OS-069-RFI #129 Epoxy Pavement Markings in the amount of \$3,162.00
- OS-070 – RFI #130 Added Transformers at Type C Light Fixtures in the amount of \$4,964.00
- OA-14 - Final Cleaning Buy Out Package (Carried amount in GMP) in the amount of \$48,730.00

Mr. Warrington provided additional information regarding the change orders presented. With regard to the gymnasium floor, he suggested that the commission adjourn to review the Orchard Hill gymnasium floor in order to make its decision regarding that change order. The basis of design floor amounted to \$14,680, whereas the Orchard Hill floor surface would cost \$30,461. The meeting was recessed so that commission members could review the materials in place on the gymnasium floor at Orchard Hill in order to make the final determination as to which material to approve. Upon their return commission members discussed the options and it was determined that the poured surface of the Orchard Hill gymnasium would be preferred over the basis of design.

A motion was made by Mr. Beaulieu, seconded by Mrs. Kelley, to approve the following change orders for Philip R. Smith School in the amount of \$222,954.00.

Motion passed unanimously. (5-0)

A motion was made by Mr. Zimmerman, seconded by Mr. Thomas, to approve the following change orders for Eli Terry Elementary School in the amount of \$56,519.00.

- OS-036-Millwork Revisions/Submittal Comments in the amount of \$2,513.40
- OS-053 – Gym Flooring Change (Herculan MF 9-2) in the amount of \$27,091.00
- OS-054 – Epson Projector Discontinuation & Replacement/IDF Room Rack in the amount of \$6,987.00
- OS-055-SI#38 – Cabinet Unit Heater at Alt 1 Classrooms in the amount of \$10,997.00
- OS-056-SI#41 – Kiln Power in the amount of \$4,922.00
- OS-057 – Axiom Trim at Media Center Radiant Panels in the amount of \$2,338.00
- OS-060 – RFI #108 Corridor Display Case Lighting in the amount of \$1,671.00

Motion passed unanimously. (5-0)

Approval of FF& E Quotes for Eli Terry: A motion was made by Mr. O'Connell, seconded by Mrs. Kelley to approve the following FF& E quotes for Eli Terry:

- Re-approve M.E. O'Brien's quote #19495 dated January 30, 2020 in the amount of \$22,000 for the stone/base work for the playgrounds.
- The Mercury Group quote #E1-103731 dated February 4, 2020 in the amount of \$24,864.00
- Dremel Digitalab's quote #1628877000038910000 in the amount of \$1,529.10

Mr. Warrington responded to commission member questions.

Motion passed unanimously. (5-0)

Approval of FF&E Quotes for Philip R. Smith:

A motion was made by Mrs. Kelley, seconded by Mr. Koboski to approve the following FF& E Quotes for Philip R. Smith in the amount of \$51,393.10.

- Re-Approve M.E. O'Brien's quote #19496 dated January 30 2020 in the amount of \$25,000.00 for the stone/base work for the playgrounds.
- The Mercury Group's quote #E1-103731 dated February 4, 2020 in the amount of \$24,864.00
- Dremel Digitalab's quote #16288700038910000 in the amount of \$1,529.10.

Motion passed unanimously. (5-0)

Philip R. Smith Ballfields: Mr. Warrington advised that he, Dr. Carter, Michael Maniscalco and Michelle Dixon met to discuss the commission's desire to move the fence and expand the multipurpose playground to accommodate a ballfield. He noted that following that meeting he believed that the town would fully support the plan. As such Mr. Warrington reviewed drawings for the ballfield taking into consideration space restrictions and wetlands. Following the review, he responded to commission member questions. The commission will be provided with additional information and pricing for its consideration at the April regular meeting.

Adjournment:

On a motion made by Mr. Koboski, seconded by Mrs. Kelley, the meeting was adjourned at 8:40 PM.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Ann M. Walsh".

Ann M. Walsh, Clerk