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**Regional School District No. 14**  
**Woodbury/Bethlehem**  
**Nonnewaug High School – Renovations Project**  
**June 19, 2018**

**PBC Attendees:**

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

**Absent:**

John Chapman

**Also Present:**

Scott Pellman	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G
Mike Molzon	Region 14
Suzie Greene	Region 14

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

**Attachments:**

A meeting of the Public Building Committee was held on Tuesday June 19, 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 – The meeting was called to order at 6:31pm.
2. OPM Report – Scott Pellman reported on the following:

a. Project Update Phase 2 –

**Coordination Meetings** – We are getting ready for a very busy summer with the completion of phase 2 and the start of phase 3. The project team continues to meet bi-weekly to review scheduling and construction related issues. I will let O&G expand on the construction activities over the past month as part of their report.

**Graduation preparations** - The team has met multiple times with the administration. O&G will be working the rest of the week to clean up the site and prepare the construction area for graduation.

**Summer moves and phasing** - The Team also met with the administrators to finalize the pending summer moves and transitions into the new spaces. As part of the moves we have made the decision to utilize the gymnasium as a temporary staging area for all furniture removed for phase 3 construction. Starting in August the furniture will be placed in the renovated areas and we should have confirmation of the new furniture deliveries allowing disposal of the existing furniture that will not be retained. As part of the hand out tonight there is a proposal from “The Reuse Network” which will take all of the unused furniture and re-distribute it to needy communities or 3<sup>rd</sup> world countries. They charge a small fee for the oversight and trailer pick-up that is off set by the cost of dumpsters that are not required. Although I believe the estimate per dumpster may be a bit high the cost is a wash and the salvageable materials stay out of a land fill.

Brian Peterson stated that he likes the idea.

**JP Fernandes made a motion to approve proposal 5309 from the reuse network dated May 24, 2018 for \$5,309, Seconded by Tom Hecht – Discussions – All in favor - Unanimous.**

**Invoices and payments** - With the approval of pay application # 10 under the O&G report I will work with Ed Arum to file the next installment of the SCG-046 payment request from the State by the end of the month. Ed could not be here tonight but there is an additional handout that shows the invoices approved in May.

**Amendment 009, Restroom connection permitting** – This amendment covers the design and DEEP permitting for the septic system connection to Alternate S3 the new restroom building at the field level. This work was not included in the original design teams’ proposal but must be completed prior to construction of the building. Amy Samuelson noted that the piping and connections have been designed and bid. This request is for the civil engineer to do the required permitting work because we are adding new restrooms to the existing septic system.

Janet Morgan inquired if this was approved by wetlands – Response - Yes

Andie Greene noted that its really more of a book keeping thing.

**JP Fernandes made a motion to approve Amendment 009 for additional services to SLAM's contract in the amount of \$2,200 to apply for DEEP permitting for waste management. Seconded by Andie Greene – Discussions – All in favor – Unanimous.**

**Soil depressions at existing septic galleries** - I believe that we mentioned at a previous meeting that the ground is depressed above two of the existing septic galleries and may be indicating of an issue with the structure. The one tank is very close to the existing loop road and could not be excavated until school is out. The construction team will explore the reason for the depressions after graduation and the design team will make a recommendation for corrective action if needed. The design team had a preliminary discussion with DEEP and the project could repair the top of the tanks without triggering DEEP involvement but if the project replaces in kind or improve the system as DEEP would prefer with newer technology a new general permit registration will be required.

George Bauer asked if there was site work anticipated in those areas

Amy noted that the units need to be modified due to grading.

Mike Molzen noted that there is one at the south corner and one by the rock that show the depression.

**Finance subcommittee** – The committee met last Wednesday and reviewed all current hard and soft costs as well as pending PCO's and the application #10 that will be presented by O&G. Collier will provide an updated contingency log prior to the next meeting. The current contingency totals approximately 4 million however it should be noted that the project is still very early in the construction.

**PCO – 048** – There is one PCO that needs approval this evening – It has to do with a code issue related to the gas piping under the slab for the science labs. Nelson Reis explained that this addressed a pre-bid RFI that could not be issued in time for bidding. It pertains to the trench covers for pipe trenches in the chemistry labs. Originally it was anticipated to be 120 linear feet, the total has been reduced 75 linear feet. The VCT gets laid into the cover and is almost seamless, O&G will look to improve further but would like the PCO approved with a not to exceed value.

George Bauer asked if we are saving any money on the trench reduction for cutting and new concrete. Response – The slab cutting and concrete modifications are being quantified and are currently not in the proposal.

JP Fernandes asked when the GMP was bought out did O&G carry this as an allowance – Response - No there was no way to quantify the cost.

JP Fernandes asked if the cover is this the high line or low line for trench covers – Response - It is the high line used for science labs.

Amy Samuelson noted that the code does not allow for direct burial of gas lines. The room layout of the science labs is narrow requiring the islands. The covers are higher-end materials than an industrial application but it is a trench cover that has been used in other schools.

JP Fernandes inquired if there were other things in the GMP that could not be quantified – Response – NO

Nelson Reis noted that the trench covers have a long lead time and the science lab work will start this summer requiring the covers and flanges that will be cast into the concrete. The trenches will also carry the waste and water lines.

Andie Greene asked if the trench cost would be reduced if the trench was thinner. – Response No

Patrick DiSarro asked how it is fastened – Response it is flush with the floor installed with countersunk screws that are assumed to be tamper proof.

**Motion to approve PCO 000048 dated June 19, 2018 in the amount of \$23,536 for trench covers in the science labs – Seconded by George Bauer - Discussions – do all hatches have hinged doors and does this include the tile work – Response - Yes, it's already in the bid price. All in favor - Unanimous**

- b. **Phase 3 update** - Since our last meeting we have procured the interactive white boards for the project which need to be approved tonight. There was an updated summary sheet of all FF&E bidding to date that was distributed prior to the meeting. Furniture bidding ended approx. \$292,000 under budget while there are a few items left to bid for technology its tracking approximately \$26,000 over budget utilizing estimates of approx. \$170,000 for the remaining equipment. It is anticipated that the remaining equipment will be bid in the near future.

JP Fernandes inquired on the future of the existing boards located in the high school. Response – it is believed that any existing technology equipment that is usable will be re-distributed throughout the District. A confirmation will be sought from Phil Pagano the Districts technology coordinator and provided to the committee.

**Motion to approve 54 Interactive display boards for the classrooms per the proposal from WCA for a total of \$292,086 - Seconded by George Bauer - All in Favor – Unanimous with the exception of Janet Morgan who abstained**

3. Architects progress update – Amy Samuelson

- a. **Phase 2** – There are a lot of submittals that are being processed – SLAM is working closely with O&G on submittal coordination the critical submittals have been processed.

JP Fernandes asked if there are any critical submittals that O&G or SLAM needs information on- Response – NO.

- b. **Site modifications** – At the last meeting the committee discussed different levels of field restoration. The consultant from Tom Irwin Associates (TIA) reviewed the existing fields and a new specifications, grading plan and planarity report was provided to O&G. The bids were broken out between the football and soccer field s and a separate number for Field hockey, baseball and softball.

Amy Samuelson from SLAM recapped the previous meeting discussions on what was included in the base contract and was the project currently owns.

Andie Greene asked if he could see a copy of the new planarity report. SLAM will provide the report.

Nelson Reis stated that the revised field restoration estimate was received yesterday and he turned that around in two days from receiving the information from SLAM. O&G did a quantity take off and the area to be renovated is approximately 300,000 s.f. The unit prices for the add and the deduct matched what was originally provided in the bid.

Amy Samuelson could not provide the difference between the base bid specification and the revised specifications produced by TIA at this time.

Don Fital stated that the original assumption was to improve the fields what I see now are totally new fields.

JP Fernandes stated that he believed that the committee did not think the artificial turf field would go forward so we wanted fields at a much higher level than what we needed up getting in the base contract.

Andie Greene noted that the understanding of the referendum was significantly improved fields.

Amy Samuelson noted that the proposal for the revised field renovations requested 3 prices and what was provided this evening only included two prices.

Andie Greene asked if the aeration was credited along with the fertilization.

Robert Piazza stated that he believes the changes are too expensive.

Patrick DiSarro asked about the phasing and what fields would be available –  
Response – The contractor will work on one field at a time, a revised drawing will be provided and the phasing reviewed with the athletic director.

Amy stated that no vote is needed tonight and that the information is new, SLAM has not had time to vet the information, it has been sent to TIA and their landscape architect for review. There was a third cost option that has not been provided that would provide a cost for the field hockey field either full renovation or filling in the low areas of the field.

Field repairs reimbursement – 50% of your rate – approx. 23%.

JP Fernandes stated that he would not consider any changes when the full costs are not presented, which should include the track renovations. The committee needs a matrix of what was purchased in the GMP versus what the difference is.  
Response - Nelson Reis stated that could be provided.

Amy noted that for \$18,000 the contractor was providing aeration, overseeding and fertilizing of the field hockey, baseball and softball fields. There was a disconnect on the bid drawings and specifications – you get irrigation on all fields and more significant improvements on football and soccer.

Robert Piazza stated that everyone thought we were getting playable field,

JP – The following should be provided for a special meeting next week the 26<sup>th</sup>:  
The committee requests a review of the base contract, what's in the revised proposal, recommendations for moving forward, Schedule for implementation, description of what the difference is from the base bid.

There were discussions for potentially removing the artificial turf and doing the revised approach for the field improvements first.

Suzie Greene noted that if you are looking at everything there is also the option of the two additional tennis courts.

The seed mix ASI was discussed, it was listed as the typical mix for the school, it was not specified so this if for all non-field areas. Andie Greene asked if the change was necessary, is what we own good enough? O&G needs to provide what was bid. Mike Molzen would defer to what we own. This will be tabled for the next meeting.

4. Construction Manager Update – Nelson Reis - Project Manager

- a. **Phase 2 – Work** continues in the phase 2a classrooms, over the last two weeks O&G has been working with Colliers, the administration and SLAM to get the outside area ready for graduation. They will be paving tomorrow and cleaning the site Thursday, the gym parking lot area will be available. Open excavations are being filled in. The contractors are working second shift to avoid noise during final testing along with adding additional insulation to interior temporary partitions for noise control. Starting Monday there will be heavy demolition including the stair entrance by the auditorium. The kitchen demolition has already begun and lunch service is finished. The contractors are prepping for summer mechanical unit installation by opening up the roof with night time abatement support. There have been no lost days of school due to construction activities. Initial field renovations are being coordinated and the contractor is anticipating to start irrigation installation the week of the 20<sup>th</sup>. Dugout excavation has started.
- b. **O&G report and application #10** – The summary sheet for the payment application was reviewed. The report reflects the period ending May 31, 2018. UCC Forms and photo documentation on stored materials are all on file. Stored materials are the bid item on the requisition.

JP Fernandes questioned PCO 37 – Response - This was for emergency shut off button coordination for the science labs along with the addition of data outlets. This was reviewed with the finance subcommittee. O&G will be sitting down with Colliers to review the potential change order list and the O&G summary sheet.

There is a summary sheet of GMP allowances in the report – the project is currently showing 11% used to date, most of which is the second shift work – O&G has been mitigating these costs when the work can be split between the current team by shifting the project engineer to nighttime work. There is a pending change on allowance #4 for a vapor barrier under the floor slab that has expended 14% of the allowance to date.

George Bauer asked about the kitchen construction commencing before school was out and asked if the area was sealed off to the students – Response Yes, it

was reviewed with the principal sealed off tight to the deck and still allowed cold lunch to be served outside of the construction area. There were also negative air machines in the area although there was no abatement but this was done to mitigate dust and was 1 to 2 weeks of work, turning over a kitchen in 10 weeks is very difficult and this allowed additional time.

**Motion to approve AIA Application No 10 dated May 31, 2018 in the amount of \$2,154,446.45. Seconded by Andie Greene – Discussions – All in favor – Unanimous**

5. Other Business

None

6. Public Comment

None

Meeting Adjourn

- Meeting ended at 9:25 pm,