

**South Windsor Public Building Commission
Minutes – Special Meeting January 26, 2017**

A special meeting of the Public Building Commission was held on January 26, 2017 at 6:30 PM at the Administrative Offices, 1737 Main Street, South Windsor. The following people were in attendance:

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

Also Present: Colliers International Representative Tom Reichardt; DRA Representative Angela Cahill; and Gilbane Representatives Nick Conti and Taylor Gladding.

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

Prior to moving to the change order discussion, Mr. Reichardt advised the commission that there was a \$70,000 savings on the procurement of the canopies which will go back into the available funds, which are now above \$1M.

Discussion and Possible Action Regarding Proposed Change Orders: Mr. Reichardt provided background information on the details of the change order OS#81 - Additional Receptacles for Charging Stations for an amount of \$42,033.00. He advised that Chromebooks will be provided to every student and that the charging cabinets will serve to store and charge them. He advised that this request is in full coordination with the technology package which is currently under review by the state. He noted that there will be a credit change order presented at the next meeting for \$12,921 which is the allowance that Gilbane was carrying in their contract. Mrs. Cahill provided additional information regarding the stations, noting that they were not in the original technology plan; however, they were recommended in coordination with the district IT Director, Doug Couture. The cost per classroom is approximately \$1,600. The space that is being utilized for the cabinets had been planned for general storage. The Principal and IT staff reviewed the design and were in agreement. Mr. Reichardt and Mrs. Cahill responded to commission member questions. There was some discussion as to whether the stations needed a dedicated circuit. The team advised the commission that after much discussion, it was determined that the anticipated peak load of the charging station would require the dedicated circuit.

A motion was made by Mr. Montana, seconded by Mr. O'Connell, to accept OS#81 – Additional Receptacles for Charging Stations for an amount of \$42,033.00. Motion passed unanimously.

Discussion Regarding Minority Hiring on the Job Site: Mr. Thomas posed questions to Gilbane regarding recent reports that commission members received about the CHRO minority employment requirements which appeared to differ. He questioned whether the actual workforce itself served to address the requirements or whether the minority business itself served to meet the requirement. Mr. Conti noted his understanding that it is the business itself and not the number of actual minority workers. Mr. Thomas requested clarification on several individual companies and their workforce. He also questioned CHRO's approval process, noting that there were many companies that have not received approval of their plan from CHRO. Mr. Conti reviewed the approval statistics noting that 21 contracts were deemed

eligible, 15 contracts had been submitted, 1 contract was approved, 3 contracts were sent back and 10 contracts that have not been approved are over 120 days old, at which time Gilbane receives authorization to conditionally release to the subcontractor the 2% that was being held back. The condition was that the contractor is obligated to provide additional information to CHRO if and when requested. Mr. Thomas questioned whether the commission or town should be concerned regarding the contracts that are over 120 days old and that most likely would not be approved prior to the completion of the project, to which Mr. Conti indicated that he did not know how it would affect the town. He noted that the only requirement is that each subcontractor puts in a good faith effort to meet the minority recruitment requirements and demonstrates that they have tried. He also noted that this is the first municipal job to fall under the new CHRO regulations.

Mr. Koboski noted that there was a discrepancy in reporting and questioned who was responsible for monitoring the data. Mr. Conti noted that he and Taylor Gladding combed through the reports based on questions received and could confirm that based on submitted plans they are tracking \$1.86M for Small Business Enterprise (SBE) and \$1.36M for Minority Business Enterprise (MBE), for a total of \$3.2M, of which the overall goal is \$2.2M.

Adjournment

On a motion made by Mr. Montana, seconded by Mr. O'Connell, the meeting was adjourned at 7:30 PM. Motion passed unanimously.

Respectfully submitted,

A handwritten signature in cursive script, reading "Ann M. Walsh".

Ann M. Walsh
Clerk