

South Windsor Public Building Commission
Minutes
March 13, 2019

A regular meeting of the Public Building Commission was held on March 13, 2019 at 6:30 PM at the administrative offices, 1737 Main Street, South Windsor. The following people were in attendance:

Public Building Commission Members Present: Matthew Beaulieu, Matthew Montana, Carol Kelley, Edward O'Connell, Phil Koboski, Bernard Thomas (6:40) and Craig Zimmerman

Also Present: South Windsor Public Schools Representatives Dr. Kate Carter and Patrick Hankard; Colliers International Representative Chuck Warrington, Moser Pilon Nelson Representative Hugh Pearson; and Gilbane Representatives Karrie Kratz and Marcus Brennan.

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

Approval of Previous Meeting Minutes: A motion was made by Mrs. Kelley, seconded by Mr. O'Connell, to approve the minutes of the February 13, 2019 regular meeting. Motion passed unanimously. (6-0)

Review of Correspondence/Communications and Comments from the public: None.

Update from the Superintendent: Dr. Carter distributed the refreshed ten-year timeline document noting that the document serves to help inform the public of the journey of the elementary facilities projects. The timeline also includes updated enrollment numbers. She reminded commission members that the Eli Terry groundbreaking would be held on March 23rd. She remarked on the successful bidding results and praised the team for getting the word out about the upcoming projects, noting that the competitive bidding results have created a lot of opportunities for success. Specifically, the additional classrooms that have been proposed (two at Eli Terry and three at Philip R. Smith) will be able to be absorbed within the project budgets. Mr. Montana inquired whether the increased enrollment trends are continuing, to which Dr. Carter noted that there are 271 more K-5 students since 2015 and just since October 1 of this year, they have added 39 K-5 students.

Old Business

Phase Two Eli Terry and Philip R. Smith Updates

PRS Construction Phase I Update: Ms. Kratz advised that they are in the process of wrapping up asbestos abatement work on PRS and getting ready to begin the clean demo phase. The demolition of PRS will take place next week and is tracking right on schedule

Preliminary Bid Report for Eli Terry and Philip R. Smith: Ms. Kratz provided a report on the bid results stating that the estimate for PRS is \$1.4M under Gilbane's CD estimate. The project is tracking \$995,000 under the actual project budget. If the commission determines to accept Alternate #1, the addition of the classrooms, the cost for that would be \$760,000, well within the project budget. Ms. Kratz continued to review the bid results in detail and responded to commission member questions. She noted that Gilbane is very busy with the scope review process which will determine the final low bidder and are approximately 50% done with that process. She reviewed specifics regarding bids where there were special circumstances in determining the apparent low bidder and the disqualification of a bidder. One of the packages the low bidder neglected to include its DAS statement. In response to a question posed regarding whether Gilbane could simply go back to that contractor for the statement, Ms. Kratz

indicated that statutory language requires the rejection of the bid and that Gilbane has had a legal opinion specific to that question. In addition, she advised that the “Misc. Specialties” bid resulted in only one bid which was very high and Gilbane will be looking to rebid that package. She provided further rationale for that decision and noting that Gilbane will need to re-strategize and re-advertise that package. With regard to other packages that were over the specified budgeted amount, and whether Gilbane would seek to rebid them, Ms. Kratz noted that it is a delicate balance and needs to be reviewed on a case-by-case basis, but for the most part, Gilbane does not recommend going back out to bid in those instances as they’ve experienced bids coming in higher on the rebid. She noted that if there are large overages Gilbane needs to review and determine why and what are the clear driving factors. Ms. Kratz also advised that some contractors chose to pick one school over the other based on their abilities to do the work as well as their bid capacity. She noted that with both packages going out at one time they reaped significant savings. The commission will be voting to accept Alternate #1, the addition of classrooms, which ultimately will clarify the low bidder for some of the larger packages.

Eli Terry Elementary school’s CD budget was \$9,000 over the project budget. Through the bid process the Eli Terry building is now \$2.1M under budget. If the commission determines to accept Alternate #1, the addition of the classrooms, the cost for that would be \$584,058, well within the project budget. Ms. Kratz reviewed the particulars regarding the bid results. She noted that there were sixteen common packages between schools and that there was a nice local participation from South Windsor businesses on both projects. Ms. Kratz responded to commission member questions. In response to a question regarding what bids went to union/non-union contractors, Ms. Kratz advised that Gilbane could submit that at its meeting following the GMP.

Unfinished Business

New Business

Discussion Regarding Establishment of a Finance Subcommittee: It was decided to delay this discussion until the next meeting.

Approval of Invoices: A motion was made by Mr. Koboski, seconded by Mr. O’Connell, to approve the following invoices for the Eli Terry Elementary School in the amount of \$66,473.35. Colliers endorsed the payment of the invoices as presented.

<u>Company</u>	<u>Invoice No.</u>	<u>Date</u>	<u>Amount</u>
Moser Pilon Nelson	2009	2/28/19	\$54,338.92
Colliers International	42	1/31/19	\$8,855.69
SES	2486	2/28/19	\$2,000
Langan	55929	3/4/19	\$681.24
DTC	36535	2/13/19	\$597.50

Motion passed unanimously. (7-0)

A motion was made by Mr. Zimmerman, seconded by Mrs. Kelley, to approve the following invoices for Philip R. Smith Elementary School in the amount of \$362,287.68. Colliers endorsed the payment of the invoices presented.

<u>Company</u>	<u>Invoice No.</u>	<u>Date</u>	<u>Amount</u>
Moser Pilon Nelson	20908	2/28/19	\$39,821.26
Gilbane	6	2/28/19	\$296,796.89
Colliers International	43	1/31/19	\$9,233.04

Langan	55727	1/9/19	\$1,190.00
Langan	55930	3/4/19	\$11,772.02
SES	2487	2/28/19	\$2,000.00
DTC	36535	2/13/19	\$557.50
Hartford Courant	26030318000	12/31/18	\$916.97

Motion passed unanimously. (7-0)

Award of Third Party Storm Water Monitor Proposals for Eli Terry and Philip R. Smith Schools: Mr. Warrington reviewed the bid results for the storm water monitor proposals. Weston & Sampson was the low bidder on the proposals. There were ten bidders on the project. The total for both schools is \$39,260 and the budget was \$50,000 per school. He advised that Weston & Sampson was a well-qualified firm and that Colliers recommended the commission award the bid to them.

A motion was made by Mr. O'Connell, seconded by Mr. Koboski, to approve Weston & Sampson for storm water monitoring services in the amount of \$39,260.00 for both Eli Terry and Philip R. Smith schools. Motion passed unanimously. (7-0)

Award of Third Party Materials Testing based on CT DAS State Contracts: Mr. Warrington reviewed the contractors for materials testing that were on the CT DAS contractor listing, noting that Colliers had worked with most of them and would not hesitate recommending most of them for the job. He advised the commission that he did not believe they could do better by going out to bid. Mr. Warrington and Ms. Kratz provided background information on several of the contractors. Commission members discussed the contractors and the following motions were made:

A motion was made by Mr. Zimmerman, seconded by Mr. O'Connell to approve Testcon Inc. for Third Party Materials Testing for the Eli terry Elementary School based on CT DAS State Contract 16PSX0075. Motion passed unanimously. (7-0)

A motion was made by Mr. Zimmerman, seconded by Mr. O'Connell, to approve Tristate for Third Party Materials Testing for the Philip R. Smith Elementary School based on CT DAS State Contract 16PSX0075. Motion passed unanimously. (7-0)

Authorization for Gilbane to prepare the Guaranteed Maximum Price proposals for Eli Terry and Philip R. Smith to include alternate #1 to build the additional classrooms.

Ms. Kratz noted that a motion would be required to include Alternate #1 to build additional classrooms for both schools.

A motion was made by Mr. Thomas, seconded by Mr. O'Connell, to authorize Gilbane Building Company to construct the GMP proposals for Eli Terry to include Alternate #1 in the amount of \$584,058 and Philip R. Smith school to include Alternate #1 in the amount of \$760,126. Motion passed unanimously. (7-0)

Award Early Bid Package RTAs (Recommendations to Award) by Gilbane for Eli Terry and Philip R. Smith Schools: Ms. Kratz reviewed the recommendations to award the early packages as well as Alternate 1. Gilbane recommended the approval of the following packages after successful scope review:

Eli Terry Elementary School:

BP03A – Concrete : A motion was made by Mr. Montana, seconded by Mr. Thomas to award bid package BP03A – Concrete – in the amount of \$1,196,000 and also alternate #1 two classrooms including a corridor in the amount of \$31,600 to M.T. Ford Industries Inc. for the Eli Terry Elementary School. Motion passed unanimously. (7-0)

BP 023A & 022A – HVAC/Plumbing: A motion was made by Mr. Beaulieu, seconded by Mr. Koboski, to award the base bid for HVAC and Plumbing for the Eli Terry school in the amount of \$3,807,000 contingent on successful scope review to BG Mechanical and to approve Alternate #1 in the amount of \$90,000. Motion approved unanimously. (7-0)

BP05A – Steel: A motion was made by Mr. Montana, seconded by Mr. O’Connell, to award bid package BP05A – Steel – in the amount of \$1,497,500 plus add alternate #1 in the amount of \$35,620 to United Steel, Inc. for the Eli Terry Elementary School. Motion passed unanimously. (7-0)

BP31A – Site: A motion was made by Mr. Thomas, seconded by Mr. Koboski to award bid package BP31A – Site – in the amount of \$3,781,000 plus add alternate #1 in the amount of \$20,000 to Colossale Concrete, Inc. for the Eli Terry Elementary School. Motion passed unanimously. (7-0)

Philip R. Smith School:

BP 023A & 022A – HVAC/Plumbing: A motion was made by Mr. Koboski, seconded by Mr. Beaulieu, to award the base bid for HVAC and Plumbing for the Philip R. Smith school in the amount of \$3,750,000 contingent on successful scope review to BG Mechanical and to approve Alternate #1 in the amount of \$111,000. Motion passed unanimously. (7-0)

BP03A – Concrete: A motion was made by Mr. Koboski, seconded by Mr. Thomas, to award bid package BP03A – Concrete – in the amount of \$1,085,000 plus add alternate #1 in the amount of \$34,800 to M.T. Ford Industries, Inc., for the Philip R. Smith School. Motion passed unanimously. (7-0).

BP05A – Steel: A motion was made by Mr. Thomas, seconded by Mr. O’Connell, to award bid package BP05A – Steel – in the amount of \$1,475,000 plus add alternate #1 in the amount of \$50,000 to United Steel, Inc. Motion passed unanimously. (7-0)

BP31A – Site: A motion was made by Mr. Thomas, seconded by Mr. O’Connell, to award bid package BP31A – Site – in the amount of \$2,552,675 with no cost impact for alternate #1, to J. Iapalucco, Inc., for the Philip R. Smith School. Motion passed unanimously (7-0)

Approval of Design Professional Inc. proposal to draft sewer easement for Philip R. Smith

Mr. Warrington informed the commission that they are finalizing the required information for the sewer easement to Avery Street and that Colliers is requesting that the original surveyor of the property be hired to finalize the documents as they are the most familiar with the project and have the means to provide the necessary description. Mr. Warrington responded to commission member questions.

A motion was made by Mrs. Kelley, seconded by Mr. O’Connell, to approve Design Professional Inc. proposal to assist with crafting language for the Philip R. Smith Sewer Easement in the amount of \$1,950.00. Motion passed unanimously. (7-0)

Discussion and possible approval to purchase iPads for use by the PBC: Mr. Warrington reviewed three quotes for i-pads for commission members. Given the anticipated amount of paper for these projects going forward, it was recommended that the commission review a pathway to receive information digitally, though the purchase of i-pads. Mr. Warrington advised that there were multiple platforms that the members could utilize to share information with these devices. The school district would own the devices and once the project was complete, the PBC members would return the devices to the district. Mr. Warrington responded to commission member questions. There was a lengthy discussion regarding the cost of the individual devices and the interest of commission members to utilize them for this type of work. Given the expenditure, it was determined the best course of action moving forward would be to have the district's IT director, Doug Couture, attend an upcoming meeting to inform the members of the potential uses for the devices as well as the differences in available devices. Commission members did not wish to expend funds without fully vetting the capabilities of the devices and determining who among members would utilize them.

Discussion and possible action regarding bid packages recommended to be rebid: As Ms. Kratz explained while reviewing the bid packages, it is Gilbane's recommendation that the commission reject the bid package for "Misc. Specialties" and that package be re-strategized and re-advertised.

A motion was made by Mr. Thomas, seconded by Mr. Koboski, to reject bid package 10A Misc. Specialties for both the Philip R. Smith and Eli Terry schools. Motion passed unanimously. (7-0)

Mr. Zimmerman requested that a discussion be added to the next meeting's agenda regarding the ball fields at each of the two schools.

Ms. Kratz reviewed the SBE and MBE participations through the bid process and provided specific information on each of the two schools' current participation rates. Both projects are well exceeding Gilbane's goals for SBE/MBE participation. Ms. Kratz noted that Gilbane strategized to capture these businesses through set aside packages is very pleased with the participation. She indicated that she would continue to report out to the commission on these statistics.

Adjournment

On a motion made by Mr. Koboski, seconded by Mr. O'Connell, the meeting was adjourned at 8:50 pm.

Motion passed unanimously (7-0)

Respectfully submitted,



Ann M. Walsh, Clerk