

Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
Public Building Committee Meeting
February 26, 2019

PBC Attendees:

Tom Hecht
Brian Peterson
Patrick DiSarro
Robert Piazza
Andie Greene
George Bauer
JP Fernandes

Absent:

John Chapman
Janet Morgan
Don Fittal
Matthew Cleary

Also Present:

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

From / Notes Prepared by:

Alice Pistritto – Region 14

Attachments:

A meeting of the Public Building Committee was held on Tuesday February 26, 2019 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 Alice Pistritto for inclusion.

1. **Call to Order** – The meeting was called to order at 6:34pm.
2. **Finance Report** –
 - The Region submitted the second payment request to the State at the end of January. The next submission will be in March capturing the February invoices and projected March project costs.
 - The current cash flow has been provided to Bond council and Wayne McAllister will be meeting with them in early March.

- There was a finance working group meeting this past Wednesday where the team reviewed the latest pay applications along with the current project budget and contingencies. Minor PCOs were discussed and approved.
- An updated contingency status report was provided this evening. The project has expended \$558,933 in construction contingency and there are pending issues or Owner improvements that total an additional \$1,983,242 which encumbers all of the potential site betterments that will be discussed later in the meeting along with a projected cost of site lighting and bleachers. (Seating for 500/1000,). Both O&G and SLAM provide estimated costs. Colliers was requested to review the Ed Spec at the last meeting, field lighting was called for in the spec but is not reimbursable by the State and bleachers were not listed so they would not be reimbursed.
- The current available contingency for the High School is just under 3 million dollars, the available contingency for the Central Office project is approximately \$650,000 before any of the propose change orders shown on the contingency status report are accepted by the committee.

3. **OPM Report** – Scott Pellman reported on the following:

a. Project Update Phase 2 –

Project update –

- The phase 3 transition has taken place, primarily the science rooms. The PA system required specialized coordination from a Region 14 consultant and the work was completed over the long holiday weekend. The gas system was recently completed and commissioning is underway. The science room fume hoods were delayed and will be installed over the next few weeks, O&G has maintained access to one of the existing hoods for the schools use.
- The lower level locker room and wrestling room will be taken over by the construction team starting March 8th. Plans are being completed for the move coordination with the potential to rent connex boxes to temporarily store PE equipment. PE staff relocations are being coordinated with the administration. It was determined that the wrestling mats are quite old and should have been replaced. Colliers will coordinate with the design team to get a quote on new mats for the gymnasium along with practice mats for the cafeteria. The gymnasium will not be turned over until the auditorium is completed, the Auditorium should be completed by April 1, 2019.
- The furniture donations were completed for the phase 4 transition, there was a report included in the meeting package. A total of 15,841 pounds of furniture was repurposed and sent to Afghanistan.
- There have been a number of meetings to review the availability of fields for next fall. The soccer field will be seeded this summer

for optimum growth and will not be playable for the fall of 2019 along with the field hockey field. Mike Molzon and Declan have met with the parks and rec department and are working on a plan for off-site practices. Main events will take place on the new synthetic field. Time is needed to ensure the new grass is properly established to maximize the investment in the fields. The baseball and softball fields should be ready for play in the spring. There should be minimal impact by play on the newly seeded areas.

- Mike Molzon, Declan and Jennifer Miller from Park & Rec. looked into alternate practice fields for Region 14 use. Football may practice at MES, there is flexibility at WMS as well.
- Pat D- asked about transportation cost and the need for an athletic trainer. Temporary lights were discussed as lighting will maximize the use of the fields.
- Representatives from the civil engineering firm BSC group along with Mike Molzon met with DEEP last week to begin preliminary discussions for the repair or potential replacement of the dry wells. The one in the drive area most especially. Richards was contacted but unable to find an engineer that would take on the job. Amy S thought she had an engineer but not able to find one that would touch this issue.

Mathew from BSC:

- State receptive do their best to be helpful.
- Scheduling is a problem approximately 1-1 ½ months before the application will even be read.
- A week to review. Two to three week turnaround.
- Total 2 month process
- Minimum requirement would be to remove the 5 drywells –
- Put more traditional system. (4x4 ft galleries) Precast moldings – Matt noted he had not done research as to which gallery would be best.
- Maintenance easy
- Take frost line into consideration- nothing deeper than 18"
- Discussion as to placeholder for expense. Scott P noted cost to be approximately \$60,000. - \$80,000.
- Another drywell near Vo-ag is a concern as well.
- Matt and his team will present a few options to solve this problem. Permitting fee will be associated with the design.
- Andie Greene – Check the northern system. Take one off line. Not receiving flow because of the over design.
- Amy S- Possibly reduce the north system by one drywell and no redesign is needed.
- Robert P brought up discharge usage
- Mike Molzon spoke to the monitoring of water discharge for the entire building which includes the Vo-Ag building. Previously, bathrooms on the south end of the building no longer drain to the south. They drain to the north. South end has locker rooms, showers, and some selected toilets here or there.
- Mike Molzon brought that to Matt's attention
- Discharge 8,500 gals a day

- Scott Pellman noted that the architect has provided a proposal for the study of alternatives and coordination with DEEP. The committee directed the architects and engineer to continue with the work.

JP Fernandes made a motion to the public building committee for approval Amendment 12 for additional design services totaling \$2,200.00 for data gathering replacement for existing drywell. Seconded- Andy Greene-Discussions- All in favor- Unanimous

PCO-083 – Scott Pellman along with Nelson Reis presented PCO 083 for the addition of a septic tank for the new field toilet building. The PCO has also been review by SLAM and the finance working group.

JP Fernandes made a motion that the public building committee approve PCO – 083 dated 12/10/2018 for a total of \$11,290 to add a 1000-gallon septic tank for the new toilet building. Seconded by Andie Green – Discussion- All in favor- Unanimous

PCO-093 - Scott Pellman along with Nelson Reis presented the PCO that involved relocation of the main paging node to the lower level involving significant wiring relocations. The PCO has also been review by SLAM and the finance working group

JP Fernandes made a motion that the public building committee approve PCO – 093 dated 2/7/2019 for a total of \$27,292 for the relocation of the main paging node. Seconded by Andie Green – Discussion- All in favor- Unanimous

- An updated matrix of site betterments to date and additional betterments that must be acted upon this evening was reviewed with the committee. The committee was specifically asked to take action on PCO – 088 and PCO – 089.

PCO-088 – Scott Pellman introduced the revised alternate S1b.3 additional costs above and beyond the originally accepted alternate S1.b.1 for the installation of a synthetic field and for the repair of the track. This PCO has been previously discussed with the committee and would scarify and re-pave in place of just a re-spray of the existing track. In addition, there is a revise approach to include a post tensioned track base was discussed for a total add of \$578,209.

It was determined by the committee that the existing track has 7 years of useful life remaining if it was sprayed one more time and chose to stay with the alternate originally included in the GMP.

PCO-089 - Scott Pellman introduced PCO -089 which has been discussed at the previous meetings to add two additional tennis courts to bring the total to 6. After discussion by the committee the following motion was made:

JP Fernandes made a motion that the public building committee approve PCO – 089 dated 12/18/2018 for a total of \$304,617 to provide two additional tennis courts per the revised alternate S2. Seconded by Andie Green – Discussion- It was stated that this addition would truly benefit the community as a whole-All in favor- Unanimous

Athletic Filed Lighting: - The committee requested that Amy put together a performance spec for athletic field lighting and coordinate a proposal request with O&G for next month's meeting. It could be bid within a two-week period however the lights typically have a long lead time and most likely could not be installed before the middle of the fall season.

4. **Architects progress update** – Amy Samuelson reported on the following:
Deferred time

5. **Construction Manager Update** – Nelson Reis - Project Manager reported on the following:
 - Phase 3 B Science wing turned over. Still punch list being worked on
 - Phase 4 – 10%- Received approval for abatement work. Began this week
 - Temporary walls erected
 - Maintaining Fume hood on first floor intact for school use
 - Allowances 41%
 - Area A: Math/World Language- demolition work started, temporary walls erected
 - Area D: Boiler room – Plumbing/electrical work continues. Unit ventilators installed and piped. Generator wiring completed and start up took place on Feb. 15th
 - Area D: Chemistry Labs/Faculty Workrooms/Toilet Rooms – Framing new academic building roof dormers complete. New classrooms turned over to the school. Fume hood unit's installation taking place off school hours.
 - Area D: Auditorium – Concrete placed in orchestra area adjacent to stage. Framing and drywall work continuing on side walls and new proscenium opening framed out. MEP work ongoing in music room area. Steel for stage rigging started. Abatement for new duct penetrations in attic is complete. Demolition of old AHU taking place in penthouse above auditorium.

Site work:

- Flushed and tested fire lines and tank
- Winter snow removal
- Sidewalks – no work this period
- Steel- April break – canopy area
- Completed two new roof dormers
- Building new exterior soffits at connector
- Replace exterior soffit vents and gutter work
- Aluminum storefront and windows complete Phase 3
- Metal panels at front entrance ongoing
- PA system turned from old to new
- Auditorium take over April 1 on schedule

JP Fernandes made a motion that the public building committee approve the O&G Pay Application No.18 for the period from January 1 to January 31,2019 in the amount of \$1,481,107.56. Seconded by Andie Greene – Discussion- All in favor - Unanimous

Other Business

- a. None

Public Comment

- a. None

Meeting Adjourn

Motion to adjourn by JP Fernandes seconded by Andie Greene
Meeting adjourned at 7:43pm