

## **South Windsor Public Building Commission Minutes – Regular Meeting May 9, 2018**

A regular meeting of the Public Building Commission was held on May 9, 2018 at 6:30 PM at the Administrative Offices, 1737 Main Street, South Windsor. The following people were in attendance:

Members Present: Matthew Beaulieu, Carol Kelley, Edward O'Connell, Phil Koboski, and Craig Zimmerman

Members Absent: Matthew Montana and Bernard Thomas

Also Present: South Windsor Public Schools Representative Patrick Hankard; Colliers International Representatives Charles Warrington and Sean Jensen; Moser Pilon Nelson Representatives Hugh Pearson and Dave Symonds and Gilbane Representative Karrie Kratz.

Vice Chairman O'Connell called the meeting to order at 6:30 PM.

Approval of Minutes: A motion was made by Mr. Koboski, seconded by Mrs. Kelley to approve the minutes of the April 11, 2018 meeting. Motion passed unanimously (5-0).

Review Correspondence/Communications and Comments from the Public: None.

### UNFINISHED BUSINESS

Orchard Hill Elementary School Project Update: Mr. Warrington reported that the final sidewalk going to the multipurpose room was completed. Design Professionals submitted the as-built survey to the town and the final Certificate of Occupancy should be forthcoming. The majority of the FF&E was delivered with the remaining pieces expected in June. Chuck is coordinating with the town finance director to close the books and fine tune the final cost. He noted that the town is discussing additional short term interest costs.

Mr. Hankard reported that several plantings at OH did not survive the winter and that John Caldwell will be doing a survey to forward to Taylor Gladding in order to be addressed. He also reported on an issue with the sub-zero freezer related to the manner by which the rooftop compressor drains through the freezer, causing the GFI to trip. He has discussed the issue with Angela Cahill, noting that the design was faulty.

Phase II PRS and ET Updates: Design status by Moser Pilon: Mr. Pearson updated the commission on recent meetings with the Planning & Zoning Commission with regard to a zoning regulation that requires a 50-foot buffer of plantings from the property line around the entire perimeter of the site. He noted MPN's concern with the expense as well as security for the site. He noted that while Planning and Zoning are looking to be supportive, their hands are tied because of the regulation. MPN is looking to review this again with Planning & Zoning and possibly the Zoning Board of Appeals in order to find a balance to provide the required buffer while allowing for an open area for good natural surveillance. Mr. Zimmerman requested that prior to agreeing on a resolution, MPN come back to the PBC with their proposal. Mr. Pearson provided additional updates on discussions regarding the location of fire hydrants, water service as well as playscapes and surfaces and discussions regarding pavement. He reported on the next steps which will include local agency approvals and looking more closely at exterior materials. The Design Development review with the state OSCGR will take place shortly after the estimating process is complete. Mr. Pearson responded to commission member questions.

Design Status by Moser Pilon Nelson – Presentation of the Design Development Documents: Mr. Symonds reviewed images of the driveway, parking and exterior of each of the buildings, describing the minor changes that had taken place as a result of the further development of the plans. He provided information regarding the current thinking for exterior materials, noting that it could change based on the estimating process. He responded to commission member questions. Mr. Warrington advised the commission that the water lines that serve the existing Eli Terry School will need to be moved as they are located in the construction zone. Ms. Kratz recommended that they be moved over the summer so as not to disturb the current water supply.

Mr. Warrington advised that Sean Jensen is working with Michelle Dixon at PRS regarding their move this summer. The move is slated to take place the second week of July and W.B. Meyers has been contracted to assist with the move. He also advised that Hazmat testing will be starting after hours next month. He noted that the complete set of design documents would be available for commission members to review at the board of education offices, and that a digital copy would be available as well. He requested that commission members have their comments returned by June 1<sup>st</sup>. Following the reconciliation, the Design Development Review with the state of CT OSCGR to be held in late June. State grant commitment for both projects should be forthcoming at which time the town can start submitting grant reimbursement requests.

Mr. Zimmerman questioned the length of time for the demolition of PRS, to which Ms. Kratz advised it should take approximately 8 weeks. There was some discussion regarding the town's noise ordinance related to construction and Ms. Kratz indicated that Gilbane would ensure that the trade contractors are made aware of the town's ordinance, noting that working hours would be 7AM to 5PM. A public information session will be held in the fall for neighboring families.

## NEW BUSINESS

Discussion Regarding Contracting with Small and Minority Business Verification Specialist: As Mr. Thomas was not present at the meeting, the discussion will be held at a future meeting.

Approval of change order for Orchard Hill: Mr. Warrington reviewed the change order which would serve to provide modifications for AV systems based upon the option that was approved by the district's technology department. The total cost to modify all remaining AV systems in the building (37 additional) is \$95,844.00, which is available in the budget. Several commission members inquired as to whether there was any recourse as the system, as designed, did not perform as intended. Mr. Warrington indicated that would need to be a discussion with DRA, in consultation with the Town Attorney. Commission members agreed that the issue needed to be resolved and noted their desire to recoup some of the expense.

A motion was made by Mr. Koboski, seconded by Mr. Zimmerman to approve OS-165 in the amount of \$95,844.00 to modify the remaining classroom audiovisual systems at Orchard Hill per Option B. Motion passed unanimously. (5-0)

Approval of Invoices: Mr. Warrington reviewed the invoices, responded to commission member questions, and advised that Colliers endorsed payment of the invoices presented. A motion was made by Mrs. Kelley, seconded by Mr. Koboski, to approve the following invoices in the amount of \$57,821.10 for the Orchard Hill project. Mr. Zimmerman inquired what the remaining balance will be after paying the invoices to which Mr. Warrington indicated it would be approximately \$1M.

| <u>Company</u> | <u>Invoice No.</u> | <u>Date</u> | <u>Amount</u> |
|----------------|--------------------|-------------|---------------|
|----------------|--------------------|-------------|---------------|

|                          |        |         |             |
|--------------------------|--------|---------|-------------|
| Gilbane Building Company | 33     | 4/30/18 | \$44,414.94 |
| Red Thread               | 688350 | 2/14/18 | \$330.00    |
| Robert H. Lord           | 32844D | 4/16/18 | \$2,270.70  |
| Robert H. Lord           | 33135  | 4/19/18 | \$8,459.46  |
| Insalco                  | 7310   | 4/10/18 | \$2,346.00  |

Motion passed unanimously. (5-0)

Mr. Warrington presented invoices for payment for the Eli Terry project. A motion was made by Mr. Koboski, seconded by Mr. Beaulieu, to approve payment of the following invoices for the Eli Terry project in the amount of \$90,115.21.

| <u>Company</u>         | <u>Invoice No.</u> | <u>Date</u> | <u>Amount</u> |
|------------------------|--------------------|-------------|---------------|
| Moser Pilon Nelson     | 21176              | 4/30/18     | \$85,653.00   |
| Colliers International | 21176              | 4/30/18     | \$4,462.21    |

Motion passed unanimously. (5-0)

Mr. Warrington presented invoices for payment for the Philip R. Smith project. A motion was made by Mr. Zimmerman, seconded by Mr. Koboski, to approve payment of the following invoices for the Philip R. Smith project in the amount of \$78,529.16.

| <u>Company</u>         | <u>Invoice No.</u> | <u>Date</u> | <u>Amount</u> |
|------------------------|--------------------|-------------|---------------|
| Moser Pilon Nelson     | 20535              | 4/30/18     | \$74,000.00   |
| Colliers International | 21177              | 4/30/18     | \$4,529.16    |

Motion passed unanimously. (5-0)

Selection of Hazardous Materials Consultant for Phase 2: Mr. Warrington distributed a summary of the breakdown from the bid proposal form for the hazardous materials inspection for the Eli Terry and Philip R. Smith buildings. Mr. Warrington reviewed the scope of work and advised the commission that all firms were qualified to do the work and that MPN, Colliers and Gilbane had worked with all of them. Mr. Warrington and Ms. Kratz provided feedback regarding their experiences with the proposing firms. Commission members posed follow-up questions after which the following motion was made:

A motion was made by Mr. Zimmerman second by Mr. Beaulieu to award Hazardous Materials Inspection, Sampling, Analysis, Design and Abatement Monitoring Services to Langan. Motion passed (4-1-0) Mrs. Kelley was opposed.

Adjournment

On a motion made by Mr. Koboski, seconded by Mr. Beaulieu, the meeting was adjourned at 8:00 PM. Motion passed unanimously. (5-0)

Respectfully submitted,



Ann M. Walsh, Clerk