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

PBC Attendees:

Brian Peterson
Patrick DiSarro
Robert Piazza
Andie Greene
George Bauer
Don Fittal
JP Fernandes

Absent:

John Chapman
Tom Hecht
Matthew Cleary
Janet Morgan

Also Present:

Scott Pellman	Colliers
Kurt Lavaway	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G
Mark Jeffko	O&G
Mike Molzon	Region 14
Declan Curtin	Region 14
Wayne McAllister	Region 14

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

Attachments:

A meeting of the Public Building Committee was held on Tuesday September 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 6:32pm.
2. Finance Report – Wayne McAllister reported on the following:

Wayne McAllister reviewed the project funding and expenses incurred to date. The cash flow was going well until the district received a construction invoice for \$6,737, 059 this past month. There will be a negative impact by December without the influx of State reimbursement. The 4.8 million dollars State reimbursement is due in November and he expects to apply mid-November for another 4.5 million in reimbursement.

The past projects that were open have been closed out with the State.

George Bauer asked about the cash flow difference. Scott Pellman noted that the cash flow has been re-balanced and has been reviewed with O&G. The larger application for payment was due to the mechanical units that have been purchased and manufactured ready for installation. Nelson Reis stated that the abatement work and site work undertaken this summer along with the parking lot renovations helped the project but impacted the summer invoicing.

Wayne stated that even though the project is currently ahead on the original cash flow projections it will be reduced in the future. As long as we can manage the cash flow with the State we should be OK.

Don Fiftal asked about the negative cash flow and when it will impact the district. Wayne stated that it will only exist if the money does not come in from the State. Overall the project is approximately 45% complete.

Wayne noted that the district received a letter from the environmental engineer that addressed indoor air testing. Wayne stated that a cover letter to this document may provide more credibility prior to its release to the community if it came from the building committee. Scott Pellman will coordinate with John Chapman on the development of the cover letter to the community.

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

- a. Project Update Phase 2 –

Information package - All committee members should have received an electronic copy of information that will be discussed this evening. The information included Colliers field reports, Colliers contingency status report, O&G's application for payment #13, PCO's 60, 61, 62, 64 and 65. The finance subcommittee met last Thursday and reviewed payment application #13 along with the contingency status log and current project budget and PCO's. We did not have any additional contingency expenditures from last month's report but will be looking to approve the PCO's noted above which will be applied to either the Owners construction contingency and the O&G GMP contingency. To date the project has only expended approximately \$204,000 in contingency funds.

with an additional \$336,117 identified as potential costs which is an increase of approximately \$55,000 over last month's report. Approximately \$30,000 of that increase is identified to be applied to the GMP contingency. The O&G report was not available at the time that the information package was provided and O&G will be presenting it tonight as part of their report.

Project update – The first day of school came right down to the wire and the Project continues to address issues on a daily basis. All of the temporary walls have been completed to separate the phase 3 construction areas from the student occupied areas. The older fire alarm panel has been constantly tripping which is an issue that is not project related but was an ongoing challenge prior to construction. O&G has directed the electrical contractor to switch over all of the existing FA devices onto the new panel which should significantly reduce or eliminate false calls. We are already starting to plan for the next construction phase which will transition into the new science wing in December. There was a temporary faculty lounge created due to the fact that those spaces originally anticipated to be completed before school started could not be completed.

Furniture installation and donations. – The majority of the new furniture has been delivered and installed for Phase 2. There are a few items including new picnic tables for the patio area which will be delivered in the next few weeks. A few of the flex conference rooms have been set up as temporary classrooms. Within your information package there was a final report of furniture donations. 670 pieces of used furniture were loaded into 4 shipping containers totaling 39,740 pounds. The donations are slated to go to Spanish Town Jamaica.

b. Review of PCO's for approval –

PCO 060 - This PCO involves the removal and processing of the gravel from the student parking in order to eliminate large stones. The process was approved by the committee to proceed as hourly a not to exceed cost of \$21,687. The contractor utilized the full amount of the estimate. This cost would be applied to the Owners Construction contingency.

Nelson Reis stated it was tracked and they have all the signed tickets and back-up. The need for this hourly PCO was discussed at previous PBC meetings.

PCO 061 – Is for temporary paving to accommodate the graduation ceremonies. The total cost is \$18,013 and would be applied to the O&G GMP contingency as this was a phasing requirement that was not captured during the bidding process.

Nelson Reis stated that additional fencing was also installed. The graduation coordination did not come up as a topic for discussion during pre-construction or it would have been added to the project. The work was tracked T&M and will be applied to the GMP contingency.

PCO 062 – This PCO pertains to additional cleaning of common areas affected by construction activities prior to re-occupancy of the building

for the fall semester. The total is \$15,603 and would be applied to the O&G GMP contingency.

Nelson Reis stated that the construction activities took over the whole site and building and the final cleaning contractor only cleans the finished areas so common areas needed to be cleaned because the extent of work was greater than the facility staff could complete. Certain areas required re-cleaning due to construction activities. This was a phasing issue that was applied T&M to the GMP contingency.

Patrick DiSarro asked about next summer – Nelson responded that this summer was very intrusive, next summer it will happen again.

JP Fernandes asked about allowances for cleaning – Nelson responded for State reimbursement there were no allowance for cleaning. The state limits the number of allowances that can be included on a project. It was not figured as an allowance and as a phasing issue was something that needed to be done. If the construction effects finished areas in the future it will be addressed by the project or If a contractor causes an issue it would be a back charge to the contractor.

Kurt Lavaway stated that the contractor needs to protect completed work and are responsible for cleaning the areas they are working in.

PCO 064 – During the demolition phase of the lower level it was discovered that the eastern foundation wall that forms storage rooms, toilets and the future health classroom was uninsulated and contained moldy gyp board. This PCO also included additional sheet rock repair in the kitchen and cafeteria areas. The work was performed and completed on a T&M basis in order to get the school open. The PCO totals \$29,266 which would be applied to the Owners contingency.

Nelson stated that as an example, above the ceiling in the kitchen there should have been a solid drywall partition up to the deck along with the corridor which were never completed in the previous project. It was basically repairs on a T&M basis and also included water damaged sheet rock due to the lack of insulation on the foundation wall. Now it's properly waterproofed and insulated.

PCO 065 – This PCO was for electrical trenches in the boiler room for re-routing feeders that could not be located in the existing tunnels. The work was performed on a T&M basis totaling \$17,659 and would be applied to the Owners contingency.

Nelson stated that the existing tunnel dimensions would not allow the electrical feeders and sprinkler pipe to fit in the tunnels so the feeders were removed from the tunnels and placed in the ceiling system, however the corridor in the mechanical area required that the feeders be placed below the slab. Hand digging was required and tracked as T&M because a machine could not access the area for the work. This is the final portion of this change. The conduit and labor installation were included in the base bid.

PCO – 060 J. P Fernandes made a motion that the public building committee approve PCO 060 dated 8/1/2018 for base improvements to the student parking in the amount of \$21,687. Seconded by Andie Greene - Discussions – All in favor – Unanimous

PCO – 061 J. P Fernandes made a motion that the public building committee approve PCO 061 dated 9/12/2018 for temporary paving for graduation ceremonies in the amount of \$18,013 to be taken from the O&G GMP contingency as a \$0 change order. Seconded by Andie Greene - Discussions – All in favor – Unanimous

PCO - 062 J. P Fernandes made a motion that the public building committee approve PCO 062 dated 9/12/2018 for additional cleaning services of common areas affected by construction prior to the start of the fall semester in the amount of \$15,603 to be taken from the O&G GMP contingency draw down as a \$0 change order. Seconded by Andie Greene - Discussions – All in favor – Unanimous

PCO – 064 J. P Fernandes made a motion that the public building committee approve PCO 064 dated 9/12/2018 for sheetrock repairs and insulation of the existing foundation wall in the lower level in the amount of \$29,266. Seconded by Andie Greene - Discussions – All in favor – Unanimous

PCO – 065 J. P Fernandes made a motion that the public building committee approve PCO 065 dated 9/12/2018 for excavation and backfill of electrical trenches within the boiler room in the amount of \$17,659. Seconded by Andie Greene - Discussions – All in favor – Unanimous

c. Future Track Re-surfacing –

A final decision on the track resurfacing approach is required by November. Currently the project has accepted Alternate S1b.1 which would re-spray the track surface providing approximately 7 additional years of usage before replacement would be anticipated

JP Fernandes asked why we picked this option? It is believed that the minimum approach was selected because the committee was being cautious.

Andie Greene believes that the committee should not consider the middle option and should consider the milling and re-surfacing. Do we spend the money now or wait 7 years with only a re-spray and then the track would need to be replaced?

Kurt Lavaway noted that the middle option should work if the existing base was adequate.

Andie Greene stated that the milling approach would provide a better surface. Do we spend the \$237,700 now or wait and just re-spray?

Robert Piazza brought up his concern with the synthetic turf and issues in Oxford.

Andie Greene stated that studies show that there are no more injuries on grass than synthetic and kids typically wear the wrong shoes for synthetic surfaces which can contribute to injuries. Andie also noted a number of additional sports have been added since the school was built without adding any additional fields, only a practice field inside the track. We need to add a field but the synthetic provides flexibility.

Amy Samuelson stated that the field carpet will last 10 years. Andie Greene noted that you can get 12 years with proper maintenance.

Don Fiftal stated that the BOE would need to set up a fund for the eventual replacement cost in 10 years.

Kurt Lavaway recommended that the PBC put together a list of pros and cons. What would the likelihood be that the Town would approve future expenditures?

Amy Samuelson noted that the State will contribute ½ the rate for the track replacement approximately 22%. That needs to be included in the chart.

Robert Piazza asked about the exterior renovations – Nelson Reis responded that those renovations will take place next summer. We know where the cracks are and they are not anticipating additional issues. It was noted that 2/3 of the interior walls have been exposed to date so the potential for hidden issues is diminishing.

George Bauer would also like to review the numbers for the other fields. It was noted those numbers were on the contingency report. Colliers will create a list of the field renovation costs still to be acted upon.

Brian Peterson asked how the State would look at a 7-year spray, Amy Samuelson responded that the State is on board with the approach.

4. Architects progress update – Amy Samuelson

- a. **Phase 2** – SLAMs report focuses on the site work. Amy noted that Declan was in attendance and that she thought there was a question about football goal posts. There are new posts for each field that include soccer goals. The stripping on the artificial field includes football, field hockey and soccer and mats to protect both sides of the track during football and soccer games. The width of the soccer field will have limited run off area. The stripping is sewn into the synthetic turf and is permanent. You could paint on other lines for another sport in the future.

5. Construction Manager Update – Nelson Reis - Project Manager

- a. **Phase 2 – A** summary sheet was presented that showed phases and anticipated turn over periods for the remaining work. Nothing has changed from the anticipated completion dates. There is a summary of the potential work for the existing septic drywells. The project is doing well with expenditures of the CM allowances, 33% has been used for the 2nd shift superintendent, O&G is using the project engineer on second shift to limit expenditures. Heavy saw cutting needs to be done on the second shift along with corridor mechanicals and phase 2 punch list work. O&G anticipates under slab tunnel work where some of the contingency may be used. There have been no costs incurred for schedule acceleration. 14% of unknown abatement work has been used to date. Temporary power and consumption is at 17%. The project summary was reviewed for work completed over the past month. Faculty dining was temporarily relocated due to the existing intercom system and the intercom system will be coordinated for turnover in December.

- b. O&G presented an updated schedule, there are no negative impacts, O&G has created work arounds where the schedule had slipped and will be ready for the December turn over. O&G included limited photos in the CM report and provided a presentation of additional construction progress.

Patrick DiSarro – Thought the open house was fantastic, every student had at least one class in the new section and it quieted people down.

Andie Greene had a question on the parent drop off circulation. A lot of parents drive into the senior lot not following the drop off signage. Kurt stated that this is a design question that will be reviewed with the design team. There may need to be different signage and the committee could look at additional traffic flow signage. Nelson stated that they are working with Julie for added signage and SLAM was on site at the beginning of the week to review signage and traffic flows.

JP Fernandes made a motion that the public building committee approve the O&G AIA Application No 13 for the period from August 1 to August 31, 2018 in the amount of \$6,373,059.82 - Seconded by Andie Greene – Discussions –. All in favor – Unanimous

6. Other Business

None

7. Public Comment

None

Meeting Adjourn

Motion to adjourn by JP Fernandes seconded by Andie Greene.
Meeting adjourned at 8:12 pm