

Colliers
135 New Road
Madison, CT 06443
MAIN +1 860 395 0055
FAX +1 203 779 5661

Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
Public Building Committee Meeting
August 21, 2018

PBC Attendees:

John Chapman
Brian Peterson
Patrick DiSarro
Robert Piazza
Andie Greene
Tom Hecht

Absent:

Matthew Cleary
Janet Morgan
George Bauer
Don Fiftal
JP Fernandes

Also Present:

Scott Pellman	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G
Mark Jeffko	O&G
Mike Molzon	Region 14

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

Attachments:

A meeting of the Public Building Committee was held on Tuesday August 21, 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. OPM Report – Scott Pellman reported on the following:

- a. Project Update Phase 2 –

Project coordination / update – A number of the building committee members took the opportunity to tour the construction last week with O&G. O&G can expand on the construction progress under their report, it's always a push to the finish and the wet weather lately has slowed the sitework

The project team continues to meet bi-weekly to review scheduling and construction related issues. The team met today with Julie to review any concerns and plan for the return of students and teachers. The team is going to have a quick check in with Julie every other day up to the opening to make sure that the fall semester begins smoothly. We are working on getting an updated site plan from SLAM with graphics that show the new site circulation which can be placed on the web site and distributed to parents. The team is targeting next Wednesday or Thursday to walk the project with Julie, Gary the building official and Janet our Fire Marshal to identify any final concerns or areas that need to be addressed. I also have met with the interim superintendent to bring her up to speed on the project and discuss communication with the project team.

Furniture and Equipment - The old furniture was being removed from the gymnasium starting today and will continue through tomorrow. Remaining boxes and equipment identified for re-use will be distributed to the existing classrooms starting this Friday through Saturday. The new furniture will start to arrive this Monday the 27th. The new promethium boards for phase 2a were due to be delivered today and installation will begin tomorrow.

Existing Drywells – We have previously discussed a concern with the existing septic system drywells specifically that the soil above two of the tanks was depressed. After the last PBC meeting the contractor excavated two of the existing drywell tops that were showing signs of distress. The precast tops that were exposed showed deterioration with the rebar and concrete. An RFP was developed to have the contractor provide a delegated design and cost to replace the tops in kind. We are expecting that proposal shortly and it will be priced per tank. Currently two of the tanks are assumed to be in poor condition but all tanks will be exposed and inspected.

Nelson Reis discussed the proposed solution.

John Chapman inquired if there would be a review of the process by the design team. Response – Yes.

PBC information packet and Finance Subcommittee meeting – All committee members should have received an electronic copy of information that will be discussed this evening. The information included Colliers field reports, the O&G monthly report, Colliers contingency status report, O&G's application for payment #12 and Amendment #11 for

SLAM. We met last Wednesday with the Finance Subcommittee and reviewed payment application #12 along with the contingency status log and current project budget. To date we have only expended approximately \$204,000 in contingency funds with an additional \$275,000 identified, however 50% of that total would be applied for the soccer and baseball/softball field renovations.

Robert Piazza asked about the total contingency and if it included O&G's GMP contingency. Response – No - O&G's is separate from the owner contingencies. Nelson Reis stated that it is currently 1.4 million.

Amendment #11 - This Amendment is for special inspections coordination and sign-off which is a service that was not included in SLAM's original proposal. We explored having the testing lab provide this service but they were unable to do so and believe it is better to have the engineer of record provide this service. SLAM revised the proposal as requested to be hourly NTE.

John Chapman asked is it was for the entire project duration - Response – Yes.

John Chapman made a motion that the building committee approve Amendment #11 dated June 26, 2018 in the amount not to exceed of \$22, 500 for special inspection coordination. Seconded by Andie Greene - Discussions – All in favor - Unanimous

SCG-046 update - We reached out to the State and were notified that there were two previous projects that had not been closed out and are holding up our first reimbursement check. Wayne and Patricia have been diligently working on this and hand delivered a package of information to the OSCG&R offices this past Thursday. I have requested that they reach out to Michelle Dixon to see if the submitted information will allow closure of the open projects. The State is currently moving all projects over to their new system that will become active on October 1, 2018. We have been told that the new system should reduce the timeline for reimbursement from 60 days to 45 days.

John Chapman stated that he will follow up with Wayne McAllister on the status of the state reimbursement.

3. Architects progress update – Amy Samuelson

- a. **Phase 2** – SLAM has been working closely with Colliers and the school coordinating the furniture deliveries with Christine Hopkins who is responsible for scheduling and deliveries for SLAM. Julie has been provided finish boards to show teachers what is coming. SLAM is working on new egress plans for phase 2 opening. Amy has an RFI for a dedication plaque and has a design prepared for comment. One question is which superintendent gets put on the sign, this can wait – should SLAM work with the administration to select a logo or the committee could do that.

John Chapman will discuss with the administration and the board to decide what's best for the future plaque.

Tom Hecht asked what happens if the furniture is damaged – Response - It could be rejected immediately or could be replaced. The vendors should have all the furniture for the project now so replacements should be readily available.

Robert Piazza asked about extra furniture - Response – The project did not purchase extra furniture because the State does not reimburse for attic stock furniture. There are some extra ADA accessible tables specifically in the Cafeteria.

4. Construction Manager Update – Nelson Reis - Project Manager

- a. **Phase 2 – Work.** The weather has been unusual, we started with a dry summer and went into a very tropical pattern and lost about 1 to 1.5 weeks but have picked up time placing curbs for paving by doubling of the crews. Paving was pushed out one week to the 27th. O&G will be meeting with Julie, Colliers and SLAM. There are between 110 and 130 workers on site. Cleaning crews are working on non-construction areas. Washing and waxing of the new floors for the new second floor classrooms has begun and the spaces will be ready for furniture delivery and installation on Monday. Crews have been working 6-day weeks. All abatement work for the summer has been completed and all clearances have been secured. We have minimal phase 3 abatement work to do on the second shift. There will still be small areas to address on weekends and breaks. Heavy demolition has been completed for Phase 3. O&G will stand down on the first day of school but will work 6 days a week until opening. We walked the committee members through the project last week in two sessions and everyone saw the work that needed to be done. There was a pre-installation meeting for the ball fields this past week. The pre-work has begun and their submittals are in. Kevin Foley and Liberty landscaping will warranty the fields and they have a schedule to meet so they can be played on in the spring.

Patrick DiSarro asked about freshman orientation – Response - Pre- orientation training is on the 28th in the gym, Freshman orientation was scheduled for the 30th but has been moved to September 4th. O&G is coordinating the details with Julie and her staff.

Tom Hecht asked if O&G was comfortable from the time you pave and then have traffic on the new pavement? Response - As far as the logistics of paving the binder can support the traffic and the finish pavement will be done at the last phase of the project. The VoAg building parking has not yet been constructed. There will still be work within the bus loop.

John Chapman asked about exterior work and repointing – Response – It has not commenced and is scheduled to be performed at one time starting next year. There will be a pre-renovation meeting with the contractors.

Next week there will be a safety stand down to re-orient the trade contractors for the coming year. Julie will be approached. John Chapman stated that he would like to attend.

Patrick DiSarro asked about the direction signage for the new traffic patterns. – Response – It will be installed prior to the start of school and should be in place for a dry run this Friday.

Mike Molzon commented on the work and the new mechanical systems, the guys are doing a good job. The irrigation system works well.

- b. O&G presented drone footage of the construction progress from a week ago which has dramatically changed since the video was taken. Pavement for walkways to the fields will be installed next week. The restroom building will be constructed next summer, the controls are in place for the irrigation system and are in a temporary building. Sidewalks have been completed around the bus loop and auditorium. The connector roof was completed today. Concrete islands have been placed. There was a crane on site to set the water tank and boilers. Lawn areas will be seeded this fall but plantings will not go in until next year. O&G was asked to provide the video for the web site- the files are very large but photos could be provided.

John Chapman asked Amy for her thoughts on the web site coordination – SLAM is working on a site plan with arrows to show the new traffic patterns. The pavement will have marked arrows for traffic flow for busses and parents.

John Chapman made a motion to approve the O&G AIA Application No 12 for period to July 31, 2018 in the amount of \$3,822,468.36 - Seconded by Andie Greene - Discussions – The document was reviewed by the finance subcommittee, it appears that we are approximately 30% complete with the work. **All in favor – Unanimous**

5. Other Business

None

6. Public Comment

None

Meeting Adjourn

Motion to adjourn by John Chapman seconded by Andie Greene.

Meeting ended at 7:30 pm,