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Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
May 22, 2018

PBC Attendees:

John Chapman
Brian Peterson
JP Fernandes
George Bauer
Andie Greene
Don Fiftal
Tom Hecht
Matthew Cleary
Patrick DiSarro

Absent:

Janet Morgan
Robert Piazza

Also Present:

Scott Pellman	Colliers
Kurt Lavaway	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G
Mark Jeffko	O&G
Susan Greene	Region 14
Mike Molzon	Region 14
Ed Arum	Region 14
Julie Luby	Region 14
Dean	Region 14

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

Attachments:

A meeting of the Public Building Committee was held on Tuesday May 22, 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 7:32pm.
2. OPM Report – Scott Pellman reported on the following:
 - a. **Proposed Change Orders for Auditorium Lighting and Sound** – When the design team initially programmed the auditorium and discussed the lighting and sound system design the team took a conservative approach and provided systems that they believed to be on par with standard high school performance areas. When Julie Luby requested that a meeting take place to review the specified systems with staff and a student coordinator that were not part of the original design team meetings coordinated by the previous administration. Out of that meeting came recommendations for changes to both the lighting and sound system designs for the Auditorium that generated two change order proposals, COP39 and COP 41. I requested that Julie and her staff craft a letter that described and justified the request to the committee which you received in your email correspondence but have asked that they attend this evening so you they could provide a quick summary and answer any questions

Julie Luby and Dean presented their thoughts on the requested design changes. Dean and Amy Paris were concerned that the equipment might not be appropriate and that rentals would still be required. Julie also reached out to the manager of the Trumbull High School auditorium and discussed where that project went wrong. The project needs the appropriate equipment to take it from an auditorium to a performance space. With the current design the District will still need to rent wireless microphones. Communication equipment, moving lights and speakers are changes or additions are the requested improvements. Specific details were discussed for the requested equipment. Renting lights is a weekly charge and gets expensive when you have them for rehearsals.

John Chapman asked if microphone rentals would be compatible with the requested equipment – Response, Yes.

George Bauer stated that he understands the cost of rentals and providing the resources for students and programming will foster career paths to the arts.

JP Fernandes asked if the team looked at speech, drama and concerts as well as performance capabilities? – Response, Yes, the requested add-ons are very flexible for multiple uses. The recommended lighting board is used at Westconn so experience at the high school can carry over to the next level.

Don Fital commended Julie for bringing this to the attention of the committee, there is a concern that the rentals of microphones can impact a performance if they are not compatible. Response – renting provides the most up to date equipment and can be covered by ticket costs.

Amy Samuelson noted that the project does include the wired microphones. The lighting racks are included in the project, the new lights would be bolted to this.

Dean noted that currently in the plan there is no location for a follow spot, this can be crucial for HS productions. The requested changes do not include a

follow spot at this time. Amy noted that accessibility could be an issue. The proposed system changes are middle ground – not top of the line.

John Chapman inquired on the cost of a follow spot – Dean commented that a follow spot could cost approximately \$3,000 each and two are preferred. Amy noted that follow spots could be hung above the storage area.

Mike Molzon stressed that lighting rentals or temporary construction can be problematic.

PCO 39 is for lighting for \$25,391

PCO 41 is for the sound system \$21,401

John Chapman made a motion to approve PCO 39 for a total cost of \$25,391 and PCO 41 for a total of \$21,401- seconded by JP Fernandes – Discussions none – All in favor - Unanimous

b. Project Update –

- o The project Team continues to meet bi weekly to review scheduling and construction related issues.
- o Planning and construction phasing is ongoing, the latest hurdle was the temporary closure of the front entrance and revised buss drop off and pick up lane.
- o SLAM has produced a sketch of the anticipated as built condition for graduation day that has been provided to administration for graduation coordination.
- o The team met a number of times with the administrators to start planning for summer moves and transitions into the new spaces. Within the information that was provided in the drop box was the O&G phasing plans. The project will be completing Phase 2A and moving into the new classroom spaces starting in August and Phase 3 will commence as soon as the students are out of the building.
- o Colliers weekly project reports were also distributed to all committee members via the drop box site.
- o There have been a number of meetings to review the field renovations including SLAMS turf expert to identify the best solution for the specified repairs that were included in the bid. The team has been working to ensure that the fields are renovated appropriately to provide the best fields they can be.

c. Approach to the Field renovations – Amy Samuelson discussed the process and specifications involved in the field restoration bidding. A sketch was distributed that showed Richards Construction notes in red describing their approach that was included in the bid. There were two options noted in the specifications that the contractor could choose and option #2 was highly recommended by the turf specialist, Richards actually looked at the restorations as a hybrid combination of options 1 and 2. Corrections to the field hockey field will be negotiated. The expectation is that with the installation of an irrigation system the fields will be easier to maintain.

JP Fernandes believed that the project was tilling the entire fields and stated that if we don't do it correctly now it will never happen.

Nelson Reis noted that the branch lines for the irrigation system are pulled, the main lines will be excavated so disruption to the fields will be minimal from irrigation. Option #1 renovating the fields in small lifts of soil would have taken multiple years.

Patrick DiSarro asked what impact the restorations will have to the athletic seasons. – Response, Amy noted that one field at a time would be impacted for a season.

John Chapman noted that the committee understood that planarity is something that should be addressed for all fields and that the project would not take 4 years to complete the work. Amy suggested that the contractor due a planarity survey for the other fields (baseball, softball and field hockey). Andy Greene requested that any planarity work include the baseball and softball outfields.

Andie Greene did not realize option #1 was a 4-year process but asked the design team to look at using that option for the fields without depressions. The turf specialist noted that you get a better job doing the restorations in a single lift.

Nelson Reis noted that there are unit costs for excavation and re-grading, the unit prices were vetted and compared with the other bidders but we can negotiate a lump sum which should be a better approach.

John Chapman noted that Option #1 was not really a viable option due to schedule impacts. Where do we utilize Option #2 and how much area do we own with Option #2? The committee needs a comprehensive approach to the fields with lump sum costs.

Amy would like the approval to write a PR request for the additional information.
Response - Yes

Nelson Reis stated that the site contractor is starting to grid out the project, as of yesterday O&G put a stop on the work. The intent was to have a pre-installation meeting with the design team and school staff.

John Chapman requested that the turf consultant do the planarity survey on behalf of the Region for all field areas previously not surveyed. Andie Greene requested that the Region also hire the turf expert to provide CA oversight of the field restorations. Amy stated that she has requested a proposal for those services from Ian Lacey the turf specialist.

Susan Greene noted that the Region is looking to address field hockey and asked if it could remain untouched for the fall field hockey could play on the artificial turf field next year and they will not have to relocate that team this year. This area could also be used for practice. Football will play inside the track, Mike Molzon is working on that field. Soccer will also practice on the field inside the track. A football practice area will have to be developed. The region will reach out to the Town to see if we can use three rivers.

John Chapman – Additional information requested.

- a. Have a planarity survey completed for all outfield areas from the same consultant that did football and soccer.
 - b. Request a proposal from SLAM for field construction administration oversight.
 - c. Request from Richards an option to do both the football and main soccer fields under option 2 – O&G to coordinate.
 - d. Provide a clear image of areas to receive option #2 restoration.
- d. Phase 3 FF&E** - The phase 3 FF&E non-State bids have been received, there were two packages that had bidding irregularities that required a re-bid which took place the week of May 14. The total FF&E bids are approx. \$292,000 under budget.

Motion to approve the following categories of expenditures - seconded by JP Motion by John Chapman to approve furniture bid packages A-Admin Furniture to DeClerq for a total of \$82,196, bid package AA-Admin Storage to WB Mason for a total of \$46,204, bid package AB-Admin Wood Furniture to DeClerq for a total of \$50,166, bid package D-Library Shelving to Creative Library Concepts for a total of \$125,619.91, bid package F-Computer Furniture to WB Mason for a total of \$78,295, bid package G-Gym / Fitness Equipment to Promaxima for a total of \$67,140.56, bid package L-Lounge Seating to WB Mason for a total of \$46,870, bid package LA-Lounge Tables to WB Mason for a total of \$8,986, bid package M-Music Furniture to Insalco for a total of \$12,718.35, bid package N-Art Equipment to WB Mason for a total of \$25,682, bid package T-Work Tables to WB Mason for a total of \$76,622, bid package TA-Presentation Furniture to WB Mason for a total of \$6,795, bid package TC-Exterior Furniture to WB Mason for a total of \$9,466, bid package-Utility Items to WB Mason for a total of \$45,525. Seconded by JP Fernandes – Discussions none – All in favor - Unanimous

Motion by John Chapman to approve Technology bid packages from the State contract for Wireless Access Points to CDW-G for a total of \$123,170, Network equipment and switches to Dell for a total of \$160,352.64, Digital design Lab equipment to Apple for a total of \$62630.95. Motion to approve technology award per the state contract – Seconded by JP Fernandes – Discussions none -All in Favor - Unanimous

- e. Approval of Application and Certificate for Payment #9** – Application #9 has been reviewed with the finance sub-committee. The application for payment has also been reviewed by Colliers construction representative along with SLAM’s construction administrator and has been signed by the Architect. A summary of the application has been provided by O&G and can be further reviewed during the CM report.

Motion to approve AIA Application No 9 in the amount of \$1,812,758.52 for the period ending 4/30/2018. Seconded by Andie Greene – Discussions – Andie Greene noted that the application was reviewed by FSC and Nelson Reis outlined the work that took place over the past month - The UCC forms for offsite stored materials were provided to the committee. – All in favor – Unanimous

3. Architects progress update – Amy Samuelson

- a. Phase 2** – The field coordination previously discussed has involved a lot of participation along with graduation coordination. There have been a few

design changes that were requested, the PR's coming down the pike will include, tennis court back boards, bleacher revisions to the team seating, windows for borrowed lights for the heath classroom, and double doors to engineering.

- b. **Phase 3** – The furniture packages was re-bid and is below budget as previously discussed.

4. Construction Manager Update – Nelson Reis - Project Manager

- a. **Phase 2** – O&G will check the numbers on PCO 41, reviewing the O&G report there appears to be a difference for the amount presented by Colliers for the earlier PCO's approval. RFI 55 conduit path – the electrical conduit and FP piping that runs through the tunnels will not fit due to existing concrete bulges when poured. The plan is being finalized in an RFI that may require some soffits to run the piping through the building. This will be finalized in the next report. Phase 1 100% - Phase 2 approx. 10% complete. The summary page 17 project commentary is up to date as of last week. The current project progress was reviewed. Push pull planning is taking place with the trades.

Andie Greene asked if the science lab coordination has been finalized? -

Response, They are trying to minimize the saw cuts and go from island to island, it will not be as large as originally thought and is not currently being tracked in the O&G report. There are also gas shut off valve changes pending for relocated shut off valves

John Chapman asked if there are any structural issues in the penthouses,

Response – not that we have seen to date. John asked about exterior masonry but that work has yet to commence.

5. Other Business

Ed Arum - Finance Report – there was an update of all the costs provided for each contractor. The SCG-046 was submitted on May 1st the next will be submitted on July 1.

JP Fernandes noted that there have been a couple of performances at the High School and there was no signage or renderings of the progress of the work. The sign will be out front in a week or so. Amy noted that there are 6-8 boards that can be put up in the High School during events. They should be displayed for graduation.

Andie Greene asked if there were any videos, the construction trailer has rolling pictures. Colliers is also taking pictures which are included in the weekly reports.

George Bauer discussed a tour for the committee – Potentially prior to or after the next regularly scheduled meeting.

Kurt Lavaway noted that in the design phase we manage risk and in the construction phase we manage costs. We are a few months into a 2 year long project and the decisions made or requested changes affect cost and schedule. We put all items into a contingency status report and you understand where you are. We will have to deal with things we cannot control in the future. Colliers will provide an updated contingency report for the next meeting.

6. Public Comment

None

Meeting Adjourn

- Meeting ended at 9:25 pm,