

South Windsor Public Building Commission

Minutes – Special Meeting – May 2, 2016

A special meeting of the Public Building Commission was held on May 2, 2016 at 7:30 PM at the Administrative Office Building, 1737 Main Street. The following people were in attendance:

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

Also Present: South Windsor Schools Representatives Dr. Kate Carter, Patrick Hankard; Colliers International Representatives Charles Warrington and Tom Reichardt; Drummey Rosane Anderson Representative Scot Woodin,; Gilbane Representatives Karrie Kratz and Nick Conti; and Board of Education Chairman, David Joy.

Chairman Koboski called the meeting to order at 7:30 PM

Superintendent's Report Artwork for Construction Fence: Dr. Carter provided the commission with a mock-up of the 25ft fence line artwork for their input. The mock-up included student artwork of the construction site. She requested that commission members provide her with feedback.

Discussion and Possible Action Regarding Exterior Concrete Block Types: Mr. Warrington provided a recap of the decisions made to date regarding the materials chosen for the facade of the building in response to questions that had recently arisen regarding the palate choice. He advised that about one year ago, based on square foot unit prices, a value engineering decision was made to utilize a combination of split faced block and CMU, rather than brick, realizing a savings of \$328,000. Multiple iterations of color schemes were reviewed and brought to the PBC as well as the Board of Education in order to vet the color scheme choices. Ultimately the design was approved by the Board of Education and Public Building Commission with the permission to submit a request to bid from the State of CT Office of School Construction Grants. He noted that given recent concerns voiced regarding the facade, the entire team was available to hear and discuss those concerns. As the Owner's Representative, he noted that Colliers job was to provide information to allow the commission to make informed decisions. He noted that he had shared Mr. Montana's email comments with DRA regarding the design color scheme. He introduced Mr. Conti to review potential scheduling impacts if a change were to be made at this juncture.

Mr. Conti provided a detailed review of the scheduling impacts involved in changing the exterior block color at this time in the project, noting that the substantial completion for the project, which was estimated to be in March 2017, could potentially be pushed back to the end of May 2017 due to many contributing factors. He also reviewed the potential cost impacts and other likely difficulties that would be encountered if a change in the exterior color were made.

Mr. Woodin reviewed the attributes of the current design, the differences in the materials that were considered for the façade, as well as the comments provided by commission member Matt Montana via email. Following Mr. Woodin's review, commission members provided their input regarding the façade colors, several making suggestions to provide for a warmer appearance. Mr. Woodin advised that at the time of design, the block manufacturer was unknown and that sample palettes were provided. He also noted DRA's general understanding that they had received a favorable consensus on the design from the commission. Mr. Montana noted his understanding that the commission would have had an opportunity to see the color palettes once the contractor had been awarded the bid and expressed his disappointment that given the timing now, nothing was able to be done about the color.

Dr. Carter remarked that she had the opportunity to view the mock-up that had been provided at the site and found it to be more pleasing than in the drawings. She also relayed her concern with an 8-week delay in the project given the repercussions on the redistricting of the town, closing a school and the next phase of the plan.

Chairman Joy relayed his opinion that the exterior of the building was cold. He relayed his concerns regarding the impact of changes at this time to the cost and timing. He noted that he would love to see a different palette but remains very concerned regarding the implications of an 8-week delay.

Following a lengthy discussion among commission members, administration and the design team, the following motion was made:

A motion was made by Mr. Beaulieu, seconded by Mr. O'Connell, to accept exterior split faced primary block and ground face belt accent block types as procured for the onsite mock-up. Motion passed. (5-1) Mr. Montana voted against the motion.

Adjournment:

On a motion made by Mrs. Kelley, seconded by Mr. O'Connell, the meeting was adjourned at 9:00 PM.

Respectfully submitted,

Ann Walsh

Clerk