

South Windsor Public Building Commission Minutes – Special Meeting – August 19, 2015

A special meeting of the Public Building Commission was held on August 19, 2015 in Room 106 at Ellsworth School, 1737 Main Street. The following people were in attendance:

Members Present: Carol Kelley, Charley Lyons, Matthew Montana, Jim Neary and Edward O'Connell

Also Present: SWPS Representatives, Dr. Kate Carter and Patrick Hankard, Colliers Representative Chuck Warrington, Drummey Rosane Anderson Representative Jim Barrett and, Gilbane Representative, Karrie Kratz.

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

OPM Report: Mr. Warrington reviewed the milestone schedule noting that on August 12 a Public Hearing was held with the Inland Wetlands Commission and the application was approved. Last night the Planning and Zoning second hearing was held and the application was approved with conditions. The WPCA application was filed today and a meeting will be held on September 1. At the September 22 meeting of the Board of Education Colliers will be requesting approval of the modifications to the Educational Specifications. A special meeting will be requested of the PBC on November 4 in order to approve the plans and specifications and Board of Education approval of the plans and specifications will be sought at their regularly scheduled meeting on November 10. Following approval Colliers will proceed with the Office of School Facilities to request the project go out to bid. He noted that the project is on schedule and he is confident that they will meet the future deadlines. He provided a recap of the modifications requested as a result of the inland wetlands commission. With regard to the Planning and Zoning hearing, one of the larger conditions was the request of an 8ft sidewalk, which initial estimates would cost approximately \$23,000, however, Colliers and the team are reviewing to determine the full impact. The commission also requested an additional 7 spaces near the POP and iPOP programs. Dr. Carter requested Colliers to provide specific dollar amounts to the conditions imposed by Planning and Zoning in order to keep the board apprised of the costs associated with features imposed by the commission, not originally budgeted. She also requested clarification on the spaces requested for the pre-k area inquiring whether the changes were required due to a lack of parking or perceptions regarding the program. She advised that unlike K-5 where parents are required to park, the POP and iPOP programs are run differently, in that staff meets parents at their vehicle. Mr. Barrett indicated that the portion of that meeting was not open to the public.

DRA Report: Mr. Barrett reviewed the conditions of the Planning and Zoning Commission approval including 1) additional parking in the Western lot where the iPOP and POP programs operate, 2) Along the Southern position of the property an 8ft walkway 3) Rooftop units need to be painted and 4) the elimination of plantings within the reserve parking. In addition there was a request, but he did not believe it to be a condition, for a basketball court within the site.

Prior to moving forward Mr. Neary questioned why the minutes were not included in the meeting agenda, noting that it was his understanding that the minutes would reflect that the Town Manager was going to be invited to this meeting to discuss PLAs. The clerk advised that as this was posted as a special meeting, the minutes were not added to the agenda. Mr. Neary disagreed with the posting of the meeting as a special meeting as it should have been posted as a regular meeting. The clerk advised that she had spoken with the Town Clerk and was advised that if the regularly scheduled meeting was cancelled, the meeting in its

place would have to be posted as a special meeting. Mr. Neary continued to note his disagreement to the call of the meeting and stressed that the minutes should have been at the meeting. Secondly, he noted that there was nothing under unfinished business and that he had asked the Town Manager to be here to discuss his position on PLAs. He requested that the commission suspend the regular order of business and go to unfinished business and come back to the regular agenda. The clerk advised Mr. Neary that because it is a special meeting the commission could not add anything to the agenda. Mr. Neary continued his disagreement and stated that the commission should go through the regular order of business. The clerk deferred to the vice chairman. The vice chairman questioned whether other PBC members had an opinion of Mr. Neary's suggested suspension of the meeting. There were no objections. The meeting moved to the approval of invoices.

APPROVAL OF INVOICES:

A motion was made by Mr. Neary, seconded by seconded by Mrs. Kelley to approve the following invoice:

- Invoice #11 from Drummey Rosane Anderson in the amount of \$165,278.09 representing professional services from July 1, 2015 to July 31, 2015.

Motion passed unanimously.

A motion was made by Mr. Neary, seconded by Mrs. Kelley to approve the following invoice:

- Invoice#14412 from Strategic Building Solutions in the amount of \$6,810 representing professional services from July 1, 2015 to July 31, 2015.

Motion passed unanimously.

The commission was presented with two invoices for legal services from Murtha Culina. Mr. Neary stated his objection to the invoices and questioned who hired Murtha Culina and who authorized them to investigate PLAs. Mrs. Kelley noted that Murtha Culina was the Town Attorney prior to Keith Yagaloff and it had been determined that they would stay on the project. In addition she surmised that the review of PLAs resulted from a discussion between Chairman Fitts and the Town Manager, however, noted that she was not certain. Mr. Neary stated that Keith Yagaloff should be the attorney representing the commission and noted that he objected to paying the bill until it can be verified who hired them and what they did to earn the money. A motion was made by Mr. Neary, seconded by Mr. Montana to table the approval of the Murtha Culina invoices until it can be verified. Discussion: Mr. O'Connell noted that in Hap's absence, it was difficult to respond to. Motion passed unanimously.

Mr. Neary noted that there was a brief discussion at the last PBC meeting regarding PLAs and that he had asked that the Town Manager be invited to the next meeting. He provided the commission with background information on PLAs, and on what they can do for the town. He relayed his concern with recent issues brought to his attention regarding the firehouse, which was not a union job, and difficulties with getting contractors back to fix issues. It was noted by Mrs. Kelley and Mr. O'Connell that those issues were never brought back to the commission for them to address and were handled in-house. In summary, Mr. Neary indicated that it seemed appropriate to him that the commission provide for a 15 minute presentation by the PLAs at its September 9 meeting and that the Town Manager be invited to attend as well. A motion was made by Mr. Neary, seconded by Mr. Montanta to allow the union building and construction trades to make a presentation at the next regularly scheduled Public Building Commission meeting to be held on September 9, 2015. Discussion: It was noted that in the meantime we will talk with Hap and the Town Manager. Motion passed unanimously.

Opening of Proposals for Independent Third Party Structural Review: Mr. Warrington opened and read the bid proposals aloud:

1	Freeman Companies LLC, Hartford, CT	\$9,400.00/Hourly rate \$175
2.	e2 Engineers, New London, CT	\$9,750/Hourly rate \$155
3.	DiBlasi Associates, Monroe, CT	\$17,500/Hourly rate \$155
4.	Macchi Engineers, Hartford, CT	\$4,500/Hourly rate \$150
5.	GNCB Engineers, Old Saybrook, CT	\$9,200/Hourly rate \$100
6.	CLA Engineers, Norwich, CT	\$9,700/Hourly rate \$125
7.	GM2 Associates, Inc. Glastonbury, CT	\$25,000/Hourly rate \$115
8.	Loureiro Engineering Associates, Plainville, CT	\$17,750
9.	Weidlinger Associates, New York, NY	\$11,250/Hourly rate \$138.33

Mr. Montana questioned whether there were funds budgeted for this expense, to which Mr. Warrington advised that \$15,000 was budgeted. It was determined that the commission would award the bid at its next regularly scheduled meeting, which is September 9, 2015. Mr. Warrington advised that he would be reviewing the bids with Chris Dougan to see if he has any recommendations and will share the recommendations at the next meeting.

Approve Independent Third Party Code Review Firm: Mr. Warrington made the commission aware of a difficulty with the third party code review RFP in that it required a licensed certified building official. He noted that the only bidder that meets that qualification is the highest bid at \$21,500. He conferred with Murtha Culina regarding the fact that his review of the bids would have awarded the bid to Craig Smith, the lowest bidder, who is not a licensed certified building official. He advised that as it is not a statutory requirement and given the differences in pricing, it would be Collier's suggestion to rebid the job without that requirement. The commission has the right to cancel the RFP and reissue it with different qualifications that don't require a building official license. Mr. Warrington noted that he had reviewed this potential change with Chris Dougan, who has the local authority to issue a building permit and was in agreement with reissuing the bid. Following further discussion the following motions were made.

A motion was made by Mr. Neary, seconded by Mrs. Kelley to cancel RFP#1415-001. Motion passed unanimously.

A motion was made by Mr. Neary, seconded by Mr. O'Connell to reissue the advertisement for the Third Party Code Review. Motion passed unanimously.

There being no other business being brought before the commission, the meeting was adjourned at 7:45 PM.

Respectfully submitted,

Ann M. Walsh
Clerk