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**Regional School District No. 14**  
**Woodbury/Bethlehem**  
**Nonnewaug High School – Renovations Project**  
**Public Building Committee Meeting**  
**December 18, 2018**

**PBC Attendees:**

Don Fittal  
Patrick DiSarro  
Robert Piazza  
Andie Greene  
Matthew Cleary  
George Bauer – arrived at 7:15  
JP Fernandes – on the phone

**Absent:**

John Chapman  
Janet Morgan  
Tom Hecht  
Brian Peterson

**Also Present:**

Scott Pellman	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G
Mike Molzon	Region 14
Joseph Olzacki	Region 14
Maryanne Van Aken	Region 14

**From / Notes Prepared by:** **Scott Pellman** – Project Manager,  
Colliers International

**Attachments:**

A meeting of the Public Building Committee was held on Tuesday December 18, 2018 in the Relocated Central Offices at Woodbury Middle School 67 Washington Avenue Woodbury, Connecticut.

The following notes are to record the most significant issues discussed at the above referenced meeting. If anyone attending the meeting feels these notes are inaccurate, additional items need recording, or further detail is required, please forward your written comments to Scott Pellman for inclusion.

1. Call to Order – The meeting was called to order at 6:35pm.
  
2. Finance Report –
  - a. Scott Pellman presented the updated cash flow analysis and contingency status report. The project has expended \$396,872 in contingency and there are pending issues or Owner improvements that total an additional \$973,569. Wayne McAlister was unavailable this evening but had a recent conversation with the State, the reimbursement payment is anticipated by December 20<sup>th</sup>. An updated cash flow was provided along with a current contingency status report.
  
3. OPM Report – Scott Pellman reported on the following:
  - a. Project Update Phase 2 –

**Project update** – The project team, O&G, SLAM, Colliers and the administration continue to meet every other week at the OAC meetings which occur at 8:00am on Thursday mornings. The Construction team and Colliers continues to Work with the administration planning the next phase moves at the end of January after the midterm exams.

**Retaining wall fall protection** – A sketch was reviewed that showed the retaining wall adjacent to the ramp that accesses the athletic fields and a proposed addition of plantings to create a barrier. The top of the wall is protected by a wood guide rail and the design team believes the current condition meets code for fall protection. There is a concern that students could jump the guide rail and potentially fall from the top of the retaining wall. The sketch showed an area where additional planting is proposed and once fully grown would create an additional barrier for safety.

Andie Green noted that shrubs are an adequate barrier, Amy Samuelson noted that people have cut down the hill in the past. The worst drop is 9'0" Don Fittal noted that children might walk on the top of the wall and did not know if the addition of signage would benefit. Andie noted that it would not hurt to price out some shrubs. The design team will create a proposal request for pricing.

**Additional Power to the Athletic Fields** – Colliers and SLAM met with the athletic director to review the current and proposed power to be installed around the athletic fields. A sketch was provided to the committee with locations highlighted in yellow where power is currently proposed as part of the project along with locations highlighted in green which are additional requests.

Amy Samuelson noted that Jeff Lamothe from SLAM has sent a sketch to O&G for pricing the additional field power, there were some changes to the document presented to the committee which was a result of the coordination meeting with the athletic director. The design team was directed by the committee to coordinate the additional power requests with O&G for pricing.

**Additional Science Equipment** – SLAM and Colliers met with Chris York from the science department. The meeting generated a list of additional science equipment that was not included in the FF&E package but is needed for instruction in the new science classrooms. This list was provided to the committee for consideration. The committee directed SLAM to coordinate a formal bid and procurement of the additional equipment.

Robert Piazza asked what the bid savings were in the FF&E buy out. Scott Pellman noted that there was approximately 270 thousand in buy out savings from FF&E. All but 100 thousand has been released back into contingency. Don Fiftal supported the need. The design team will get pricing.

**Furniture donations** - Colliers has received a proposal from IRN-The Reuse Network for recycling of the existing phase 4 furniture that is still serviceable but will not be used in the renovated areas of the school. The proposal for the next phase of the furniture donations totals \$5,417 compared to the assumed dumpster costs to discard the furniture of \$5,939. It was noted that this is a similar proposal and approach that was used in the previous phase. The project will receive high performance building credit for recycling the serviceable furniture which is re-purposed for depressed areas and 3<sup>rd</sup> world countries.

**b. Future Field change orders –**

A response from the State of CT was reviewed that commented on the methodology to award the Add alternates that are 90 days past the bid date when the contractor is requesting additional compensation. If the revised bids are still below the original bid of the second lowest bidder they can be awarded without re-bidding. When the revised Alternative bids for the track re-surfacing and two additional tennis courts are added to Richards Corp base bid, they are still the lowest bidder by a considerable margin.

O&G has coordinated two updated PCO's incorporating the revised pricing.

PCO 088 – Revised Track Re-surfacing - \$1,415,710 (reduced \$5,000)

PCO-089 – Two Additional Tennis Courts - \$296,961 (reduced \$2,000)

Nelson reis stated that PCO's 088 and 089 can be reviewed at the next meeting.

**c. Additional PCO reviews –**

The following PCO's have been reviewed by Colliers and SLAM and are being recommended for payment. A number of the PCO's reflect hourly tickets so it is important to get them approved promptly so they can be submitted to the State.

PCO – 081 – Cost to add a practice backboard at the tennis courts - \$6,709.

Nelson Reis stated that this PCO is for a manufactured item, it's not schedules critical and should not cost more money next month. Patrick DiSarro asked about the size, it was confirmed that its board is 10' x 16', Amy Samuelson noted that the athletic director reviewed the cut sheet as was satisfied.

PCO- 082 – Factory overtime for wood metals industries to expedite the science casework. - \$30,240 to be applied to the CM contingency

Nelson Reis stated that there was an effort to limit the trench covers in the science rooms which involved relocating mechanical piping behind the casework reducing their available depth. This change was reviewed and accepted by Chris York prior to the casework being released for fabrication. The factory notified O&G after the casework was released that the delivery schedule was now impacted by their annual shut down period around the holidays and that they would incur overtime costs to fabricate and deliver the casework to support the schedule. The casework contractor just delivered the first set of materials. O&G did include money to accelerate material deliveries when needed. The increase from wood metal was reduced from \$40,000 to \$30,000. The PCO would be a zero-cost change to the owner's contingency. This will be applied to an allowance that has additional money remaining. This happened around thanksgiving and O&G has asked for back up with payrolls to make sure that the fabricator only charges for the premium portion of time.

PCO- 087 – Cost to build out temporary faculty dining along with temporary wall construction - \$26,346 to be applied to the CM contingency.

Nelson reis noted that the change was mostly for the temporary faculty dining and for culinary to add a chase for field coordination. All of the drywall tickets were combined. Re-phasing the job required creating a temporary faculty dining room. This will be a zero-cost change to the owner's side and will be applied to the CM contingency. The change order reflects actual cost and was done on tickets.

**Matthew Cleary made a motion that the public building committee approve IRN's charitable reuse program proposal dated December 18, 2018 for a total of \$5,417 - Seconded by Andie Greene – Discussions George Bauer asked for a quick summary of the proposal. Scott Pellman noted that this is a similar donation process that was used for phase 2 where the furniture is donated in place of discarded and the owner pays for shipping contains in place of dumpsters which results in a minor cost savings along with gaining LEED points for recycling. - All in favor - Unanimous**

**Matthew Cleary made a motion that the public building committee approve PCO – 081 dated 11/19/2018 for a total of \$6,709 for the addition of a practice backboard at the tennis courts. - Seconded by Andie Greene – Discussions – None - All in favor - Unanimous**

**Matthew Cleary made a motion that the public building committee approve PCO – 082 dated 12/7/2018 for a total of \$30,240 to be applied to the CM contingency as a zero-cost change to the project for expediting the science casework. - Seconded by Andie Greene – Discussions – None - All in favor - Unanimous**

**Matthew Cleary made a motion that the public building committee approve PCO – 087 dated 12/10/2018 for a total of \$26,364 to be applied to the CM contingency as a zero-cost change to the project for temporary faculty dining and partitions. - Seconded by Andie Greene – Discussions George Bauer asked about CM contingency status which will be provided in the O&G report. Nelson stated that the contingency status is approximately 1.36 million. – Discussions - None - All in favor - Unanimous**

Amy will ask the athletic director if the single practice backboard is sufficient regardless of the number of courts.

4. Architects progress update – Amy Samuelson

- a. Jeff Lamothe the SLAM field representative and Amy Samuelson continue to coordinate with O&G, they have been performing phase 3 oversight of the project. With the exception of a floor tile pattern that was installed 90 degrees from the intended design things are moving smoothly.

5. Construction Manager Update – Nelson Reis - Project Manager

- a. **Phase 2** – Nelson provided his monthly report that was included in the project packet. Phase 3 is 80% complete and will be turned over at the end of January, some work has commenced for phase 4, site work is at 60%. Pending revision are reviewed between Colliers and O&G and the team reconciles the projected changes on a weekly basis.

Nelson reviewed the summary of work for the application period. Richards has recommended replacing the existing drywell structures with smaller structures that the design team is reviewing. The project is 50% complete. the frost has not settled into the ground so site work has been able to continue, the permanent flag has been installed.

**Matthew Cleary made a motion that the public building committee approve the O&G Pay Application No 16 for the period from November 1 to November 30, 2018 in the amount of \$1,671,515 Seconded by Andie Greene – Discussions - none - All in favor – Unanimous**

6. Other Business

Andie Greene noted that Henry Hart passed away a few weeks ago and he was presented the Nonnewaug newsletter from 1970 depicting "Constitution HS progresses" Andie has the newsletter for committee members to review.

JP Fernandes requested a walkthrough of the project, Nelson recommended the first week of January, Colliers will send out a schedule.

7. Public Comment

John Eren from Classic Turf – came in front of the board to discuss the re-surfacing of the track – His company is currently contracted with Richards Corp for doing the track resurfacing. When reviewing the last meeting minutes he noted that the post tensioned track was brought up in conversations. Mr Eren feels that the revised re-surfacing option is not the best, the track surface is not in bad shape and is not delaminating and he does not believe that milling and re-paving will solve any issues. Mr Eren does not feel that the option to mill and re-pave is the best option and that surface blemishes should be repaired and the surface re-sprayed noting that you might gain a year or two by milling and re-paving over re-spraying. Your investing in an expensive product and you are not protecting it with the best base. If a post tensioned concrete base was installed you will get a 20-year warranty and he was not sure what you

would get from the pavement, you will get a track surface warranty but that will be affected by the asphalt. Based on the original numbers you are considering a 15% to 20% increase that also would not include the reduction in base when you raise the track. Mr Eren believes that it would be less money placing 5" of concrete on top of the track. Drainage would need to be modified, the amount of excavation would be reduced. There are a lot of other projects where we are trying to convince people that post tensioned is the way to go. This was the same for tennis courts over the years and now 90% of the tennis courts are post tensioned.

Andie Greene noted that this is similar to how we re-paved the newer parking lots which were milled and re-paved. Robert Piazza noted that we are not taking this down to the existing base. Andie Greene stated that the asphalt below the track was installed in 2003 and is not very old for pavement.

Robert Piazza asked is anyone would like to see a proposal for the post tensioned track option. Amy Samuelson noted that if the committee chose to pursue this SLAM can provide a Proposal request to O&G. Andie Greene noted that there are permitting issues by bringing up the area and would require going back to wetlands and the flood management certification would also need to be re-visited. Filling in the flood plain, compensatory storage and modeling the river would be required.

Mr Eren noted that they could provide a price to keep the track at the same level. Which would result in additional cost.

Andie Greene noted that you would need to remove the existing pavement and base and maintain enough base to keep the track at the same level. The flood maps are out of date and the jurisdictional line goes through the track. Clark Brook was moved to create the track.

Mike Molzon stated that this has been the same argument that it will take too much time to go through FEMA, this has been a re-occurring problem. The flow of the river is very different from whether project was done in the 70's

Amy Samuelson will issue a PR for an alternate price for the post tensioned track base.

Jim Crocker – Woodbury – same questions as always – is the project on schedule? – Response – Yes. Are there any major schedule impacts that you are aware of – Response - No. He questioned why reimbursement was not provided yet for phase 1. Response – there were old projects which were still open and the State required that the Region provide the documentation to close them out prior to accepting the application for reimbursement, the projects are now closed out.

#### Meeting Adjourn

Motion to adjourn by Robert Piazza seconded by Don Fiftal  
Meeting adjourned at 9:18 pm