



Regional School District No. 14 Woodbury / Bethlehem

Nonnewaug High School – Renovations Project

Public Building Committee Meeting

August 8, 2017

PBC Attendees:

Absent:

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

Scott Pellman	Colliers
Amy Samuelson	SLAM
Lee Donaldson	O&G
Lorel Purcell	O&G
Mark Jeffko	O&G
Wayne McAllister	Region 14
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, August 8, 2017 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 6:35 PM.
2. OPM Report – Scott Pellman reported on the following:
 - **Document Reviews** - 90% construction document review comments and code issues will be received this week. The 90% estimate was received this afternoon and there will be a reconciliation meeting this Friday at SLAMS office. The team will have an updated budget ready for the next building committee meeting on August 22nd.
 - **Pavement testing** – The draft report has been distributed to the design team and Andie Green for review and comment. A final report with recommendations will be issued shortly that include all review comments and updated project specifications. It is anticipated that there may be some pavement section reductions and revisions to the re-paving approach currently on the documents.
 - **Slab Moisture testing** – Moisture testing information was sent to the building committee on Monday 8-7-17 for review. The initial tests showed elevated relative humidity levels in the slabs on grade as well as elevated areas. SLAM is currently reviewing the flooring materials for all areas and will comment on any requirements for the application of topical vapor barriers if required to meet the manufacturers installation tolerances. These tests provided a base for moisture in the existing slabs so the budget can carry some money for the potential of topical vapor barrier installations. The contractor will perform their own tests prior to installing the flooring and will have to accept the existing conditions.

Tom Hecht inquired on how the results effect the flooring products. Response – High moisture levels in the slabs can affect the flooring adhesives. Sealed concrete and ceramic and quarry tile should not be effected.

John Chapman questioned the testing data protocols and standards. Response – Colliers will provide additional data at the next building committee meeting to describe testing methodology, ASTM standard used. SLAM will provide specific information on the range of relative humidity in the slabs and what that means for the specific materials specified for the project.

- **Floor sealer / leveling material.** - The phase 1 containment has been removed and the existing concrete slab surfaces in the main southern hallways are in good condition after shot blasting. There may not be a need to seal the slabs at this time and maintenance will be reviewed with Mike Molzon. The leveling material and ware surface currently being reviewed by the design and construction team can be installed over a three-day weekend and there is no rush to install a material at this time. Evaluation of the moisture in the slab will also effect the material choices for final floor prep prior to permanent flooring installations.
- **Sole source letter** – The sole source letter has been submitted to the state and Colliers is awaiting a response.
- **Finance Sub Committee** – There is a need to establish a finance subcommittee to review applications for payment and project proposals once the main building project commences. This will help streamline the process and allow the PBC to focus on other project discussions at the regular meetings. The group would

typically consist of three committee members and meet on a weekly basis as needed to review change proposals and requisitions. The group would report to the main building committee at the regularly scheduled building committee meetings and recommend approval of invoices. The finance subcommittee should have the authority to approve changes up to a defined amount (approx. \$25,000) to keep the project moving and avoid multiple special building committee meetings. John Chapman will review this request with the committee members.

Amy Samuelson recommended that the committee also assign one or two individuals to be able to authorize emergency approval funds to address immediate needs. A limit could be set of approximately \$10,000 per day. The individuals might consist of Mike Molzon and Wayne McAllister.

- **Schedule** - the project is on schedule
 - Code review comments and updated estimates due this week
 - Estimate reconciliation meeting scheduled for August 11th
 - Next building committee meetings, August 22 to review the budget
 - Administration move to CO scheduled for August 15th
 - Target for ED042 approval by building committee and BOE on September 5th. (building committee special meeting) Janet Morgan will confirm the BOE meeting date.
 - The current date for the state PCR review is September 12th.

3. Architects progress update – Amy Samuelson

- **Design progress** – SLAM has received review comments from O&G and the commissioning agent and is working on responses. There were 4 RFI email questions on the 90% set of documents from the estimator that have been addressed. SLAM is looking forward to the reconciliation of the estimate on Friday. Awaiting third party code reviewed comments. Will continue prepping for state approvals and will get in touch with Pomperaug Health District for approval of the kitchen plans. The flood management certificate is in progress. The Phase 1 construction work is progressing well.

4. Construction Manager update – Lee Donaldson

- **Visitors** - If visitors want to walk the construction site they need to sign in with O&G,

John Chapman mentioned that the local papers have had interest in progress photos. Lee stated that O&G can provide progress photos.

- **Pre-construction services** – O&G is still completing the review of 90% documents, the estimate was completed today. O&G has developed a list of bid packages and will be reaching back out to CHRO for comment. There may need to be a contractor outreach meeting for local and minority contractors in early September.

Robert Piazza inquired on the percentage requirements for CHRO. Response – 25% of the State share needs to be provided by SBE's, O&G feels that should easily be attainable, 1/4 of the 25% needs to be minority contractors.

Robert Piazza questioned if the drawings are Priced in house or do you bring in contractors? Response – Yes, O&G will send packages out for sub pricing as a back check for inhouse pricing. The O&G estimator uses mechanical quotes from sub-contractors for the current CD estimate.

- **Phase 1 update**, The admin area is in good shape and is on target for student orientation on August 22nd. Finishes and light fixtures are being installed and the project should be ready for an above ceiling inspection by early next week. The ceiling grid is in for the new 2nd floor temporary classrooms. The first phase of the abatement is complete and the contractor has lights and speakers to rehang. Phase 2 abatement is well underway, the contractor is pushing hard for air tests by this Friday which keeps them on schedule.

John Chapman – so were on schedule? Response - YES

Don Fittal– the last meeting you mentioned a potential door delay. Response – Doors due to ship at the end of the month. The project is borrowing existing doors from the areas to be renovated and the borrowed doors may be permanent until phase 2 commencement. There are 13 total doors involved.

Brian Peterson inquired on the State budget and its effect on the project. Response from Wayne McAllister – the project is working off the first bond anticipation note based on projected cash flow. There is a consideration if percentage rates increase that the approach will change. The State money and financing are in place.

John Chapman noted that there are two types of moisture tests listed on the Armstrong web site. Amy Samuelson added that Armstrong has an adhesive that can go over slabs that exhibit 90% RH or less. SLAM and O&G will build in unit prices per s.f for moisture mitigation if needed.

5. Other Business

- Application #1 for phase 1 work was presented to the committee.
- The project is working with the Towns on the building permit issue and will continue to carry the permitting fee in the cost estimates for now hoping things change in the future.

6. Public Comment

- None:

Meeting Adjourn

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

- Meeting Adjourned 7:15 pm,
- The next meeting is scheduled for August 22, 2017 @ 6:30pm