

South Windsor Public Building Commission
Minutes
December 9, 2020

A regular meeting of the Public Building Commission was held on December 9, 2020 at 5:00 PM virtually. The following commission members were in attendance:

Public Building Commission Members Present: Matthew Beaulieu, Phil Koboski, Matthew Montana, Edward O'Connell, Bernard Thomas and Craig Zimmerman

Member absent: Carol Kelley

Also Present: Dr. Kate Carter, Patrick Hankard and Darrell Crowley (SWPS); Chuck Warrington, Kate Turner and Krishna Mistry (Colliers); Hugh Pearson (Moser Pilon Nelson); Jim Barrett, Scot Woodin, Christopher Judd, (DRA); Marcus Brennan, Taylor Gladding and Katie Hurley (Gilbane)

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

Approval of Previous Meeting Minutes: A motion was made by Mr. Koboski, seconded by Mr. O'Connell, to approve the minutes of the November 18, 2020 regular meeting. Motion passed unanimously. (6-0)

Review of Correspondence/Communications: There were no communications.

Superintendent's Update: Dr. Carter advised that yesterday DRA shared images of the proposed Pleasant Valley School with PV staff and that it was very well received. In addition, the Board of Education was provided with drawings and were also extremely positive about the aesthetics of the building. At a community meeting tomorrow evening, Pleasant Valley parents will be provided with information regarding the construction, building appearance and safety protocols that will be in place during construction. A community forum will also be held next week for abutting property owners and neighbors which will also include information about the building's siting, and traffic pattern changes in the neighborhood. Dr. Carter also noted that there was a very productive meeting held with the Office of School Construction Grants (OSCGR) today at which the project professionals responded to questions about the PV project. It is anticipated that the Pleasant Valley School will be listed on the state's priority list this month.

Mr. Montana inquired as to whether the enrollment numbers have changed, to which Dr. Carter advised that demographers Milone & MacBroom provided updated projections to the board in November and were projecting slightly lower enrollment, but no dramatic change. The Pleasant Valley numbers remain unchanged.

Phase II (Eli Terry and Philip R. Smith): Mr. Warrington advised that the soil stockpiling is 99% complete and has been reviewed with the town. He is currently working on reducing the costs of materials that are required to cover the soils. The final grading plan for the old Orchard Hill are being completed.

Gilbane Building Company Update: Mr. Brennan reviewed recent drone photos of the Eli Terry site noting that all of the old subsoil has been removed and additional topsoil was brought to Eli Terry. Pavement has been placed for the backstop and ballfield area. Gilbane will be coordinating with Jeff Folger for the final grading and seeding as the weather permits. Ms. Gladding advised that the only remaining work at PRS is the remaining soils being removed and landscape work. She advised that they are completing the last punch list items and compiling close-out documentation. Both schools will have close out on commissioning items by the end of December.

Architect Update from MPN: Mr. Pearson advised that MPN is working on the completion of punch list items, reviewing as-builts and warranties and initiating a dialogue with Colliers and Gilbane to compile all final close-out documentation in order for the town to issue the Certificate of Occupancy. Mr. Pearson responded to commission member questions. Mr. O'Connell inquired as to the resolution for the lighting on the PRS exterior, to which Ms. Gladding advised that Gilbane has reached out to Griffin Electric to solicit their feedback as to the resolution of the issue.

OPM Report: Mr. Warrington noted that there are still some outstanding smallware items that they are waiting on from WB Mason and School Specialty, noting that he would be looking to meet with WB Mason to discuss ongoing delivery issues, together with the town. With regard to financials, Eli Terry currently has an available balance of \$285,000, and PRS has an available balance of \$42,000, neither taking into account CM contingencies to be returned. Mr. Warrington noted that although the PRS budget is tight, he did not believe the project is in danger of exceeding the budget.

New Business:

Approval of Invoices: Mr. Krishna Mistry reviewed invoices being presented for approval. A motion was made by Mr. Thomas, seconded by Mr. Zimmerman to approve the following invoices for Eli Terry in the amount of \$315,589.27. Motion passed unanimously. (6-0)

<u>Company</u>	<u>Invoice No.</u>	<u>Date</u>	<u>Amount</u>
Gilbane Building Co.	24	12/3/2020	\$ 307,744.21
Moser Pilon Nelson	30872	11/30/2020	\$ 3,900.00
Kittredge	330220	11/5/2020	\$ 1,358.40
Kittredge	321746	10/27/2020	\$ 209.39
Kittredge	321992	10/29/2020	\$ 3.88
Kittredge	321701	10/27/2020	\$ 77.34
Performance Health	93159396	11/3/2020	\$ 693.75
Staples	3462632826	11/22/2020	\$ 77.30
Design Professionals Inc	0887.P-1	12/3/2020	\$ 1,525.00

A motion was made by Mr. Zimmerman, seconded by Mr. Koboski, to approve the following invoices for Philip R. Smith School in the amount of \$114,679.86. Motion passed unanimously. (6-0)

<u>Company</u>	<u>Invoice No.</u>	<u>Date</u>	<u>Amount</u>
Gilbane Building Company	27	12/3/2020	\$ 104,858.53
Moser Pilon Nelson	30871	11/30/2020	\$ 3,000.00
Kittredge	330221	11/5/2020	\$ 1,358.40
Kittredge	321974	10/29/2020	\$ 3.88
Kittredge	321701	10/27/2020	\$ 77.34
Fun and Function (Misc. Smallwares)	456152	9/2/2020	\$ 1,058.33
School Health	3813886-03	10/12/2020	\$ 1,718.81
Demco	3150370	11/12/2020	\$ 1,079.57
Design Professionals Inc	0887.P-1	12/3/2020	\$ 1,525.00

A motion was made by Mr. Thomas, seconded by Mr. O'Connell, to approve the following invoices for Pleasant Valley Elementary School in the amount of \$183,792.50. Motion passed unanimously. (6-0)

<u>Company</u>	<u>Invoice No.</u>	<u>Date</u>	<u>Amount</u>
Gilbane Building Company	J09088.000.1	12/9/2020	\$ 35,480.00
SES	2970	11/30/2020	\$ 2,100.00

Drummey Rosane Anderson	4	11/30/2020	\$ 146,212.50
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Approval of Change Orders: Mr. Warrington reviewed change orders being presented for approval for Eli Terry Elementary School and responded to commission member questions.

Mr. Warrington provided additional details related to the Filter Return Change orders being put forth for both buildings, advising that it was installed per contract documents, is considered a betterment to the project and would not be eligible for state reimbursement because it would be considered a re-work. Mr. Warrington advised that from a maintenance perspective it is considered advantageous; however, suggested that the change order be revisited at a later date when more is known about the final budget numbers.

A motion was made by Mr. Beaulieu, seconded by Mr. O’Connell to delay approval of change order ATP-105 Filter Return Air Grilles to see where we stand financially. Motion passed unanimously. (6-0)

A motion was made by Mr. Koboski, seconded by Mr. O’Connell, to approve ATP 106 in the amount of \$351.00. Motion passed unanimously. (6-0)

OS/IS #	Description- Eli Terry	Amount
OS-105	ATP 105 - Filtered Return Air Grilles HOLD UNTIL LATER	\$ 26,703.00
OS-106	ATP 106 - Bond Reconciliation for BP 026A	\$ 351.00

A motion was made by Mr. Koboski, seconded by Mr. O’Connell to put OS-101 ATP-97 on hold. Motion passed unanimously. (6-0)

OS/IS #	Description – Philip R. Smith	Amount
OS-101	ATP 97 - Filtered Return Air Grilles HOLD UNTIL LATER	\$ 29,526.00

Approval of Langan proposals to provide third party environmental review for soils management: Mr. Warrington provided background information on the proposal advising that it was Colliers’ recommendation that given the current issue with soils on the Phase II schools and the complexities associated with Pleasant Valley, that the commission hire a third party environmental consultant to ensure concurrence with the environmental consultant. The fee is a not-to-exceed fee of \$10,000.

A motion was made by Mr. Zimmerman, seconded by Mr. O’Connell to approve Langan’s proposal dated November 20, 2020 in an amount not to exceed \$10,000. Motion passed unanimously. (6-0)

Approval of Moser Pilon Nelson’s request for additional services: Mr. Warrington reviewed the request for additional services to modify the grading plan at Eli Terry. He noted that the town has already approved the plan and that the add service would be in the amount of \$3,300.00. A motion was made by Mr. Koboski, seconded by Mr. O’Connell to approve Moser Pilon Nelson’s add service request for additional grading revisions at Eli Terry Elementary School in the amount of \$3,300.00. Motion passed unanimously. (6-0)

Phase III Updates:

OPM Report: Ms. Kate Turner reviewed the OPM report advising that the team spent a great deal of time reviewing the SD estimates and through that exercise did a very thorough value engineering exercise, all of which was accomplished without impacting the program or aesthetics of the building. As Dr. Carter indicated, the team presented renderings and information about the new Pleasant Valley to the board of education, Pleasant Valley staff as well as parent engagements. A pre-bid site walk was held with bidders for the hazardous buildings materials RFP. Responses for that RFP are due on December 17th. Ms. Turner reviewed the upcoming schedule of activities through January.

Presentation of the Schematic Design Estimate Analysis, Value Management Log, and Design Review Comments: Mr. Warrington advised that over the last five weeks the team has been executing the schematic design estimate reconciliation process. Both DRA and Gilbane had estimators review the documents in detail and derived at independent estimates based on the construction budget. The construction budget for Pleasant Valley is \$45.8M inclusive of fees and markups. Gilbane's estimate came in at \$48.6M and DRA's estimate came in at \$3.2M over budget, averaging \$3M over budget. Mr. Warrington noted that this was not abnormal for the schematic design phase. Following the estimating, a value engineering exercise was conducted and Colliers developed a listing of VE items for the commission's consideration and vote. Mr. Warrington noted the exercise did not cut programming, square footage, and is meeting the full educational specifications, with a full gymnasium. Mr. Warrington, Mr. Barrett and their teams reviewed in-depth the recommended value management items totaling \$2.2M and commission members considered and discussed the proposed items. Following the discussion, the following motion was made:

A motion was made by Mr. Koboski, seconded by Mr. Beaulieu to approve the Pleasant Valley project team to proceed to the design development phase based on the status of the reconciled estimate dated November 24, 2020 and recommended value management items dated December 4, 2020. Motion passed unanimously. (6-0)

Architect Report: Mr. Barrett reviewed a PowerPoint presentation that was provided to the board as well as the community, sharing renderings exterior and interior images of Pleasant Valley Elementary School and responded to board member questions.

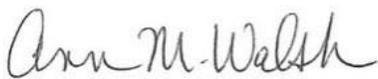
Executive Session to discuss CM pre-con fees if project is cancelled/postponed due to COVID: A motion was made by Mr. Zimmerman, seconded by Mr. O'Connell to enter into Executive Session to Discuss the Construction Manager's pre-construction proposal including Kate Carter, Patrick Hankard, Darrell Crowley, Liz Cole, Charles Warrington, Kate Turner and Katie Hurley. Motion passed unanimously. (6-0)

The commission adjourned the executive session by consensus.

Adjournment

On a motion made by Mr. Koboski, seconded by Mr. Zimmerman, the meeting was adjourned at 8:30 PM.

Respectfully submitted,



Ann M. Walsh
Clerk