

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
February 13, 2018

PBC Attendees:

John Chapman
Andie Greene
Don Fiftal
Tom Hecht
Matthew Cleary
Patrick DiSarro
Robert Piazza
Brian Peterson
Janet Morgan
JP Fernandes

Absent:

George Bauer

Also Present:

Scott Pellman	Colliers
Amy Samuelson	SLAM
Nelson Reis	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 February 13, 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 – John Chapman called the meeting to order at 6:39 PM.
2. OPM Report – Scott Pellman reported on the following:

- **Phase 1 Construction update** – O&G is getting close to closing out the first phase of construction. There is some work remaining on the final fiber optic connection for NEATTV that should be completed this week. There was a PCO that was included in your meeting package for the addition of data drops for the temporary classrooms as well as power and data modifications to support the move from admin to the central office. The PCO has been reviewed by the design team, O&G, Colliers and the finance subcommittee and is recommended for payment. The total exceeds the \$10,000 threshold for subcommittee approval and requires action by the PBC.
- **Phase 2 Construction Update** – There was a meeting yesterday afternoon to finalize the classroom moves and preparation for the phase 2 construction start. The administration identified the need to relocate some of the student lockers that will be closed off by the construction and are needed to support the current student population. Nosal, the General trades contractor will relocate the lockers this weekend as directed by O&G based on a walk through with the principal to identify the most appropriate locations that will remain accessible as long as possible. This work will be performed on a T&M basis and charged to the phase 1 project budget. There will be a walk through on February 23 with the State to review the abatement approach which is scheduled to start on March 8. The first Owner, Architect, Contractor (OAC) meeting for phase 2 will take place this Thursday at 2:00pm.

John Chapman inquired to the estimated cost of the relocated lockers. Response - There were 50 relocated lockers in the base bid and an additional 90 will be relocated, the T&M should not exceed \$5,000 to \$7,000.

- **Phase 2a Move** – The Movers are scheduled this weekend to complete the classroom moves to the temporary spaces. The project will utilize the State bid list and we are recommending the selection of William B Meyers' for the move. William B Meyers' is very professional and gets the job done, they were involved in the summer move and performed well. The committee needs to make a motion to select them for the move to comply with the State process.
- **Materials Testing Services** – Similar to the moving services we are recommending utilizing the State bid list for materials testing services. The State contract was included in the package that was sent to the committee. Our construction field rep Doug Goulet reviewed all of the different companies and their specific unit costs specifically focusing on the testing services for the NHS project. The recommendation is to award the work to Terracon. Their soils compaction testing and asphalt testing unit costs as less than the others bidders and the majority of the testing services required for this project will involve site work, compaction, and asphalt testing. The committee need to make a motion to select Terracon for materials testing services to comply with the State process.

JP Fernandes asked that summary explanations be included on the change order cover sheets. Response - Nelson Reis from O&G stated that phase 2 will be handled differently from phase 1 and the change orders will have summaries explanations of the change included.

- **Phase 3 FF&E / SCG-042 Approval** - The design team has submitted supplemental information to the office of school grants and review and is awaiting approval of the FF&E package.

John Chapman inquired on the anticipated date for bidding FF&E. Response – SLAM, the process for bidding award and installation will need approximately 16 weeks – they would like to bid the FF&E package ASAP.

John Chapman made a Motion to approve PCO 029 dated January 15, 2018 totaling \$14,114 to provide additional data and power for the phase 1 construction. Seconded by Don Fital - discussions - all in favor - Unanimous

John Chapman made a Motion to approve William B Meyer to provide moving services for the project based on the State contract 14PSX0161. Seconded by JP Fernandes – discussions – all in favor - Unanimous

John Chapman made a Motion to approve Terracon to provide materials testing services for the project based on the State contract 16PSX0075. Seconded by Matthew Cleary - discussions – all in favor - Unanimous

3. Architects progress update – Amy Samuelson

- **Phase 2** – SLAM has already received some submittals – The landscape architect will walk the site tomorrow with the site contractor to review trees identified for protection and removal and Mike Molzon will join them. The ground breaking is scheduled for tomorrow at 2:00pm. The entire SLAM team will attend the OAC meeting tomorrow and the construction administration representative will attend every other week
- **Phase 3** – SLAM has completed the FF&E package and submitted the documents to the State who should turn around the approval in 4-6 weeks. Phase 2

John Chapman inquired on the metal railing and guard rail panels for the second-floor concourse. Response – The metal panel guard rail is an alternate in the re-bid package and the bids will be received on 2-22. The original alternates including the railing at the concrete stairs which will also be included in the re-bid. SLAM will provide renderings of both metal panel options for the second-floor guardrails. Amy sent an email of the renderings for posting by Maria Dunkin.

4. Construction Manager Update – Nelson Reis - Project Manager

- **Phase 1** – There are a few punch list items to wrap up.

- **Phase 2** – O&G has Submitted the draft GMP to Colliers for their review. We are currently Re-bidding 2.05 misc. metals with the modern railing system alternate. They have started the building permit process. The trailers will be delivered on the 21st. The furniture move to the temp classrooms will occur this weekend. The ground breaking is tomorrow and O&G will provide shovels and hard hats.

5. Other Business

- There will be a VoAg project undertaken at the high school to replace the two existing barns with larger barns and also install a new greenhouse. There will need to be a retaining wall installed. The project will include a sugar shack and an equine rink. Bill Davenport met with Julie Luby and there may be some opportunities to leverage the trades on site for the bidding process. Mike Molzon stated that there is a meeting on Friday the 23rd in Dr. Anna's office to review the VoAg project. This is a completely independent project but on the same site and may affect the NHS schedule. There were two grants issued by the State for the projects, it has been reviewed and funded by the State.
- Slam had coordinated with Mr. Davenport and the site plan shows the new buildings for reference to make sure that nothing conflicted.

JP Fernandes requested an update on the VoAg coordination for future meetings.

6. Public Comment

- Mike Molzon – We have been busy with O&G and the contractors on site with the Regions side of things, The Movers are starting Friday at 8:00am and the schools is moving out of 12 classrooms to 7. The other thing coming at us is the removal of the asphalt near the loading dock that will be dug up and then replaced and re-compacted. JP Fernandes inquired on who is coordinating with park and Rec, Mike Molzon responded that we are. The oil tank will be removed and Mike is coordinating the region pumping it out. O&G needs to get the temporary parking area established for staff parking.
- In addition, I would like the committee to re-think the track – two meetings ago the committee decided to do the inside of the track with a turf field. The current asphalt is 14 years old and we take this 10 years down the road and the asphalt is 24 years old and the Region may need to go back to the taxpayers at that time. The people will say we spent 63M dollars and you're talking about spending more money and installing the new track which could also affect the new field. – Tumer Eren from Classic Turf is here to bring information to the committee. If we could take the asphalt track down and re-build it the base surface could give achieve a 50-year life making future maintenance easier. Please walk down to the track and walk around after the ground breaking to look at its condition, we have found a 1" gap in one area.
- Tumer Eren – from Classic Turf – resident of Woodbury for 40 years, discussed the advantages of this country and facilities that available for the children. When I brought post-tensioned concrete tennis courts to the Regions attention no one believed me. I saw many problems with the asphalt system and the nature of the material and how it degrades. Post tensioned concrete will be forever – look at the Brooklyn bridge. I walked almost 2 hours on the tack and took lots of pictures, I cannot tell you how to spend the money but as a resident and business man in

the community we have to give better facilities for the future. The existing asphalt is technically gone. I think you can do much better than spending the \$132,000 on re-spraying the track. I will fight to give the HS students the best we can. We are happy to share the information with the engineers. Mr Eren passed out photos of the existing track to the committee.

- John Chapman stated that he did not doubt what Mr. Eren was saying. I have been involved in the project since 2007 along with other professional engineers trying to do the best for the Region and the kids. My firm designs gravity-based support for offshore. Post tensioned concrete has a service life of 250 years and I have worked with the Navy. We have had to make some difficult decisions as a committee to accomplish as much as we can within the budget. #1 we needed to provide the core elements and #2 to bring the project in on budget. We removed the VAV's from the mechanical system and have made other difficult decisions. All materials will have a 20-year service life. Had we known the prices would come in the way they did we might have done things differently, I will look at the track tomorrow and our minds are not closed.

Mr. Eren inquired when will track construction start? – Response - next summer.

Robert Piazza asked when will the site contract be issued? Response - the site contract will be issues now but the alternate could be taken out.

O&G noted that the track will be refurbished – cracks repaired before re-spraying.

Mr Eren showed a sample of the spray on surface to the committee.

Patrick DiSarro questioned if we considered post tensioned concrete would we re-think the shape of the track? Would we have to re-bid the artificial field? Response - The track s in the regulated area and may involve permitting. John Chapman recommended doing a cost analysis of the fields.

Meeting Adjourn

Motion to adjourn by John Chapman - seconded by Andie Greene – unanimous.

- Meeting Adjourned 7:40 pm,
- The next meeting is scheduled for February 27, 2018 @ 6:30pm