



Regional School District No. 14 Woodbury / Bethlehem

Nonnewaug High School – Renovations Project

Public Building Committee Meeting

July 13, 2017

rev 9-29-17

PBC Attendees:

Absent:

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

Scott Pellman	Colliers
Kurt Lavaway	Colliers
Amy Samuelson	SLAM
Lee Donaldson	O&G
Lorel Purcell	O&G

From / Notes Prepared by:

Scott Pellman - Project Manager
Colliers International

Attachments:

A meeting of the Public Building Committee was held on Tuesday, July 13, 2017 in the Media Center of 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 6:35 PM.

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

- Update on permitting – The project has been approved by Zoning with some minor conditions, written conditions will be provided to the design team.
- Meeting with the new high school principal Julie Luby – The design and construction team met with the new principal earlier today to introduce the team members, review communication protocols and to provide an overview of the project including discussions on the current phase 1 progress. There will be an additional meeting on Monday morning at 8:30 with the design team and Colliers to further review the project.
- FF&E proposal. The FF&E proposal that was distributed to the committee was reviewed. The original SLAM agreement did not include these services. The services have been tailored to the phasing schedule and classroom furniture is proposed to be bid and delivered at a single phase later in the project to save on storage cost. Existing furniture may need to be utilized in renovated classrooms for a period of time. The existing furniture will also be inventoried to identify usable desks and chairs that meet the flexible learning environment criteria established in the Ed Spec for continued use.

Patrick DiSarro inquired on the condition of the existing culinary equipment and if any can be re-used? Response – The existing SS equipment in good shape and will be re-used. All new plumbing will be attached to existing fixtures.

Don Fiftal questioned the process for selection of products, affordability and how will the committee review the costs? Response - There is a budget for FF&E in the soft costs, the design team will provide an estimate of the selected furniture that will be reviewed against the current budget allocation and presented to the committee. Sample furniture will be delivered to the school to assist in final selections.

Don Fiftal asked what will happen to the furniture that may be leaving? Response – There are a number of options that are currently being reviewed for furniture that may have some useful life but does not fit the educational needs of the new school. Some may be dispersed to other schools in the region, donated or offered to the community. Options will be further defined once a complete inventory of furniture and its condition has been completed.

John Chapman stated that in the proposal the fee for installation is \$24,000, when you go beyond item 5C there are meetings etc. is that included? Response – Yes, for line items V and W. Services noted in line items X through BB will be handled by the vendors. Vendors will handle issue if the wrong furniture is delivered.

John Chapman made a motion to accept the proposal dated July 12, 2107 for FF&E / Architect services in the amount of \$118,700, seconded by George Bauer – All in favor – unanimous.

- Slab moisture testing - The design team along with O&G are exploring options for the exposed concrete floors – cementitious material are being reviewed that also act as a wear surface and are appropriate for future flooring installation which may eliminate the need to install a sealant. Moisture testing should commence shortly.
- Pavement testing – Additional pavement testing will commence on Monday morning by the geotechnical engineer to develop a better understanding of existing pavement area subbase materials and pavement thickness. This information will allow the design team to determine the best method of pavement repair or replacement.

- Schedule -code reviews – An updated macro schedule was provided to the committee; the project is on schedule and is working towards a PCR (Plan Completion Review) meeting with the State on 9-12-17.
 - 90% Cd's and start of code review on July 17, 2017
 - Next building committee meetings July 25, August 8, August 29th
 - Target for ED042 approval by building committee and BOE on August 29th.

George Bauer inquired to what additional approvals beyond zoning and wetlands are required. Response – The design team will be coordinating OSTA and other DEEP requirements now that wetlands has been approved.

Robert Piazza inquired if the status of the building permit Fee has changed – Response from John Chapman - It's a work in progress.

3. Architects progress update – Amy Samuelson

- Design progress – The consultants delivered the drawings today and the team is on target to have the 90% drawings distributed on Monday 7-17-17.
- John Chapman inquired if the drawings will be placed on a drop box site. Response - Colliers will take care of that and send the link to the committee.
- The design team is meeting with the principal again on Monday. The admin will move in mid-August to the Central Office space. The existing admin will be gutted and 5 temporary classrooms will be constructed.

4. Construction Manager update

- O&G Lee Donaldson – The phase 1 abatement is underway – The first phase is fully under containment. O&G has met with the contractor to keep them on track for an August 18th completion. The demolition is complete at the two classrooms on the second floor, the new walls are framed, electrical has been installed and the walls are ready for drywall.
- The contractor started in Central Office area a week earlier than originally anticipated, the temporary walls are framed and electrical rough-in is underway. Things are moving well and the construction team is pushing to get into admin early.

John Chapman questioned if there are any issues with the abatement contractor?

Response O&G – met with the contractors earlier in the day and are staying on top of them making sure they staff the project properly to maintain the schedule. There is one submittal item that the team is working on with the contractor.

George Bauer asked a question in terms of floor leveling and whether that installation will fit in the time option. Response – The installation depends on moisture testing and the product selected, ongoing discussions and research will focus on determining cure time if the proposed material were installed on a Friday evening, would it be ready by Monday.

George Bauer asked if there are any issues with safety or security / dumpsters. Response – No, O&G will coordinate removal of dumpsters prior to school starting. Tests pits from Mondays scheduled exploration will be patched with concrete.

Lorel Purcell asked the committee in next estimate should O&G include permit fee?
Response - Yes

5. Other Business

- The team should have the recent approvals included on the web site as an update

6. Public Comment

- None

Meeting Adjourn

Motion to adjourn – John Chapman, seconded by George Bauer – unanimous.

- Meeting Adjourned 7:18 pm

The next meeting is scheduled for July 25, 2017