

## **South Windsor Public Building Commission**

### **Minutes – Regular Meeting, August 10, 2016**

A regular meeting of the Public Building Commission was held on August 10, 2016 at 6:30 PM at the Administrative Office Building, 1737 Main Street. The following people were in attendance:

Members Present: Phil Koboski, Charley Lyons, Carol Kelley, Matthew Beaulieu, Matthew Montana, Edward O'Connell and Bernard Thomas

Also Present: South Windsor Public Schools Representatives, Dr. Kate Carter and Patrick Hankard; Colliers International Representative Tom Reichardt; Drummey Rosanne Anderson Representatives Scot Woodin and Angela Cahill and Gilbane Representative Nick Conti.

Chairman Koboski called the meeting to order at 6:30 PM

Approval of Previous Meeting Minutes: On a motion made by Mr. Lyons, seconded by Mr. Montana, the commission moved to approve the minutes of the July 13, 2016 regular meeting. Motion passed unanimously.

Review of Correspondence/Communications and Comments from the Public: No correspondence was reviewed.

#### Unfinished Business

Review of Updated Project Budget: Mr. Reichardt reported that there is a significant change in the budget projections as a result of four large items under consideration: the north and south canopies -\$250,000; color concrete -\$26,000; the fiber main from Foster Street to the building through Frontier -\$60,000; and the largest expense - the FF&E budget at an additional \$400,000. He did note, however, that the site is established and almost all of the rock on the site has been taken care of, which will have a positive impact on the remaining contingency.

At this time the projected contingency to be expended through January would be approximately 61% with remaining contingency at approximately 38% and as of July the total work that has been completed on the project is 27% of the construction cost. He noted that these numbers are projected out to January and that in January the team will be able to assess if additional purchases can be made. He noted that a decision needs to be made regarding the canopies as they would need to be purchased in order for installation to take place before the sidewalks are completed. In response to a question posed by Mr. Montana regarding Mr. Reichardt's comfort level with the current status of completion being 27%, he noted his comfort in expending funds on essentials, but would look to defer betterments until later in the project when the percentage of completion to contingency levels off.

Mr. Thomas questioned whether a 10% increase had been added to the project budget at the outset to consider a PLA, and if so, where those funds would be evident in the budget. Dr.

Carter noted that the budget for the project had been solidified prior to the discussions of the PLA and that the budget never contemplated the 10% addition for PLA. She noted that the 10% was a point of public discussion, but there was never an addition or subtraction for PLA or non-PLA.

In response to a question posed by Mr. Koboski regarding the progress of the \$90,000 rock removal on the site, Mr. Conti indicated that they have expended \$20,000 - \$25,000, noting that he anticipates there may be \$50,000 returned to the project once it is complete.

Review of Upcoming Construction Schedule (Gilbane): Mr. Conti reviewed the construction schedule in detail, providing background information on all areas of the project and the completion status. He reported that the overall project is still ahead of schedule and that following the update from a week ago, the project is showing an overall two-and-a-half week gain. Mr. Conti responded to commission member questions.

Dr. Carter requested confirmation from the design professionals that the project is currently on time and on budget, to which both Mr. Conti and Mr. Reichardt indicated their confirmation.

Discussion of Project Exterior Signage: Mr. Reichardt advised the commission that a small group of individuals met and reviewed the signage for the property. As a result of those meetings, DRA is working on a revised design for the Foster Street sign. He noted that some of the issues were size, orientation and type. Mr. Reichardt will report back to the commission on the progress of the redesign.

Discussion on Proposed North and South Canopies: Mr. Reichardt advised the commission that the canopy decision, which had been deferred, needed to be acted upon at tonight's meeting in order to continue to establish the front of the building. Mr. Woodin reviewed several images of the canopies that had been previously presented. He noted that the base contract included a wall mounted, building mounted translucent panel system with a steel frame, suspended from the building. The canopies were removed from the base scope of the project and bid as an add alternate. Mr. Woodin reviewed the alternate design in detail, which utilizes an aluminum frame rather than steel. Following his presentation, Mr. Reichardt noted that the team was looking for feedback from the commission to determine their interest in moving forward with this as a change order at a cost of \$250,000.

Commission members reviewed the design drawings in detail and provided feedback regarding the placement of the canopies, the protection provided to students, families and staff from the elements of weather, and the esthetics that the entry canopies provide on both the north and south entryways. There was some discussion regarding the length of the entrance from the student drop off to the doorway which was determined to be approximately 175 feet, or 125 feet from the cafeteria. The commission and team discussed student dismissals with Dr. Carter who questioned whether dismissal for students might be better handled from the cafeteria, but noted her deference to Principal Tortora. In that instance, she suggested that a functional gabled entryway should also be considered to that doorway in order to provide for more cover. In response to concerns raised regarding snow accumulation and run off, the team informed the commission that the panels would have gutters. In response to concerns as to whether the

panels were large enough to provide protection from the elements for enough students, Mr. Woodin noted that the design was not intended, nor is it typical, that it is a marshalling area underneath the canopy to protect the students.

Commission members and administration discussed the value of adding the north and south canopies back into the project. Dr. Carter remarked that DRA had conservatively held back things with the intention of funding them in the future and that they were trying to stay on plan, to which Mr. Woodin reminded the commission that the community, planning and zoning and board of education had already accepted the canopies.

Mr. Hankard confirmed his opinion that the exposure for large change orders is gone, noting that the project is 30% complete and that there will still be contingency if the commission approved these canopies. He noted that the project is in a great position and he encouraged the commission to look at this request very positively. He also noted that he spent two hours on the site on Monday and commended Gilbane, noting that it is the best run, cleanest, safest site that he has ever been on.

Commission members provided additional input on the design. Mr. Reichardt reviewed the financial information relative to this change order.

Following the discussion a motion was made by Mr. Montana, seconded by Mr. O'Connell to approve the installation of the north and south canopies for an amount not to exceed \$250,000. Motion passed unanimously.

Mrs. Cahill provided a brief overview of proposed colored concrete that will be presented to the commission at a subsequent meeting for its approval. She displayed images of a neutral palette of charcoal, medium and light tans to be used in various areas of the exterior. Commission members were in agreement with the proposed drawings.

## New Business

Approval of Invoices: Mr. Reichardt noted that he did not have specific comments regarding the invoices, but commended Gilbane for their attention to detail in this regard. He noted that Gilbane continuously walks the site to ensure that all charges are valid and adjusts invoices prior to providing them to the rest of the design team.

A motion was made by, EO seconded by MM to approve Invoice #14357 from Materials Testing Inc. dated 7/29/16 in the amount of \$7,872.00. Motion passed unanimously.

A motion was made by MB, seconded by MM to approve Invoice #16428 from Colliers Project Management Northeast dated 7/31/16 in the amount of \$14,355.00. Motion passed unanimously.

A motion was made by BT, seconded by EO to approve Invoice #12 from Gilbane dated 7/31/16 in the amount of \$1,983,831.34. Motion passed unanimously.

A motion was made by EO, seconded by CL to approve Invoice #23 from Drummey Rosane Anderson, Inc. dated 8/1/16 in the amount of \$22,950.69. Motion passed unanimously.

A motion was made by BT, seconded by MM to approve Invoice #25500 from Anchor Engineering dated 8/3/16 in the amount of \$507.00. Motion passed unanimously.

Discussion and Possible Action on Proposed Change Orders:

Mr. Reichardt and Mrs. Cahill described the need for the additional support.

A motion was made by Mr. Lyons, seconded by Mr. Thomas to accept OS # 41 – Added Veneer Support Angles for an amount of \$1,786.00. Motion passed unanimously.

Other Business: No other business was discussed.

Adjournment:

On a motion made by Mr. Lyons, seconded by Mr. O'Connell the meeting was adjourned at 8:20 PM.

Respectfully submitted,

Ann Walsh  
Clerk