**South Windsor Public Building Commission**

**Minutes – Special Meeting – March 31, 2016**

A special meeting of the Public Building Commission was held on March 31, 2016 at 6:30 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: Colliers International Representatives Marc Sklenka and Tom Reichardt; Drummey Rosane Anderson Representatives Scot Woodin and Angela Cahill; Gilbane Representatives Karrie Kratz and Nick Conti; Scott Bristol, Milone & MacBroom and Max Welti of Clarence Welti Associates Inc.

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

Discussion and Possible Action Regarding Proposed Change Orders

Mr. Reichardt provided the commission with information in three areas in relation to the proposed change order for additional rock removal on the site: 1) design phase; 2) purchase of rock removal and 3) financial impacts to the project. With regard to the design phase, he referenced geotechnical drawings showing initial borings used at site the building. He noted that the study performed utilized soil samples gathered from a 6” auger to determine the evidence of ground water and rock. He reviewed a map of the rock found on the site. Mr. Sklenka noted that these studies were utilized to site the building and once completed, additional borings were conducted on the perimeter of the building.

With regard to purchasing the rock for removal, Mr. Reichardt indicated that the allowance for the project was 1,000 cubic yards for a value of $55,000. He explained the process by which this was determined. Mr. Conti explained that Gilbane carried 1,000 cubic yards in the bid, to which a contractor was required to assign a unit rate and noted that it was a competitive way to buy the service. He noted that the 90% CD documents carried just over 2,000 cubic yards and that based on the geotechnical study, it was determined that 1,000 cubic yards would be rippable rock, with 1,000 cubic yards non-rippable rock, requiring blasting. He noted that thus far there were good portions of ledge that they could get through with relative ease, however, that the weathered rock is not consistent throughout the site. The new excavation total for non-rippable rock is 6,876 cubic yards of mass excavation and 756 cubic yards of trench excavation.

With regard to the financial impacts for the overall project, Mr. Reichardt advised that the projected contingency is currently at $1.75MM which includes the North canopy for $100,000, $125,000 for additional rock blasting, $144,000 of proposed alternates as well as this proposal.

Mr. Conti reviewed a drawing containing the area of rock ledge that needs to be blasted. He advised that in addition to Richards Corporation Survey, Gilbane also hired an independent surveyor to confirm its accuracy. The design team continued to review the information that had been presented to commission members evidencing the necessity to perform blasting on the site; including, survey maps and volume reports. The team responded to commission member questions. Mr. Woodin provided background information on additional testing that had been recently conducted. In addition, he noted that DRA anticipates a similar issue on the East side of the property which will be addressed at a later date.

Following the discussion, the following motion was made:

A motion was made by Mr. O’Connell, seconded by Mrs. Kelley to approve proposed change order OA#7 – Additional Rock Removal for a value of $412,736. Motion approved (4-1) Mr. Montana was opposed.

Discussion and Possible Action Regarding Additional Services for Monitoring of Soil Management Plan

Mr. Woodin reviewed information presented to the commission from Milone & MacBroom for construction phase environmental consultation in the amount of $11,097.50. The services will be for on-site observation, review of documentation compiled by Gilbane and close out of the project to be submitted to DEEP so that the *Substantial Environmental Hazard* can be closed. He relayed his opinion that it is a necessary extension of their services and will provide additional comfort that the matter has been closed out properly. Mr. Woodin responded to commission member questions regarding the services.

A motion was made by Mr. O’Connell, seconded by Mr. Montana to approve additional services PSS#9 – Construction Phase Services for Soil Management Plan Oversight for a value of $11,097.50. Motion passed unanimously.

Adjournment:

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

Respectfully submitted,

Ann Walsh

Clerk