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Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
Public Building Committee Meeting
October 16, 2018

PBC Attendees:

Brian Peterson
Patrick DiSarro
Robert Piazza
Andie Greene
JP Fernandes
Tom Hecht
Matthew Cleary

Absent:

John Chapman
George Bauer
Don Fiftal
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
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 October 15, 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 6:46pm.

2. Finance Report – Wayne McAllister reported on the following:
 - a. State funding – In two weeks from today we are going to Hartford to file our second request for reimbursement. On October 1 the State will start to process our first request for reimbursement on 11 million dollars. The State requires that the superintendent to go and input the information. The State expects to provide their reimbursement within 45 days of the on-line application. We can go into January with the current cash flow without receiving any State Funds.

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 #14 and the O&G monthly report. The finance subcommittee met last Wednesday and reviewed payment application #14 along with the contingency status log. To date the project has expended approximately \$288,000 in contingency funds with an additional \$279,117 identified as potential costs. The current owner's construction and soft cost contingency is approximately 3.89million. The cash flow projection for September construction was 2.4 million and the requisition #14 that will be presented tonight totals 2.259 million.

Project update – The project team, O&G, SLAM, Colliers and the administration continue to meet every other week at our OAC meetings which occur at 8:00am on Thursday mornings. On off weeks Colliers and O&G meet directly with Julie to review upcoming work and identify issues. Colliers is maintaining an issues log that is provided to O&G which address in part electrical and plumbing issues with the ongoing renovations. The first of three boilers were activated this past Friday and the administration building and temp classrooms were connected yesterday. The remaining boilers will come on line by the end of the week. The team has also been meeting to plan for the upcoming December move. The team is identifying future classrooms required to maintain the current curriculum, two rooms on the second floor will be put off until the summer to maintain the required number of classrooms. O&G has stated that this will not impact the completion of phase 4. We are planning for the next phase of furniture deliveries for December 27th followed by the Auditorium and Music room in the beginning of April. The storm drains are in the process of being lowered to eliminate ponding around the raised structures, the structures will be raised back up with the final paving. The new football field grading and seeding is complete and the turf is establishing well.

Mike Molzon stated that the field is looking good and Liberty will do the final fertilization next week.

b. Future Track Re-surfacing and site revisions –

A spread sheet was provided that identified all of the costs associated with potential field and track improvements not currently part of the project. A decision needs to be made on the track approach at tonight's meeting.

Patrick DiSarro asked about the difference of milling and not milling of the pavement above and beyond the re-spray.

Andie Greene stated that the project should incorporate the milling so the base is also new due to the fact that pavement starts to degrade over time. In 7 years, the district will need to pay approximately \$270,000 to replace the track, with reimbursement we could pay \$183,000 now with State reimbursement.

Robert Piazza inquired when was the project was originally paved and built – response 2004 and it was re-sprayed in 2011.

Robert Piazza asked about the logo for the field, the budget number seems high. It was an estimate that O&G will review and confirm the costs.

Amy showed the logo that is 30' x 30' to the committee it consists of 3 colors. Administration approval is needed.

Robert Piazza asked to get 2 separate prices, one with the word Chiefs and one without. The committee would not make a final decision without administration approval.

Soccer field proposal – The soccer field overlaps the outfield of the JV softball field. The varsity field should be playable this spring according to the contractor. Softball could also be moved. The committee could make a motion to request a proposal from Richards for the soccer field. A meeting will be coordinated with the athletic department and administration to review field phasing.

JP Fernandes made a Motion to approve the upgrade to Alt S.b.3 synthetic field with milled base for a cost of \$237,700 – Seconded by Andie Greene – Discussion – All in favor - Unanimous.

JP Fernandes made a Motion to have a field logo PCO created for a base cost as it stands with the Chiefs logo and a deduct alternate with no Chiefs logo, Seconded by Andie Greene – Discussions – All in favor – Unanimous.

Patrick DiSarro would like to know the dates that the committee will have to make a decision on all of the other alternates. Nelson Reis stated that normally alternates are good for 90 days after bidding however the schedule at bid time noted that the tennis courts are scheduled to be constructed in 2019. Colliers will coordinate the dates with O&G.

Robert Piazza asked if other schools that region 14 competes against have 6 tennis courts – the response is that some of them do and it makes tournament play easier.

4. Architects progress update – Amy Samuelson

- a. Phase 2** – This past month SLAM worked with O&G on a daily basis, Jeff our construction administration representative completed the punch list for phase 2. There was a meeting to review the culinary classroom last week and there

are a number of items that the team is working through. The kitchen servery, ceiling and cafeteria ceiling are being coordinated and the cafeteria drywall clouds should be completed shortly. Phase 3 work that is ongoing includes MEP coordination through the structure, the engineer has reviewed and allowed steel penetrations above the science labs for MEP installations.

Robert Piazza asked how the BIM coordination is working and were these penetrations anticipated. Nelson Reis stated that this was identified through the BIM model coordination and is normal construction coordination. Nick at O&G is working with CES and SLAM sharing the BIM model. They are coordinating alternative locations for installations and the BIM has been very helpful. Nelson stated that the beams are quite large and BIM was very useful for coordinating the penetrations. Certain areas such as the auditorium were also laser scanned which minimized change orders.

Amy Samuelson stated that they have skype coordination meetings where they all look at the BIM model. In addition to the science wing coordination there have been meetings with the science department. The science department received a grant which was used to purchase equipment that was anticipated to be ordered through the project. They are looking to take advantage of this project savings to order other equipment and SLAM is working closely with the science staff on the areas that will open in December. SLAM and Tom Irwin Associates have been reviewing the fields, SLAM sent the field report from Tom Irwin Associates to the team.

5. Construction Manager Update – Nelson Reis - Project Manager

- a. **Phase 2 – Nelson** Reis presented the O&G report on the projection screen that reflected the work that has been completed in the month of September. The summary data indicated that the project is on schedule, phase 2 is at 99% complete with punch listing and ceiling cloud work remaining in the cafeteria. Phase 3 is at 40% completion, phase 4 is at 1% implementing initial power distribution revisions. Site work is at 57% which is ahead of schedule. O&G is on budget and has no PCO's to present this month, there were also no scope changes this month. There are some PCO's coming that are included in Colliers contingency log which is coordinated daily with O&G. The existing septic drywells could not be priced, the contractor would not provide a design build concept because they don't know how the existing wall were constructed. The effort will have to go back to the design team and an appropriate engineer will need to be engaged to evaluate the structures. There is one drywell where the road has settled near the gymnasium loop road. This may be an indication of a structural problem, the other area where the dirt settled above an existing drywell is located in a grass area. There will be no work this winter and the work would be done next summer so traffic is not impacted.

Scott Pellman discussed the approach to move this forward. Colliers will issue a proposal for an engineering study of the existing structures. If required a corrective work plan will be developed and presented to the committee. One option may involve abandoning the one existing tank in the loop road if the capacity of the existing system will be sufficient to meet the demand and satisfy the governing authorities. SLAM will be requested to provide an understanding of approvals that may be required if a replacement of a tank is warranted.

GMP allowances – The allowances were reviewed. there was a second shift superintendent and current use to date is at 53%. The O&G staff is working on split shifts to minimize the cost between the superintendent and engineer.)

Overall work summary – The football field replacement is complete. The front entrance seating walls are scheduled to be completed by Veterans day and the new entry is progressing with new metal siding to start next week. The ornamental handrails are being installed behind the construction walls on the second shift. The boilers were turned on this week and the contractor is balancing the systems. The potable water tank swap will happen in the next few weeks on a weekend and the existing tank will be removed. A good portion of the Phase 3 spray foam insulation is in place. The auditorium slabs and ramps are being formed. The gymnasium parking lot and loop road is being completed in the next 3-4 weeks. The project is on schedule. Progress photos were shown to the committee.

- b. Nelson Reis reviewed the application for payment #14 with the committee. The summary is ahead of the invoice by two weeks, the report was done through today's date but the billings end at the end of September.

JP Fernandes made a motion that the public building committee approve the O&G Pay Application No 14 for the period from September 1 to September 30, 2018 in the amount of \$2,259,497.13- Seconded by Andie Greene – Discussions – All in favor – Unanimous

6. Other Business

Patrick DiSarro – sent the public hearing presentation of what the public voted on for the 63.8-million-dollar project. He stated that the committee has given the public everything but bleachers and field lights. Amy Samuelson stated that the existing portable bleachers have a location in the plans by the renovated field.

Patrick DiSarro would like to include field lights and bleachers in future committee discussion. Amy stated that the earlier estimate for the field lights was approximately \$690,000 and they were included in the DD estimate. The field lighting was value engineered out of the project. Andie Greene stated that his company carries 75 to 80 thousand dollars per pole so for 4 lighting poles the overall cost should be between 300 to 400 thousand.

Robert Piazza was asking for a price on the lights. Bleachers would be reimbursed at ½ the rate.

There is a power panel built into the toilet building for future field lighting. Any consideration of adding these systems would also involve additional design services. A press box would need to be handicapped accessible.

Robert Piazza asked about future utility savings – SLAM has an energy model and the future building has AC and ventilation to meet code. Improvements in efficiency will be somewhat offset by the increased ventilation required by code.

7. Public Comment

None

Meeting Adjourn

Motion to adjourn by JP Fernandes seconded by Robert Piazza.
Meeting adjourned at 7:55 pm