

South Windsor Public Building Commission
Minutes
February 12, 2020

A regular meeting of the Public Building Commission was held on February 12, 2020 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 Montana, Phil Koboski, Bernard Thomas, Carol Kelley, Edward O'Connell, and Craig Zimmerman

Member Absent: Matthew Beaulieu

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, Taylor Gladding and John Hawley and Town Council Liaison, Andy Paterna.

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

Approval of Previous Meeting Minutes: A motion was made by Mr. Koboski, seconded by Mr. Thomas to approve the meeting minutes of the January 15, 2020 Public Building Commission meeting. Motion passed unanimously. (6-0)

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

Old Business

Phase Two (Eli Terry and Philip R. Smith) Updates: PRS & Eli Terry Construction Status: Mr. Brennan and Ms. Gladding provided updates regarding work completed at both sites and reviewed images throughout the buildings. At Eli Terry millwork, masonry, flooring and lighting are being completed in classrooms and in the library media center drywall and taping will start next week. The gymnasium equipment will be delivered at the end of February. Mr. Brennan reported that at Eli Terry they are on track with the schedule. Substantial completion is expected to be May 31st, followed by one-to-two weeks for clean-up prior to moving into the building. Mr. Warrington anticipated turning over the building between June 22nd to June 24th, noting that there will be 12-15 movers on site those days. Demolition of the existing building is expected to take two months. Gilbane will be meeting with the Hazmat team tomorrow regarding the demolition.

Ms. Gladding reported that at PRS the rooftop units have been delivered and they are getting them ready for start-up in March. Three of the exterior medallions will be delivered next week. On-going millwork, masonry, flooring and lighting are being completed. In the kitchen area the exhaust hood, walk-in cooler and freezer were set into place and refrigeration piping will begin. With regard to permanent power, the town has requested that the water meter be bonded prior to giving approval for the permanent power, which is expected to be done next week. Frontier has visited both sites and is slated to install fiber and copper to both buildings starting April 1st. In early March she expects to start up the boilers. Mr. Brennan and Ms. Gladding responded to commission member questions.

It was noted that several residents questioned the siting of PRS and its proximity to the street, believing that the new building was closer to the street than the original building. Mr. Warrington advised that both

the original building and new building are approximately 305 feet away from the curb (give or take one or two feet). Mr. Symonds noted that given that the new building is two stories as well as the fact that the original school was angled in such a way that the gymnasium was parallel to the tree line and the new building is facing the street, it may give the appearance that it is closer to the street.

Mr. Zimmerman inquired when the work on the outdoor play field at PRS would commence and asked what the process would be if the board and town wanted to request that the field be a “complete” field. It was determined that any expansion of the field would need to be discussed with the Town Planner, Michelle Lipe and Town Manager, Mike Maniscalco.

SBE/MBE Setbacks: Mr. Thomas noted that he was satisfied with the information that was provided with regard to the setbacks and noted that Gilbane is pulling together additional information regarding the contracts for the subs and main contractors to determine if they are meeting the SBE/MBE goals so that they can compare the information.

Architect Updates: Mr. Pearson reviewed drawings of the new buildings’ corridors and provided information related to additional tackable surfaces that could provide more protection for the wall surfaces. He noted that the commission had already invested in abuse-resistant sheetrock, but that a concern had been raised regarding the potential for damage to those surfaces. Commission members discussed the options and it was determined that a decision would best be made after a future site visit to the schools, rather than from drawings. Mr. Hankard also suggested that consideration be given to placing corner guards on some of the high traffic corners in the corridors to reduce potential damage.

Mr. Warrington provided an update on the moves to take place following substantial completion. He advised that he has been working with Patrick Hankard and the building principals regarding the move schedule. In addition, a meeting was held with the FF&E vendors to review the delivery schedule. The student chairs, desks and administration furniture is scheduled to be delivered by June 15th.

Review of Project Financials: Mr. Warrington reviewed the financials reporting that Eli Terry has a remaining balance of \$521,000 available in the budget with the potential known change orders included. There are a couple of outstanding items that Gilbane is tracking. Philip R. Smith has a remaining balance of \$507,000 with potential known change orders included. He noted his comfort level in the budgets for both buildings noting that a lot of exposures are taken care of and the team has a good handle on the remaining FF&E needs that have not yet been contracted. He also noted that in PRS there were no change orders for the demolition and abatement and relayed his hope that this would prevail for Eli Terry. He noted that he expects that the cost will be \$110,000 for demolition and abatement, similar to PRS, which was \$100,000.

Approval of Invoices: Mr. Mistry reviewed the invoices for Eli Terry. A motion was made by Mr. Koboski, seconded by Mr. O’Connell, to approve the following invoices for the Eli Terry Elementary School in the amount of \$2,675,557.62. Colliers endorsed the payment of the invoices as presented.

Company	Invoice No.	Date	Amount
Gilbane Building Co.	14	2/7/20	\$2,641,906.39
Colliers International	4751	12/31/19	\$9,417.85
Moser Pilon Nelson	30679	1/31/20	\$19,657.38
Test-Con	10533	1/23/20	\$3,936.00
Weston & Sampson	2200207	2/3/20	\$640.00

Motion passed unanimously. (6-0)

Mr. Mistry reviewed the invoices for Philip R. Smith School. A motion was made by Mr. Zimmerman, seconded by Mr. Thomas, to approve the following invoices for the Philip R. Smith Elementary School in the amount of \$2,036,227.17. 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	17	2/7/20	\$1,989,737.24
Colliers International	4752	12/31/19	\$7,711.97
Moser Pilon Nelson	30680	1/31/20	\$16,983.00
Weston & Sampson	2200206	2/3/20	\$640.00
Tri-State Materials Testing	6988	1/5/20	\$7,145.62
Tri-State Materials Testing	6989	1/31/20	\$7,813.25
Langan	57197	1/14/20	\$5,972.37
Hartford Courant	14623358000	12/13/19	\$223.72

Motion passed unanimously. (6-0)

Approval of Change Orders

Mr. Mistry provided information regarding the change orders being presented for approval. Mr. Warrington responded to commission member questions.

A motion was made by Mr. Zimmerman, seconded by Mr. Thomas, to approve the following change orders for Eli Terry Elementary School in the amount of \$14,836.00.

- OS-45-SI#37 Electrical Panel for Antenna/Additional Duct Smoke in the amount of \$6,751.00.
- OS-046-SI#36 Concrete Slab at Loading Dock in the amount of \$1,024.00.
- OS-47-RFI#105 Power for Radiant Floor Pumps in the amount of \$2,388.00.
- OS-050-SI#33 Playground Ramp Deletion in the credit amount of \$1,440.00.
- OS 53 Gym Flooring Change to basis of design 14,035.00. Corrected by Mr. Brennan to \$17,555.00.
- OS-51-RFI#107 CWC Twin Water Meter Assembly in the amount of \$4,513.00.
- OA-010-RFI #91 Vestibule Exit Signs in the amount of \$1,600.00.

Discussion: There was a lengthy discussion regarding the decision to install a product other than wood on the gymnasium floors. Mr. Pearson recapped the reason for the change from a wood gymnasium floor surface to the surface being proposed noting that the wood floor had been value-engineered out of the projects earlier in the process based on cost. Mr. Pearson and Mr. Hankard provided background information on the positive outcome of the research and testing of the proposed product to be installed, including a site visit to a school in Suffield which reported great success with the floor. Mr. Zimmerman provided input regarding the floor surfaces and relayed his preference for a wood floor. It was noted that it would not be a possibility at this point in time as the concrete slabs are already in place and it would be too cost prohibitive. It was noted that the gym floor at Orchard Hill was a poured surface and commission members noted their interest in information for a similar product for PRS & ET. Moser Pilon Nelson will provide additional information at the next meeting for the commission's consideration.

Motion passed unanimously. (6-0)

In addition to these change orders, Mr. Warrington provided information regarding the product for the elementary STEM lab countertops. He explained that the vendor supplying countertops for Eli Terry is providing an epoxy surface, rather than the specified laminate, at no additional cost. Mr. Warrington indicated that it would be a subjective call on the part of the commission, but noted they might want to consider approving the change order to provide equity between the two schools. The change order to install epoxy countertops at PRS totaled \$13,683.00. The commission discussed the recommendation and posed follow-up questions after which the following motion was made:

A motion was made by Mr. O'Connell, seconded by Mrs. Kelley to approve the change order in the amount of \$13,683.00.

Motion passed unanimously. (6-0)

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 \$4,506.00.

- OS-047-SI#27 – RFI#109 Delete Kitchen Hood Ansul System in the credit amount of \$5,964.00
- OS-054-RFI #120 Twin Water Meter Assembly in the amount of \$4,513.00.
- OS-055-RFI #110 AVB at Media Center and Café Hung Lintels in the amount of \$1,924.00
- OS-056-RFI#117 Power Source for Radiant Floor Heat Pumps in the amount of \$4,033.00

Motion passed unanimously. (6-0)

Approval of AAIS Proposal (Tar Drum Removal at PRS). Mr. Warrington reviewed the issue at PRS at which there are 5-6 tar drums presumably left at the site from a former construction or roofing project that required removal. The Hazmat consultant has provided direction to Gilbane regarding their removal and AAIS, a state contractor, will work with Gilbane to remediate the matter. Mr. Warrington responded to commission member questions.

A motion was made by Mr. Thomas, seconded by Mr. O'Connell to approve AAIS proposal dated January 21, 2020 in the amount of \$22,100.00.

Motion passed unanimously. (6-0)

Approval of Technology Quotes for Eli Terry & Philip R. Smith: Mr. Warrington reviewed technology quotes for the buildings' servers and responded to commission member questions. He advised that the district's technology department has reviewed the quotes and is in agreement with their approval.

A motion was made by Mr. Thomas, seconded by Mr. Koboski to approve Digital Back Office quotes #WQ96340602-1 dated February 12, 2020 in the amount of \$7,379.18 for Eli Terry and quote #WQ96340602-2 dated February 12, 2020 in the amount of \$7,379.18 for Philip R. Smith.

Motion passed unanimously. (6-0)

Approval of Furniture Quotes: Mr. Warrington reviewed the furniture quotes and responded to commission member questions. He advised that last month the commission approved quotes from Flagsource for the flags; however, they were not the correct size and therefore, they were going to procure the flags from Insalco.

A motion was made by Mr. Thomas, seconded by Mr. Zimmerman, to approve Insalco's quote #2020-12965 dated January 30, 2020 in the amount of \$900.05 for Eli Terry.

Motion passed unanimously. (6-0)

A motion was made by Mr. Thomas, seconded by Mr. Zimmerman, to approve Insalco's quote #2020-1966 dated January 30, 2020 in the amount of \$900.95 for Philip R. Smith.

Motion passed unanimously. (6-0)

Approval of Playground Quotes for Eli Terry & Philip R. Smith: Mr. Warrington & Mr. Pearson responded to commission members questions related to the playground quotes. Mr. Pearson noted that the equipment being procured for both schools is comparable to Orchard Hill. The difference, which is a notable increase to the price, is the rubberized surface which amounts to half the value of the entire package. The rubberized surface is deemed to be more accessible, especially for the medically fragile population. Mr. Zimmerman questioned the cost of installing that same surface at Orchard Hill at a later date, to which he was informed it would cost upwards of \$200,000. Commission members continued to discuss the matter and the following motion was made:

A motion was made by Mr. Zimmerman, seconded by Mr. Thomas to approve M.E. O'Brien's quote #19495 dated January 30, 2020 in the amount of \$460,794.25 for Eli Terry.

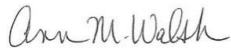
Motion passed unanimously. (6-0)

A motion was made by Mr. Zimmerman, seconded by Mr. Thomas, to approve M.E. O'Brien's quote #19496 dated January 30, 2020 in the amount of \$444,625.75 for Philip R. Smith.

Motion passed unanimously. (6-0)

On a motion made by Mr. Koboski, seconded by Mrs. Kelley, the meeting was adjourned at 8:40 PM.

Respectfully submitted,



Ann M. Walsh, Clerk