

South Windsor Public Building Commission
Minutes
September 30, 2020

A special meeting of the Public Building Commission was held on September 30, 2020 at 6:30 PM virtually. The following commission members were in attendance:

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

Also Present: South Windsor Public Schools Representatives Kate Carter, Patrick Hankard and Tiffany Caouette; Colliers International Representatives Chuck Warrington and Kate Turner; Moser Pilon Nelson representatives Hugh Pearson and Henry Thomas (LRC), and Gilbane representatives Marcus Brennan and Taylor Gladding.

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

Review of Phase 2 (Eli Terry and Philip R. Smith) open items

Update on soils management

Mr. Henry Thomas, LRC, advised that he and Mr. Warrington met last week in the field of PRS with Planning & Zoning and town staff to review the plans for soil management at PRS. Moser Pilon Nelson and LRC modified the soil management plan and submitted to the town last Thursday. Mr. Thomas reviewed the conversations with the town and provided in-depth information regarding the soils management plans, making recommendations for the commission's consideration. Commission members, the professionals and the superintendent posed clarifying questions and discussed the plans in detail. Following a lengthy discussion, commission members decided to table a decision until the next regularly scheduled meeting.

A motion was made by Mr. Zimmerman, seconded by Mr. Koboski to table the decision on the grading plan until the next regularly scheduled meeting. Motion passed unanimously. (7-0)

Installation of bollards at emergency access drive on north side of Philip R. Smith: This agenda item was tabled until the next regularly scheduled meeting.

Review of monumental sign status: This agenda item was tabled until the next regularly scheduled meeting.

Other owner related requests (e.g. additional furniture, door operator changes, etc.): This agenda item was tabled until the next regularly scheduled meeting.

Review commissioning agent proposals for Pleasant Valley Elementary School and possible action to award or shortlist for interviews.

Mr. Warrington advised that three proposals were received for commissioning agent services for Pleasant Valley Elementary school: SES, Horizon Engineering Associates and BVH Integrated Services. He noted that SES is the current commissioning agent and had done Phase I and Phase II. He advised the commission that all three firms are qualified, and reviewed the fee proposals received: SES \$89,500, HEA, \$89,897 and BVH \$111,000. He noted that it was the

commission's decision as to whether they wished to interview firms, or appoint a firm. Following discussion, the following motion was made:

A motion was made by Mr. Zimmerman, seconded by Mr. O'Connell to award commissioning agent services to Sustainable Engineering Services. Motion passed unanimously. (7-0)

Review and possible approval of Pleasant Valley Elementary School floor plan, building massing and draft site plan to permit DRA to complete the schematic design documents.

Kate Turner reviewed the Macro schedule for Pleasant Valley Elementary School, noting that the schematic design will be completed by October 19th.

Architects Jim Barrett and Scott Woodin presented design options to the commission following meetings held with town staff, school staff and administration, providing background on the development of each design. In addition, Mr. Barrett provided follow-up information to commission members based on a question posed regarding Long Hill Road and that road being utilized for bus traffic. He advised that a consultant confirmed that Long Hill Road was adequate for bus traffic. In addition, the team met with the district's transportation coordinator who reviewed the plan and opined that Long Hill Road was adequate for bus traffic as well and provided additional insight into the traffic flow.

Following review, DRA presented design options B, G & H as the preferred options for Pleasant Valley Elementary School with Option B being a two-story scheme with courtyard; Option G a two-story hub & radial configuration and Option H – a two-story hybrid scheme. Option H is the preferred option of the building principal and the Superintendent. Mr. Woodin reviewed that scheme in-depth. Mr. Barrett and Mr. Woodin responded to commission member questions. Mr. Barrett noted that at the October 14th meeting DRA would update the committee on the further development of the plans and will be releasing the SD packages to estimators the week of October 19th.

Following the discussion, the following motion was made:

A motion was made by Mr. Zimmerman, seconded by Mr. O'Connell to approve scheme "H" for the conceptual floor plan, building massing and conceptual site plan for the Pleasant Valley Elementary School. Motion passed unanimously. (7-0)

Adjournment:

A motion was made by Mr. Koboski, seconded by Mr. O'Connell to adjourn the meeting at 9:07 PM.

Respectfully submitted,
Ann Walsh
Clerk