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Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
January 30, 2018

PBC Attendees:

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

Absent:

George Bauer
Janet Morgan
JP Fernandes

Also Present:

Scott Pellman	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G
Mark Jeffko	O&G

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

Attachments:

A meeting of the Public Building Committee was held on Wednesday, January 30, 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 6:37 PM.
2. OPM Report – Scott Pellman reported on the following:

- **Phase 1 Construction update** – The NEATTV relocation will take place this week. The Design team is still reviewing a few PCO's which will be coordinated with the finance subcommittee this Thursday. Move coordination drawings have been issued to the administration and movers.
- **Phase 2 Construction Update** – SLAM has provided final sealed drawings and specifications for permit. O&G will be submitting the permit shortly. Approximately ½ of the bidding packages included the permit Fee including Abatement/Demolition, Plumbing, Fire Protection, HVAC, electrical, Tele data, Security and Fire Alarm. O&G will be pulling the permit for all remaining packages, the total cost of permitting the remaining packages is \$159,848.83. There will be some housekeeping that will need to take place under O&G's report to approve the two contractor's letters requesting release from their bids due to errors. This approval is required for future project audit and close out.
- **Letter from Classic Turf** – There was a letter from Classic Turf that was included in the meeting packet. In addition to that letter were comments that were compiled from multiple email responses including Cape and Island track and Tennis who visited the site and assisted SLAM with the details and specifications for restoration. Vince McDermott who was the original engineer for the track along with comments from the administration addressing any injuries. Classic Turf is trying to sell a post tensioned surface which would be a significant departure from the specified restoration.

John Chapman commented that the highlight of the letter was advocating for a post tensioned track system. John wanted to give it due consideration but we need to balance costs within the project budget. need to do what's right for the long-term maintenance. It's all about the existing sub base and drainage and the service life should be good. Not aware of any complaints from athletics.

Scott Pellman noted that the information was provided to help justify the sound decision made at the previous meeting.

Andy Greene commented that the project bid 3 methods to repair the track and this is a complete deviation from those three, the current approach is the most economical verses constructing a new track.

Amy Samuelson noted that the new tennis courts will be post tensioned concrete. If it was all new the size of the field would have been changed to accommodate more configurations.

- **Phase 3 FF&E / SCG-042 Approval** - The design team and Colliers is meeting with the State tomorrow to get start the approval process for phase 3 of 3, the FF&E and Technology packages.
- **Finance Sub Committee** – The finance subcommittee is scheduled to meet tomorrow morning to review the phase 1 outstanding PCO's. In addition, there were two additional service agreements that have been reviewed by the finance subcommittee. The first is an extension of the pre-construction services for O&G that covers the span from May 31, 2017 to January 31, 2018. The second is an hourly proposal for abatement monitoring services from Langan Engineering that follows their original bid unit costs. The original bid proposals only included 50 days of oversight which was expended during the phase 1 abatement. Both

proposals have been reviewed, have been encumbered in the updated project budget and are being recommended for approval.

John Chapman stated that the risk of the abatement oversight proposal going over the estimated amount would be due to an extension of time or change in scope.

Andie Greene confirmed that the finance subcommittee reviewed and approved the Langan and O&G proposals.

John Chapman made a Motion that the building committee approve the O&G extended Pre-Construction Services letter dated November 29, 2017 for an additional \$34,944. Seconded by Robert Piazza – All in favor – unanimous.

John Chapman made a Motion to approve Langan Engineering phase 2 proposal for Hazardous Building Materials Abatement Project Monitoring and Management Services dated December 26, 2017 for an estimated Fee of \$378,400 seconded by Andie Greene – all in favor - unanimous

3. Architects progress update – Amy Samuelson

- **Phase 3** – Signatures are required by John Chapman this evening on the SCG-042. Amy Samuelson, Amanda Hastings and Jorge Gillen will be at the State tomorrow. The State reviewer for this phase is different than the previous two phases.

4. Construction Manager Update – Nelson Reis - Project Manager

- **Phase 1** – There are a few punch list items to wrap up.
- **Phase 2** – Working with Colliers on the draft GMP, last week we went through the low bidders for early packages, we have two low bidders that withdrew their bids. Flooring and General Trades.

Robert Piazza asked if they were they significantly low – Response – yes, they were too low, they were not the lowest responsible bidders. The flooring contractor missed all of the self-leveling.

John Chapman commented that the last thing we want to do is sign up a contractor that cannot perform. Have these numbers effected the budget? Response – No, the numbers presented to the committee at the last meeting included the lowest responsible bid numbers so these withdrawals do not affect the numbers presented.

O&G presented the lowest responsible bidders for the remaining packages - 2.02 Concrete and sidewalks, 2.03 Concrete, 2.04 Masonry, 2.07 Firestopping, 2.09b Acoustical, 2.09c Flooring, 2.10 Painting, 2.11 Food Service, 2.12 Window Treatments, 2.17 Tele Data, 2.18 Security, 2.19 Fire Alarm, 2.20 Final Cleaning.

Bid package 2.05b Miscellaneous Metals had two bidders with the same price – 2.05b General Welding and QAR Steel \$350,000. General Welding was assigned structural steel already and it would be beneficial to have the same contractor for both trades. Both bidders did not bid the exterior concrete stair alternate which would include a metal handrail. General Welding is a WBE and they are both SBE's. There is no award letter this evening for the miscellaneous metals package.

Robert Piazza asked how O&G is on the set aside percentages – Response - The project is right where it was calculated.

John Chapman stated that he is not familiar with public procurement when bids are tied – Response - O&G will discuss with the Town. Andie Greene stated that he would be concerned about a challenge.

- Based on discussions with the committee O&G will put the package back out to bid.

Nelson Reis stated that the concrete contractor sent it a bid protest letter because the low did not use the correct bid form but when the alternates were selected they became the low.

John Chapman asked how you select the lowest responsible bidders. Response - It starts with DAS certification and then there are detailed scope reviews that include verification of material take off quantities, review of the schedule including accelerated schedule for summer of 2018 work. You make sure the contractors understand the documents. O&G brings in their estimators and they compare quantities along with checking references from previous projects and at times review the quality of workmanship on previous project in person.

Robert Piazza asked about bid bonds and whether they need to be released, Response – Yes, that’s what the letters are for.

John Chapman made a Motion that the building committee accept the withdrawal of Urban Contractors LLC bid for package 2.09c flooring. Seconded by Andie Greene, all in favor – unanimous.

John Chapman made a Motion made a Motion that the bldg. committee accept the withdrawal of the bid from WJ Montford, bid package 2.06 general trades, Seconded by Andie Greene – all in favor – unanimous.

John Chapman made a Motion to authorize letters of intent for bid packages 2.02 Concrete and sidewalks, 2.03 Concrete, 2.04 Masonry, 2.07 Firestopping, 2.09b Acoustical, 2.09c Flooring, 2.10 Painting, 2.11 Food Service, 2.12 Window Treatments, 2.17 Tele Data, 2.18 Security, 2.19 Fire Alarm, 2.20 Final Cleaning in accordance with correspondence to each respective bidder dated January 28, 2018. seconded by Tom Hecht – all in favor - unanimous

Nelson Reis stated that the final sealed drawings and specifications have been delivered to building department and Fire Marsal for permit, the superintendent will be walking the project with The Fire Marsal later this week. The next meeting O&G will have a GMP – O&G will carry an allowance for the bidding of the misc. metals.

5. Other Business

- Tom Hecht – wanted to review an interior finish decision to change the railings from a standard aluminum product to the originally specified system and requested that SLAM see if it could be re-visited and stated that it is shown in all of the architect’s renderings. Amy Samuelson looked up on the VE list and it was valued at \$26,500 to change from Bach pre-finished metal originally specified to the current system that would be constructed on site and painted to match the door frames. It’s not terribly negative but looks like a stick-built guardrail. Scott Pellman noted that this could be bid as an alternate during the miscellaneous metals re-bid.

- Robert Piazza stated that he is not a fan of the turf field – based on reimbursement from the State and ongoing maintenance of 50 to 60K. The life expectancy is 7 to 10 years. The district will need to plan financially for the costs to replace the field in the future. Andie Green stated that there are maintenance costs with turf fields as well.
- Matthew Cleary asked if the Town had changed its position on the Town permit fees? Response - John Chapman stated that the Town is not considering relief from the permit Fees. It's a community decision. The committee has tried not to be political while maximizing reimbursement for the project. The permit fees are not reimbursed by the State.

6. Public Comment

None

Meeting Adjourn

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

- Meeting Adjourned 7:27 pm,
- The next meeting is scheduled for February 13, 2018 @ 6:30pm