

South Windsor Public Building Commission
Minutes
October 14, 2020

A regular meeting of the Public Building Commission was held on October 14, 2020 at 6:30 PM virtually. The following commission members were in attendance:

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

Also Present: South Windsor Public Schools Representatives Kate Carter and Patrick Hankard; Colliers International Representatives Chuck Warrington and Kate Turner; Moser Pilon Nelson Representative Hugh Pearson; Drummey Rosane Anderson Representatives, Jim Barrett and Scot Woodin ; and Gilbane Representative, John Hawley.

Chairman Montana called the meeting to order at 6:33 PM.

Approval of Previous Meeting Minutes: A motion was made by Mr. O'Connell, seconded by Mr. Zimmerman to approve the minutes of the September 9, 2020 regular meeting and the September 30, 2020 special meeting. Motion passed unanimously. (7-0)

Review of Correspondence/Communications: There were no communications.

Superintendent's Update: Dr. Carter advised the commission that at its November meeting, the board will be provided with an enrollment report from Milone & MacBroom based on the October 1st enrollment. She advised that the district's numbers are below projections at all schools which is not unexpected due to COVID. Dr. Carter will be speaking with Milone & MacBroom regarding strategies for isolating the COVID factor in relation to enrollment.

Proposed Executive Session: Pursuant to C.G.S. Section 1-2006 (6) and 1-210(b)(5)(B) to reconvene discussions from the October 7, 2020 meeting for Construction Manager services.

A motion was made by Mr. Koboski, seconded by Mr. O'Connell to reconvene discussions for construction manager services including Kate Carter, Patrick Hankard, Charles Warrington, Kate Turner, Jim Barrett and Liz Cole. Motion passed unanimously. (7-0)

The commission adjourned the executive session by consensus.

Possible action to award Construction Manager services for Pleasant Valley Elementary School

A motion was made by Mr. Koboski, seconded by Mr. O'Connell to award construction manager services to Gilbane Building Company for the Pleasant Valley Elementary School subject to successful contract negotiations. Roll call vote was taken. Voting in favor: Mr. Montana, Mr. O'Connell, Mrs. Kelley, Mr. Koboski and Mr. Thomas. No members were opposed. Mr. Zimmerman abstained. It needs to be noted that while Mr. Beaulieu was in attendance due to technical difficulties and his vote was not cast. Motion passed 5-0-1.

Possible action to authorize schematic design estimating efforts by the Construction Manager services for Pleasant Valley Elementary School

Mr. Warrington advised that all respondents provided a separate fee for schematic design services as the schematic design will be coming out next week from DRA and while contract negotiations are finalized with Gilbane, they will need to proceed with the SD estimate.

A motion was made by Mrs. Kelley, seconded by Mr. O'Connell to provide schematic design estimating efforts for the Pleasant Valley Elementary School. Motion passed (6-0). Mr. Beaulieu had not rejoined the meeting due to technical difficulties.

Phase 2 – Old Business

PRS and ET Construction Status Updates: Taylor Gladding provided an update of PRS and displayed images of the progress on the ballfield area, noting that as of now Gilbane that site work is on hold until the soils matter has been resolved. PRS is 96% complete with all punch list items and hoping to be finished at the end of the month. Commissioning items are well underway and SES will come back on site to check the commissioning items on Election Day. Ms. Gladding responded to commission member questions.

Marcus Brennan thanked the commission for selecting Gilbane as the CM for Pleasant Valley. With regard to Eli Terry, he advised that the punch list is down to three items within the building. As with PRS, the fields are on hold awaiting a final decision on the soils matter. Commissioning is in very good shape. Chairman Montana thanked both teams for completing both schools on time and on budget even while adding multiple additional classrooms

Architect Updates (Moser Pilon)

Monumental Signs: Given that there were visibility issues with both of the monumental signs for the new school, Hugh Pearson provided images of adjustments to the signs; specifically, adding gold leaf to the letters in order to make them easier to read. Following the review and based on commission members' consensus, it was decided to design the PRS sign with a blue background, with the school's name in gold leaf and "Elementary School" in white lettering with black outline. The Eli Terry sign will remain with a green background and gold leaf lettering throughout the entire sign, with no black outline.

Additional Kitchen Equipment Request: Mr. Warrington advised that Greg King, Director of Dining - Chartwells, has requested an additional convection oven at each of the two new schools. The cost for each, including electrical, plumbing and gas, is anticipated to be between \$15,000 - \$17,000. In response to a question posed regarding available funds, Mr. Warrington advised that for Eli Terry there is \$103,000 available and \$139,000 at PRS. These figures include funds that have already been encumbered to address the soils and do not account for funds that will be returned to the project from Gilbane. He noted that the project could afford the expense, however, stated that he would come back to the commission with final costs at its next meeting.

In response to a question posed regarding when the last opportunity would be for additional changes, Mr. Warrington advised that once the building is occupied they try to close the project out, but that there are items that come up. Dr. Carter also reminded the commission that once the buildings are inhabited, needs will be found. Given COVID the teaching staff did not have several months of being able to be in the building prior to the opening and may find additional needs. Mr. Warrington advised that on September 27th staff were asked to create a list of outstanding needs and that he will meet with principals to review that list.

OPM Report: Mr. Warrington shared a brief report on the status of Phase 2 indicating that library books are 95% delivered, playgrounds have been installed and approved, punch list items are in good condition and owner training has been completed on both schools. In response to a question posed regarding the Frontline system, Mr. Warrington and Mr. Pearson indicated that the system was working well, although Ms. Gladding did report on a static issue that RNB is trying to address.

NEW BUSINESS

Approval of Invoices: Mr. Warrington reviewed the invoices being presented for approval. A motion was made by Mr. Zimmerman, seconded by Mr. Thomas to approve the following invoices for the Eli Terry Elementary School in the amount of \$323,977.65. Colliers endorsed the payment of the invoices as presented.

Company	Invoice No.	Date	Amount
Gilbane Building Co.	22	10/9/2020	\$ 177,867.67
Colliers PL	7129	8/31/2020	\$ 12,738.75
Colliers PL	7452	9/30/2020	\$ 5,138.22
Moser Pilon Nelson	30829	9/30/2020	\$ 12,618.63
Moser Pilon Nelson (Soils)	30831	9/30/2020	\$ 5,639.55
SES	2892	9/30/2020	\$ 900.00
Langan	57680	6/1/2020	\$ 2,065.00
Langan	57781	7/8/2020	\$ 27,047.83
Langan	57987	8/27/2020	\$ 5,074.69
William B Meyer	120-015416	7/31/2020	\$ 3,330.00
Hillyard	603966728	7/22/2020	\$ 18,202.99
Integration Partners	47125A	9/14/2020	\$ 2,490.00
School Specialty	308103622760	9/3/2020	\$ 793.26
School Specialty	308103653220	9/29/2020	\$ 3,403.42
School Health	3813880-01	9/4/2020	\$ 944.85
School Health	3813880-00	8/24/2020	\$ 4,541.63
HP Inc.	9010724789	9/11/2020	\$ 12,876.00
Lakeshore	3320460820	8/19/2020	\$ 356.04
Lakeshore	3317310820	8/19/2020	\$ 91.54
Lakeshore	3316260820	8/19/2020	\$ 23,618.13
BSN Sports	909965910	9/15/2020	\$ 530.20
Follett (Library Books)	711193B	9/28/2020	\$ 3,709.25

Motion passed unanimously. (7-0)

A motion was made by Mr. Koboski, seconded by Mr. Thomas to approve invoices for the Philip R. Smith Elementary School in the amount of \$190,663.75 Colliers endorsed the payment of the invoices as presented.

Company	Invoice No.	Date	Amount
Gilbane Building Company	25	10/9/2020	\$ 74,903.67
Colliers PL	7130	8/31/2020	\$ 11,741.75
Colliers PL	7453	9/30/2020	\$ 6,657.22
Moser Pilon Nelson	30828	9/30/2020	\$ 12,392.50
Moser Pilon Nelson (Soils)	30830	9/30/2020	\$ 6,360.45
SES	2893	9/30/2020	\$ 900.00
School Health	3813886-00	8/25/2020	\$ 4,433.84
School Health	3813886-01	9/4/2020	\$ 944.85
School Health	3813886-02	9/23/2020	\$ 107.78
HP Inc.	9010724790	9/11/2020	\$ 10,954.00
HP Inc.	9010663345	8/26/2020	\$ 2,132.00
Integration Partners	47125B	9/14/2020	\$ 2,490.00
M.E. O'Brien & Sons	C200999-CM	9/22/2020	\$ (1,240.00)

Langan	58068	9/10/2020	\$ 13,656.25
Lakeshore	5225150920	9/28/2020	\$ 356.04
Lakeshore	5225120920	9/28/2020	\$ 91.54
Lakeshore	5225000920	9/28/2020	\$ 32,945.78
Red Thread	842302	10/8/2020	\$ 8,114.20
School Specialty	3080103653219	9/29/2020	\$ 2,721.88

Motion passed unanimously (7-0)

A motion was made by Mr. Thomas, seconded by Mr. Koboski for Pleasant Valley Elementary School in the amount of \$79,459.73. Motion passed unanimously. (7-0)

Company	Invoice No.	Date	Amount
Colliers	7224	8/31/2020	\$ 6,606.49
Colliers	7494	9/30/2020	\$ 9,785.00
Drummeys Rosane Anderson	2	9/30/2020	\$ 62,662.50
Hartford Courant	24705258000	8/25/2020	\$ 405.74

Approval of Change Order: Mr. Warrington explained the change order being presented, advising that trade contractors are permitted submit change orders for bonding costs.

A motion was made by Mr. Koboski, seconded by Mrs. Kelley, to Eli Terry change order OS-096-ATP92 – Bond Reconciliation to date in the amount of \$5,195.00. Motion passed unanimously (7-0)

Approval of FF&E: A motion was made by Mrs. Kelley, seconded by Mr. Koboski to approve Kitteridge Equipment quote for additional shelving for pass through warmers and coolers in the amount of \$2,454.80 for Eli Terry Elementary School. Motion passed unanimously. (7-0)

A motion was made by Mrs. Kelley, seconded by Mr. O'Connell to approve Kitteridge Equipment quote for additional shelving for pass through warmers and coolers in the amount of \$2,454.80 for Philip R. Smith School. Motion passed unanimously. (7-0)

Addition to Agenda: Mr. Warrington requested an addition to the agenda. A motion was made by Mr. Beaulieu, seconded by Mr. Koboski to add an agenda item to the agenda: *Consider DRA's Add Service Request for additional Soil Samples.* Motion passed unanimously. (7-0)

A motion was made by Mr. Koboski, seconded by Mr. O'Connell to approve DRA's add service request to perform additional soil sampling for the Pleasant Valley Elementary School dated October 5, 2020 in the amount of \$5,060.00. Motion passed unanimously. (7-0)

Pleasant Valley Project Schedule and OPM report: Mr. Warrington advised that on October 21st DRA will deliver the schematic design documents and individual copies will be sent to commission members. He and Kate Turner will assist commission members in reviewing the plans. Commission members have been requested to email their comments to Kate Turner which then will be placed in a master review sheet for DRA's further review. The plans will be estimated by both Gilbane and DRA after which a reconciliation will take place to determine whether the project is on budget. .

Architect Report: Mr. Barrett opened his comments by advising the commission that after more than two decades Scot Woodin will be stepping down and pursuing new field of work. In recognition of his role and commitment to DRA and this project, he has been able to negotiate an extended period before

he leaves on February 1st. Mr. Barrett noted that this was important from a scheduling standpoint as by that date DRA will be well through the design issues and on to construction document preparation. Angel Khazadian has been attending all meetings, is apprised of everything and will be poised to start at that time.

Mr. Barrett provided an in-depth review of the schedule, progress over the last few weeks and key milestone dates for Pleasant Valley Elementary School. He advised that DRA met with town departments and reviewed site grading, elevations and parking with a view to achieving a balanced site. As was voted on by the PBC, DRA is focusing on “*Option H*” which is a partial two-story hybrid scheme. Mr. Woodin reviewed the progress developing the interior classrooms and refining those spaces in consultation with the building principal and teaching staff and in coordination with mechanical, electrical and technology requirements.

Mr. Barrett reviewed DRA’s recommendation relative to MEP systems. The two systems under consideration were a VRB/VRF system or a Chilled Beam System, both of which are highly recommended and would meet CT High Performance Building standards. It was recommended that the VRB/VRF system be utilized as had been utilized in the past three new school building projects and there was a significant investment in terms of institutional knowledge of those systems. Mr. Barrett indicated that he was seeking PBC consensus to move forward with investigating the VRB/VRF system, to which the PBC voiced their consensus.


Mr. Barrett also addressed DRA’s recommendation that infrastructures for a non-fossil fuel system be put in place in the schematic design drawings; specifically for Photovoltaics. He advised that there had been some discussion related to geothermal; however, there are significant up-front costs associated with geothermal and a 35-year payback period; whereas, Photovoltaics provide a 5-10 year payback period with limited up-front costs. DRA’s recommendation is to move forward with the infrastructure for the Photovoltaics and he requested commission members consensus, to which the PBC voiced their consensus.

Mr. Barrett and Mr. Woodin continued their review of the plans for Pleasant Valley and responded to commission member questions.

Adjournment:

On a motion made by Mr. Koboski, seconded by Mr. O’Connell the meeting was adjourned at 9:35 PM.

Respectfully submitted,



Ann M. Walsh, Clerk