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**Regional School District No. 14**  
**Woodbury/Bethlehem**  
**Nonnewaug High School – Renovations Project**  
**February 27, 2018**

**PBC Attendees:**

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

**Absent:**

George Bauer  
JP Fernandes  
Robert Piazza

**Also Present:**

Scott Pellman	Colliers
Amy Samuelson	SLAM
Glen Gollenberg	SLAM
Nelson Reis	O&G
Mark Jeffko	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 27, 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** – Still working with O&G and SLAM for final close out.
- **Phase 2 Construction Update** – The move into the temporary classrooms went smoothly and all of the students and teachers have acclimated well to the new temporary rooms. The lockers relocations discussed at the last meeting were completed and we are awaiting a final cost for this work from O&G. This past Friday, O&G, Colliers, Langan Engineering and Mike Molzon walked the site with the State DPH inspector in advance of the first phase of demolition and remediation. We anticipate approval by the State within the next week, the project will be starting clean demolition this week.
- **Storm Water Management** - As everyone may have noticed the site work has commenced and I will let O&G expand on the progress within their report. As part of the site activities, specifically oversight of the Erosion and sediment control measures to meet DEEP requirements we need to hire a firm to provide storm water monitoring. Proposals were received on Friday February 16<sup>th</sup> for storm water monitoring services and the bid tabulation was provided to the committee. We have scoped the two low bidders Anchor engineering and Civil 1 who is located in Woodbury. Our recommendation is to hire the lowest qualified bidder Anchor engineering but we would like input and need final direction from the committee.

**John Chapman made a motion that the building committee accept the proposal to perform the storm water monitoring from Anchor Engineering in accordance with their package dated February 15, 2018 for \$31,945 with the following unit prices, implementation inspections \$800 each, Routine Inspections \$216 each, unit price per sample group \$145 each and additional services at \$85 per hour. Seconded by Don Fiftal. discussions none - all in favor - Unanimous.**

- **Phase 3 Move Coordination** – As part of the phase 3 move anticipated to begin in the boiler room this spring the Administration needs to secure records that are currently stored in boxes adjacent to the boiler room in the elevator machine room. The administration is requesting a total of 10 fire proof vertical 4 drawer file cabinets so the files can be safely stored and relocated outside of the construction area. Three separate cut sheets with costs were provided by the purchasing department, if these file cabinets were added to the FF&E package currently at the State and then bid with that package they would not arrive in time for the spring work in the boiler room. The administration is requesting the most cost effective of the three cut sheets provided which cost 599.99 each. We do not believe that there is a delivery charge but would request that the committee consider approving an amount not to exceed \$7,000.

Don Fiftal asked if the area for the relocation of the records has been defined, Response – Mike Molzon stated yes, the files will need to move around the project until they have their final resting place.

John Chapman asked if they ever scan files? Response – Mike Molzon stated yes, they are using power school and scanning documents but they are not yet there for all documents. The documents are currently not in secure containers and should be.

Janet Morgan asked if the fire proof file cabinets should really be part of the building project? John Chapman also inquired if these file cabinets would be reimbursed by the State and should they have been included in the FF&E package. Response - They should have been included in the FF&E package initially and should be reimbursable. Janet Morgan asked if they could get them used? Mike Molzon stated that one of the quotes is from discount desk.

**John Chapman made a motion to authorize Colliers to coordinate with the Region 14 purchasing department to execute a purchase order to procure 10 fireproof vertical files for an amount not to exceed \$7,000. Seconded by Andie Greens – discussions none - all in favor - Unanimous**

- **PBC meeting schedule for the remainder of 2018** – Prior to the meeting the committee was provided a list of future building committee meeting dates for the remainder of the year. We are proposing to meet on a consistent basis once a month on the third Tuesday which will allow O&G time to get the payment application draft submitted to Colliers, the design team and the finance subcommittee for their review and approval. Scott Pellman provided a revised list as the date in October was incorrect.

Patrick DiSarro inquired about visiting the site – Response – Site visits can be coordinated through O&G, currently they are preparing for demolition but once more significant work has been completed an on-site walk through will be coordinated for the committee’s participation.

- **Phase 3 FF&E / SCG-042 Approval** - There is no update on the phase 3 package
- **GMP Status** – Colliers has reviewed the draft GMP and provided comments to O&G that have been included in an updated GMP that was provided to Colliers for final review this evening. Colliers will review the update and forward the GMP to the committee members in advance of the next meeting on March 20, 2018 where O&G will be looking for committee approval.

3. Architects progress update – Amy Samuelson

- **Phase 2** – SLAM has provided some egress plans for the construction work. Amy has some images prepared for the alternate decorative railing systems once O&G presents the new bid numbers.
- **Phase 3** – No further updates at this time.

4. Construction Manager Update – Nelson Reis - Project Manager

- **Phase 2** – O&G put the miscellaneous metals package back out to bid and received two bids this past Thursday. Two bids were received from 2 of the 3 original bidders. The low bidder fell in line with the budget but did not get pricing from the BOK the alternative guardrail manufacturer so they carried an alternative manufacturer that they believed to be an equal. O&G has prepared an award letter for the package and that the committee will have 90 days to select the alternate, the bids were taken last Thursday so a decision must be made by Mid May. The alternate bid for the guardrail system was favorable and the bidder will provide a sample for review by the design team.
- There is a lot of site work and taking place, the temporary parking lot is under construction and the interior temporary wall that separate the construction area from the school are being completed on second shift. The superintendent is currently overseeing the second shift work and walked through with the State in anticipation of the abatement start next Thursday. O&G has another superintendent overseeing the site work that is being performed during normal working hours.

John Chapman asked who the superintendent was – Response – Roger Johnson is currently supervising the second shift work and another superintendent is supervising the daytime work. Roger will move back to the day shift once the demolition begins.

John Chapman asked if O&G had received any complaints – Response – No, there was a fire drill and that went well. There have been some questions on the egress path from the cafeteria and we are working with Colliers to change the swing of some egress doors.

- O&G has the building permit in hand – it was paid yesterday; the Electrical contractor has their permit is in hand and the Mechanical permitting is in process.

Tom Hecht asked if the miscellaneous metals second bidder include pricing from BOK for the guardrail alternate. Response – Yes, the second bidder was approximately \$50,000 higher than the low bidder when the guardrail alternate is included and when the previously approved alternates are included for the miscellaneous metals package they are 100K higher than the low bid. The low bidder's guardrail alternate was \$15,000 and the second bidder was at \$28,000. Amy Samuelson from SLAM pointed out that the value engineering estimate for the alternate was \$26,000.

Andie Greene asked if the low bidder for the re-bid was higher than the original bid? Response – The re-bid was lower, by re-bidding the project will be able to absorb some of the alternate cost if accepted.

Glen Gollenberg suggested that SLAM review the guard rail alternate proposed material substitution prior to the committee voting.

Patrick DiSarro asked about the location of the construction trailer believing that it was supposed to be placed in the tennis court location. Response - O&G's wants to have the trailer located at the front entrance to monitor the contractors and deliveries.

Nelson Reis stated that the award letter for the miscellaneous metals package will not include the B6 guard rail alternate at this time.

**John Chapman made a motion that the building committee authorize the award of bid package 2.05b Miscellaneous Metals to Connecticut Carpentry Corporation for a**

**base bid of \$336,000 with alternate S4 for \$16,000 with a temporary hold on B6.  
seconded by Andie Greene – discussions none – all in favor - Unanimous**

5. Other Business

- John Chapman – Some of the committee members have walked the track since the ground breaking. We want to do everything the best we can for the track. Mike Molzon passed out an information package that included photos and additional information and VE suggestions if the committee chose to pursue other renovations methods. The pictures show the dips in the track and the cracked surfaces.
- Brian Peterson stated that it's a 20-year project so we need to do something that will last that long. Patrick DiSarro stated that there is no 20-year track.
- John Chapman noted that the committee has the luxury of time to put this into context to prepare the synthetic turf field. The committee can look at options for the re-surfacing of the track or a different system for renovations. From my perspective this is an interesting dilemma and is a long-term maintenance issue that the Region will face and we should look at options and demonstrate to ourselves that we are making the right call and maximizing the investment to address long term viability of the track. Let's continue to study options and it was helpful for Classic Turf to suggest looking into a different approach.
- Andie Greene noted that there were no borings taken in the track. Patrick DiSarro is interested in what some of the savings might be to provide a cost-effective alternative.

6. Executive Session - Discussion regarding security and deployment at high school and during renovation project

**John Chapman made a motion to move into executive session at 7:22pm to discuss security and deployment at high school and during renovations project. Second Don Fital – all in favor - Unanimous**

**John Chapman made a motion to come out of executive session at 7:42pm. Seconded by Don Fital – all in favor - Unanimous**

7. Public Comment

- None

Meeting Adjourn

Motion to adjourn by John Chapman - seconded by Janet Morgan – all in favor - Unanimous.

- Meeting Adjourned 7:43 pm,
- The next meeting is scheduled for March 20, 2018 @ 6:30pm