**South Windsor Public Building Commission**

**Minutes – Special Meeting**

**March 24, 2016**

A special meeting of the Public Building Commission was held on March 24, 2016 at 6:30 PM at the Administrative Office Building, 1737 Main Street. The following people were in attendance:

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

Also Present: SWPS Representative Patrick Hankard; Colliers International Representatives Chuck Warrington and Tom Reichardt; Drummey Rosane Anderson Representative Scot Woodin,Gilbane Representative, Nick Conti and Town Resident Robert Dickinson.

Discussion and Possible Action Regarding Bid Alternates

*Alternate #9 – Photovoltaic Panels*: Mr. Reichardt provided the commission with background information on the bid alternate. He displayed a drawing showing the intended placement of the panels on the roof. He noted that he consulted with Patrick Hankard regarding the existing costs for electrical output at the high per school year and noted that the proposed panels would provide a net savings of roughly $18,000 per year, with the expected return on investment in 20+ years. Mr. Warrington provided Colliers’ recommendation that the commission hold off on this alternate at this time and revisit it in the future. He noted that that would be the prudent action given that it is very early in the process and can be repriced in the future. He also noted that Colliers recently received word from the state regarding a listing of ineligible costs for the upcoming FF&E acquisitions and that there may be financial challenges moving forward with the FF&E. Mr. Warrington and Mr. Reichardt answered questions posed by commission members.

A motion was made by Mr. Montana, seconded by Mr. O’Connell to reject Bid Alternate #9 Photovoltaic Panels in the amount of $351,619. Motion passed unanimously.

*Alternate # 13 – Basketball Hoops*: The design team presented information regarding bid alternate 13 and reviewed plans for the installation of four side basketball hoops in the gym for a total value of $16,456. Mr. Warrington provided Colliers’ recommendation that the commission approve this bid alternate. Following the presentation, the following motion was made.

A motion was made by Mr. Montana, seconded by Mr. O’Connell to accept Bid Alternate #13 Basketball Hoops in the amount of $16,456. Motion passed unanimously.

Discussion and Possible Action Regarding Proposed Change Orders

*OS-10 Trap Guards in Lieu of Trap Primer:* Mr. Reichardt provided an explanation of change order OS-10 Trap Guards in Lieu of Trap Primers and noted that he discussed the change with Patrick Hankard, who was in agreement that the trap guards were acceptable. The change will result in a credit of $3,164. Mr. Montana inquired as to whether there would be code issues regarding this change, to which Mr. Woodin noted that there would not be and that he conferred with CES.

A motion was made by Mrs. Kelley, seconded by Mr. O’Connell to approve Gilbane Change Order #OS-10 Trap Guards in Lieu of Trap Primers resulting in a credit of $3,164. Motion passed unanimously.

*Additional Utility Pole Rework*: The commission was presented with information regarding the relocation of an existing utility pole, as required by Frontier Communications. Mr. Conti reviewed the *As Built* drawings from the town regarding the utility conduit, and reviewed the location of the pole and the data lines that run to the pole, leading to Frontier’s requirement that Gilbane cut the road and recut the handhold. Commission members discussed the possibility of other options and/or the possibility of Frontier taking on the financial burden of this move. Mr. Conti noted that Gilbane had had extensive conversations with them and that they were not willing to change their position on the issue. It was noted that delaying the decision could delay the project as they needed to get power to the rest of the site. Mr. Warrington provided Colliers recommendation that the commission move forward with the work in order to avoid delaying the project.

A motion was made by Mr. O’Connell, seconded by Mr. Lyons to approve Gilbane Change Order #OS-11 Additional Utility Pole Rework in the amount of $46,013. Motion passed 4-2. Mrs. Kelley and Mr. Montana voted against the motion.

Mr. Beaulieu left the meeting at 7:10.

*Surplus Contaminated Soils*: Mr. Reinhardt noted that at the last meeting the commission was anticipating expending $65,000 for work regarding the contaminated soil, however, due to efforts of Gilbane and DRA a revised design provided for savings. Mr. Woodin reviewed the site plan and provided information regarding a change to the pitch of two berms in order to increase storage capacity for the contaminated soil. The change allowed DRA to achieve significant savings from the original amount which was expected to be $95,000. He advised that this action concludes the exposure for additional costs related to the contaminated materials and will encapsulate all materials identified on the site. Mr. Woodin responded to commission member questions. Following the discussion, the following motion was made:

A motion was made by Mr. O’Connell, seconded by Mr. Montana to approve Gilbane Change Order #OS-14 Surplus Contaminated Soils in the amount of $40,762. Motion passed unanimously.

Mr. Woodin advised the commission that DRA would be recommending additional services for soil management to be performed by Milone & MacBroom. He noted that the current services do not extend to the construction phase, which they should have. It is anticipated that the services will cost roughly $11,000. Mr. Woodin responded to questions regarding the proposed additional services. In response to a question posed by Mr. Warrington for further clarification as to what Milone & MacBroom would provide, Mr. Woodin noted that the LEP (licensed environmental professional) would take responsibility for making the final submission to DEEP regarding the contaminated material on the site, closing out the issue. He stressed that it is in the best interest of the owner to have the LEP police this matter.

Prior to adjournment, Mr. Warrington made the commission aware of an issue at the site with bedrock and explained that there is a portion of rock that was initially thought to have been removed by heavy excavator, which is proving difficult and will need to be blasted. It is anticipated that this may cost $250,000. He noted that this issue has just been brought to Colliers attention and that the design team will be reviewing the matter fully in order to bring the most accurate information to the commission for its consideration.

Adjournment

On a motion made by Mrs. Kelley, seconded by Mr. O’Connell, the meeting was adjourned at 7:50 PM.

Respectfully Submitted,

Ann Walsh

Clerk