

South Windsor Public Building Commission
Minutes
December 11, 2019

A regular meeting of the Public Building Commission was held on December 11, 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, Phil Koboski, Bernard Thomas, Carol Kelley, Edward O'Connell, and Craig Zimmerman (left at 7:15)

Also Present: South Windsor Public Schools Representatives Dr. Kate Carter and 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 Taylor Gladding.

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

Approval of Previous Meeting Minutes: A motion was made by Mr. Zimmerman, seconded by Mr. O'Connell, to approve the meeting minutes of the November 13, 2019 Public Building Commission meeting. Motion passed unanimously. (7-0)

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

Old Business

Update from the Superintendent: Dr. Carter advised the commission that she would be providing an update to the Town Council regarding the 10-year plan at its December 16th meeting including information on Phase III. She also advised them that she will be publishing a community newsletter to be delivered to each resident in South Windsor providing information regarding the 10-year plan in advance of the referendum. At its January meeting Board of Education will be requesting the Town Council to set the referendum date for Phase III, Pleasant Valley Elementary School. It is anticipated that the Town Council will set the referendum date of March 10, 2020 at its February 3rd meeting. Dr. Carter responded to commission member questions.

With regard to the imprint on the pre-cast stone panels to be placed on the exterior of the Philip R. Smith building, approved by the PBC at its November meeting, Dr. Carter provided her input on the selection, stating that the simpler designs provided by Moser Pilon Nelson may serve the building better for the extended future. She advised that she consulted with the board and the building principal, Michelle Dixon, and based on feedback, would recommend option #5 of the options presented by MPN. Commission members discussed the options and Chairman Montana asked each member to provide his/her preference. The majority of commission members agreed with option #5.

Phase Two (Eli Terry and Philip R. Smith) Updates: PRS & Eli Terry Construction Status: Mr. Brennan and Ms. Gladding provided images of the exterior and interior work being completed at the PRS and ET sites and updated the commission on the status of the construction. Currently both buildings are progressing with masonry work, window installations and sheetrock, taping and painting. In addition, the moisture mitigation process for both buildings is currently in progress. At the PRS building, Ms. Gladding advised that the elevator contractor will be mobilizing on Monday and stairway work is underway. Mr. Brennan advised that at Eli Terry the foundations are being finished for the additional

classrooms and that steel is ready, with a crane expected to be onsite next week. Steel erection will continue through December with trusses to be installed the first week of January.

Mr. Pearson reviewed images of wall graphics and coverings for the interior walls at Philip R. Smith and Eli Terry, noting that they are being finalized with the graphic artists to go to production. He reviewed the locations for the graphics at each of the buildings and responded to commission member questions. Mr. Symonds provided the commission with several options for its consideration for the monumental signs to be placed at the entrances of each building. Commission members provided feedback and MPN will return with updated options for consideration at its next meeting.

Commission members will tour Eli Terry prior to the next PBC meeting to view progress to date.

MBE/WBE/DBE Update from Gilbane: In response to a prior request, Mr. Brennan provided Mr. Thomas with information regarding the projects' minority setback compliance. Following his review, Mr. Thomas requested additional information and indicated that he would forward what had been provided by Gilbane for the Orchard Hill project, which was comprehensive. Mr. Thomas also questioned the expiration dates of CHRO plans, of which some appeared to be expired, to which Mr. Brennan noted that the information most likely had not yet been updated, but that he would provide updated information.

FF&E Update/Bidding Schedule: Mr. Pearson provided an update on the FF&E bidding, noting that documents related to PA and AV systems have been released to Gilbane for bid. Purchase orders are being prepared for network servers and switches as well as voice and phone systems. He noted that the most critical package to get out is the network equipment in order to get the infrastructure set up and running. MPN is receiving quotes on the bulk of the furniture from Robert H. Lord and Red Thread, both of whom are on state contract. Other items can either be bid or can be a direct purchase, such as maintenance equipment, small wares for the kitchen, media center books, musical instruments and widdle equipment. He noted that MPN is expecting good discounts on furniture and that they expect to have most of the quotes prepared for the commission's review and approval at its next meeting. With regard to the playground equipment he advised that in November there was a slight increase with PRS increasing by \$6,500 and ET increasing by \$4,500. Dr. Carter advised that there are additional requirements for musical equipment not included in the FF&E which the district will be coming back to the commission for approval. She noted that the district has a new music coordinator who was not in place before and who has identified a number of instruments and equipment required to outfit the buildings.

Review of Project Financials: Mr. Warrington reviewed the project financials reporting that Eli Terry currently has available funds of \$360,000 and Philip R. Smith currently has remaining available funds of \$434,000, noting that both projects are in good standing moving forward and that the only outstanding risk at this time is the demolition and abatement of Eli Terry, but based on their experience with PRS, he expects that will be fine as well. In response to a question regarding the schedule for moving Eli Terry out of its building to prepare for demolition, Mr. Warrington advised that moving discussions would commence in January. Substantial completion is expected to be May 31st and during the month of June he expects to move the building out within three-to-four days after school closes. Commission members posed questions and reviewed the logistics of the ET move.

Prior to moving forward with the agenda, Mr. Hankard advised the commission of a current issue at Orchard Hill. He explained that after moving into OH they experienced failures with LED lights in the hallways and corridors and the manufacturer replaced all of the affected lights. Currently the hallway/corridor LED lights as well as the classroom lighting has begun to fail again. The hallway/corridor lighting manufacturer and the classroom manufacturer are two different companies. The hallway/corridor manufacturer plans to come in over the holiday break to replace the lights,

whereas, the classroom lighting manufacturer is currently testing the lighting to determine the failure. Mr. Hankard noted that he would report back on the progress. He also noted that neither manufacturer is being used in the new schools.

Mr. Hankard also advised that the solar company, Green Sky, will be putting up ballasted panels on the roof of Eli Terry so that there is no roof penetration and no impact on roof's warranty. The one exception is the need to bring cables from the solar panels in to the building. Mr. Hankard has requested Mr. Brennan of Gilbane to request the present roofer to install the penetrations so as not to void the warranty.

Old Business

Approval of Invoices: Mr. Mistry reviewed the invoices for Eli Terry. A motion was made by Mr. Beaulieu, seconded by Mr. O'Connell to approve the following invoices for the Eli Terry Elementary School in the amount of \$2,176,000.76. 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	12	12/6/19	\$2,129,960.56
Colliers International	4108	10/31/19	\$14,642.14
Moser Pilon Nelson	30628	11/30/19	\$18,501.06
Moser Pilon Nelson	30635	11/30/19	\$5,790.00
SES	2702	11/27/19	\$1,000.00
Girard & Co.	19025-07	11/27/19	\$750.00
Test-Con	10466	12/3/19	\$4,717.00
Weston & Sampson	12190218	12/6/19	\$640.00

Motion passed unanimously. (6-0)

Mr. Mistry reviewed the invoices for Philip R. Smith School. A motion was made by Mr. Koboski, seconded by Mr. O'Connell, to approve the following invoices for the Philip R. Smith Elementary School in the amount of \$1,850,951.04. Colliers endorsed the payment of the invoices as presented.

<u>Company</u>	<u>Invoice No.</u>	<u>Date</u>	<u>Amount</u>
Gilbane Building Co.	15	12/6/19	\$1,815,490.06
Colliers International	4109	10/31/19	\$12,703.73
Moser Pilon Nelson	30629	11/30/19	\$15,984.00
Girard & Co.	19026-07	11/27/19	\$750.00
SES	2703	11/27/19	\$1,300.00
Weston & Sampson	12190217	12/6/19	\$640.00
Langan	57099	12/10/19	\$4,083.25

Motion passed unanimously. (6-0)

Approval of Change Orders

Mr. Mistry reviewed the change orders being presented. Mr. Brennan provided additional information regarding the classroom addition change order as well as responded to commission member questions.

A motion was made by Mr. O'Connell, seconded by Mr. Thomas, to approve the following change orders for Eli Terry Elementary School in the amount of \$1,420.00

- OS-025-SI#21 Truss/Roof Edge Revisions in the amount of \$4,973.00
- OS-027-SI#24 Room 135 Heating in the amount of \$2,089.00
- OS-041-SI#29 Classroom Addition Budget Approval Package 3 in the amount of \$54,877.00
- OA-004 Credit for unspent BP-05A in the credit amount of \$60,519.00

Motion passed unanimously. (6-0)

Mr. Warrington reviewed the changes orders presented and posed follow-up questions to Gilbane. With regard to OS-32 he suggested that the approval be subject to repricing noting that he would follow up with Gilbane. There were also two submissions that he recommended holding approval on in order to gather additional information. These two submissions were excluded: OS-41 and IS-017 which required further research.

A motion was made by Mr. Beaulieu, seconded by Mr. O'Connell, to approve the following change orders for Philip R. Smith School in the credit amount of \$45,040.

- OS-032-RFI92 Revised Cast Stone Header at Main Entrance in the amount of \$4,137.00 (subject to repricing)
- OS-040-RFI91 Gym Window Jamb Blocking in the amount of \$1,045.00
- OS-043-RFI95 Added Blocking for South Stair Curtain Wall in the amount of \$1,098.00
- IS-020- Go Back Work to Install Door Frames in Gym CMU Walls in the amount of \$8,680.00
- OA-004-Reconciliation of Structural Steel Allowance in the credit amount of \$60,000.

Motion passed unanimously. (6-0)

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