

**South Windsor Public Building Commission  
Minutes  
November 13, 2019**

A regular meeting of the Public Building Commission was held on November 13, 2019 at 6:30 PM at the administrative offices, 1737 Main Street, South Windsor. The following commission members were in attendance:

Public Building Commission Members Present: Matthew Beaulieu, Matthew Montana, Carol Kelley, Edward O'Connell, and Craig Zimmerman

Members Absent: Phil Koboski, Bernard Thomas

Also Present: South Windsor Public Schools Representative Patrick Hankard; Colliers International Representatives Chuck Warrington and Krishna Mistry; Moser Pilon Nelson Representatives Hugh Pearson and Dave Symonds; and Gilbane Representatives Marcus Brennan and John Hawley.

Chairman Montana called the meeting to order at 6:30 PM.

Approval of Previous Meeting Minutes: A motion was made by Mrs. Kelley , seconded by Mr. O'Connell, to approve the meeting minutes of the October 16, 2019 Public Building Commission meeting. Motion passed unanimously. (5-0)

Review of Correspondence/Communications and Comments from the Public: There were no communications.

Old Business

Update on Solar Panels on School Buildings: Mr. Hankard advised the commission that the district had been approved for zero emissions energy credits (ZRECs) for PRS, OH and WES. He advised that he expects that Eli Terry and SWHS will be put out for bidding in January. Solar panels will be placed on the flat portions of those roofs that were approved and each will have a single penetration where energy is delivered into the electrical room. Mr. Hankard advised that he will be requesting the existing roofing company for Eli Terry and Philip R. Smith to make those penetrations in order to avoid warranty issues. For the new school buildings being built, the solar installation will not take place until those buildings have been turned over to the district. He expects that the work for Eli Terry (if approved) and Philip R. Smith will commence in the fall and that work on Orchard Hill will commence in the summer. Mr. Hankard responded to commission member questions.

Phase Two (Eli Terry and Philip R. Smith) Updates: PRS & Eli Terry Construction Status: Marcus Brennan provided images of the interior and exterior work being done on the PRS and ET sites and updated the commission on the status of the construction. Both projects are currently tracking on schedule. Work being completed relates to masonry installation, veneer, windows and doors and interior sheetrock. Mr. Brennan responded to commission member questions. .

Review of Precast Panels: Mr. Symonds reviewed the options for three pre-cast panels at the Philip R. Smith School which will be present on two facades of the building. Mr. Warrington noted that these panels had been discussed at a working group meeting and had yet to be brought before the commission, which he thought it should be. He noted that Dr. Carter and the principal of the school had reviewed the panels and noted that they were in support of the less obvious less dramatic choices.

Mr. Symonds reviewed the detail of each of the five options with the commission and commission members provided input. The option being proposed is of the PRS tiger logo which includes two tigers and paw prints. Mr. Warrington noted that the decision to move forward needed to be made rather quickly and noted that if the panels needed to be changed in the future it would be costly to replace them. Mr. Zimmerman noted that it would be good for the board to also see the proposed panels, although he didn't believe it required a vote of the board. Following further discussion, commission members present provided their consensus to approve the tiger option.

Update on Eli Terry Classroom Additions (Moser Pilon Nelson): Moser Pilon Nelson indicated that at the end of October packages were sent out to the trades for pricing for the two additional classrooms. The quotes were received from the trade contractors Moser Pilon Nelson was seeking approval for *SI#29 Classroom Addition – Budget Approval Package 2*. The approval would authorize the architect to proceed with the exterior skin, millwork, DFH, Interior walls, and MEP work for the classroom addition at Eli Terry. The commission's approval of the package would allow for the process to keep moving for the installation of the two additional classrooms. If the commission approved SI#29 in the amount of \$868,660 there would remain a balance of \$100,000 left to be approved for the finishes for that work. Mr. Symonds advised that MPN had reviewed the information as well as conducted a review with their consultants. He noted that additional back-up information had been requested. As the numbers are not final, and additional information is being requested, Mr. Warrington noted his preference for the commission to hold off on approving the budget until final numbers could be confirmed. He suggested that a possible special meeting could be convened next week when more of the information and definitive pricing was available. The commission discussed at length whether or not to proceed at this time given that final numbers were not available and Gilbane provided input on the potential effects of waiting. As time was of the essence in order to proceed, commission members indicated their willingness to approve the change order for the two new classrooms at a not-to-exceed figure. A motion will be made later in the meeting. Commission members agreed that in order to get the work moving for the two additional classrooms and stay on the schedule, the change order approval was necessary.

FF&E Update/Bidding Schedule: Mr. Pearson advised that MPN was getting the final quotes on furniture and that they had received initial quotes for the playgrounds. The playground quotes came in a bit higher by \$4,000 on one school and \$6,000 on another. The quotes for the playground equipment still need to be vetted. With regard to furniture, he advised that he expects to see some savings, from Red Thread and Robert H. Lord noting that he is anticipating a betterment on those numbers. He believed that the technology bids should be favorable, although could not be certain given that there are few qualified bidders for the technology equipment. Mr. Pearson noted his hope to get final quotes in hand so that at the January meeting the bids could be approved and purchase orders could be cut. Mr. Pearson responded to commission member questions.

Review of Project Financials: Mr. Warrington reviewed the project financials reporting that Eli Terry currently has available funds of \$596,000 and Philip R. Smith currently has remaining available funds of \$406,000. He reviewed the change orders that have been encumbered in those numbers. In response to a question posed by Mr. Montana regarding how the schedule for furniture for these schools compares to Orchard Hill, Mr. Warrington advised that they are ahead of schedule.

## New Business

Approval of 2020 Meeting Schedule: The schedule presented to the commission included a meeting on Veterans Day which, although the school district is open, commission members suggested that the date be changed.

On a motion made by Mr. Zimmerman, seconded by Mrs. Kelley the Public Building Commission approved the 2020 regular meeting schedule. Motion passed unanimously. (5-0)

A motion was made by Mrs. Kelley, seconded by Mr. O’Connell to amend the adopted schedule to move the November date from November 11 to November 18. Motion passed unanimously. (5-0)

Approval of Invoices: Mr. Mistry reviewed the invoices for Eli Terry. A motion was made by Mr. O’Connell, seconded by Mrs. Kelley to approve the following invoices for the Eli Terry Elementary School in the amount of \$1,786,991.17. Colliers endorsed the payment of the invoices as presented.

<u>Company</u>	<u>Invoice No.</u>	<u>Date</u>	<u>Amount</u>
Moser Pilon Nelson	30599	10/30/19	\$18,501.06
Moser Pilon Nelson	30608	10/30/19	\$46,435.00
Gilbane Building Company	11	11/12/19	\$1,704,821.24
Colliers International	3800	9/30/19	\$10,083.37
Sustainable Engineering Solutions	2644	10/30/19	\$1,000.00
Weston & Sampson	499207	11/1/19	\$770.00
Girard & Co.	19025-06	10/30/19	\$1,500.00
Test-Con	10405	10/30/19	\$3,880.50

Motion passed unanimously. (5-0)

Mr. Mistry reviewed the invoices for Philip R. Smith School. A motion was made by Mr. Beaulieu, seconded by Mr. O’Connell, to approve the following invoices for the Philip R. Smith Elementary School in the amount of \$2,310,674.88. Colliers endorsed the payment of the invoices as presented.

<u>Company</u>	<u>Invoice No.</u>	<u>Date</u>	<u>Amount</u>
Gilbane Building Company	14	11/12/19	\$2,270,823.01
Colliers International	3801	9/30/19	\$9,534.87
Moser Pilon Nelson	30598	10/30/19	\$15,984.00
Girard & Co.	19026-06	10/30/19	\$1,500.00
SES	2665	10/31/19	\$700.00
Weston & Sampson	499206	11/1/19	\$770.00
Tri-State Materials Testing	6890	10/13/19	\$5,664.50
Tri-State Materials Testing	6889	10/18/19	\$4,995.50
Langan	56803	10/8/19	\$700.00

Motion passed unanimously. (5-0)

Approval of Change Orders

Mr. Mistry reviewed the change orders being presented.

A motion was made by Mrs. Kelley, seconded by Mr. O’Connell, to approve the following change orders for Eli Terry Elementary School in the amount of a credit of \$3,255.00.

- OS-037 – Install of Alternate Hand Dryers in the amount of \$2,818.00
- OS-019 – Fire Line Deletion in the credit amount of \$11,403.00 requested by the Fire Marshal
- OS-039 – Change gang sinks from battery operated to hard wired w 120V in the amount of \$5,330.00

Motion passed unanimously. (5-0)

Mr. Mistry reviewed the change orders being presented for the Philip R. Smith School. .

A motion was made by Mr. Zimmerman, seconded by Mr. O'Connell, to approve the following change orders for Philip R. Smith School in the amount of \$10,171.00.

- OS-027 – Added Valve at Fire Service (Fire Marshal Request) in the amount of \$3,753.00
- OS-029 – Motorized Damper Exhaust Deletion in the credit amount of \$795.00
- OS-036 – Alternate Hand Dryers in the amount of \$1,879.00
- OS-039 – Bradley Sinks to 120V Power in the amount of \$5,334.00

Motion passed unanimously. (5-0)

Mr. Montana requested the commission to make a motion to add the agenda item of the approval of the change order for the Eli Terry Classroom to the agenda.

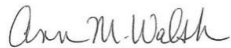
A motion was made by Mr. Zimmerman, seconded by Mr. O'Connell to add the approval of the Eli Terry Change Order to add classrooms to the agenda. Motion passed unanimously. (5-0)

A motion was made by Mr. Zimmerman, seconded by Mr. O'Connell to approve change order #SI #29 Classroom Addition – Budget Approval Package 2, not to exceed \$868,660.00. Motion passed unanimously. (5-0)

Prior to adjourning Mr. Zimmerman noted that last week he was approached to see if the PV project was going to be a PLA. He requested a chart indicating the union versus non-union employment on the two buildings currently being built.

On a motion made by Mr. O'Connell, seconded by Mrs. Kelley, the meeting was adjourned at 8:30 PM

Respectfully submitted,



Ann M. Walsh, Clerk