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Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
November 14, 2017

PBC Attendees:

Patrick DiSarro
Don Fiftal
Andie Greene
Robert Piazza
Brian Peterson
George Bauer
JP Fernandes

Absent:

John Chapman
Matthew Cleary
Janet Morgan
Tom Hecht

Also Present:

Scott Pellman	Colliers
Amy Samuelson	SLAM
Glen Gollenberg	SLAM
Lorel Purcell	O&G
Mike Molzon	Region 14

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

Attachments:

A meeting of the Public Building Committee was held on Tuesday, November 14, 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 – JP Fernandes called the meeting to order at 6:31 PM.
2. OPM Report – Scott Pellman reported on the following:

- **Phase 1 Construction update** – The work is progressing well, SLAM is scheduled to perform a punch list of the first-floor temporary classrooms this Thursday November 16, 2017.
- **Phase 2 State approval update** – The Department of Public Health approval of the existing Well was received on Monday November 6, 2017 and forwarded to the state with a request to put the project out to bid. The bidding approval request was made with the understanding that the DEEP flood management review is pending. The project received the approval letter from the state on Thursday November 9, 2017 to put the project out to bid with the condition that the GMP not be awarded until the project has received DEEP sign-off.
- **Approved Flood Management Certification (FMC)** – Representatives Wilson, Poletta and Senator Berthel were contacted after the last building committee meeting and provided a detailed narrative of the events that have delayed the review of the FMC. The design team and Colliers also had a conference call with Senator Berthel who volunteered to spearhead the legislative effort to accelerate the project. The project team received an email from the Senators office on November 9, 2017 stating that Deep had informed them earlier in the week that they were looking at what can be done to accelerate the process. Deep had communicated that they would have an answer to the Senators office by Friday November 10, 2017. The Senators office was contacted this afternoon and they still have not received confirmation of a specific timeline for the review to be completed.
- **Timeline and bidding** – O&G would like to advertise the project for bidding this week. They believe that the DEEP review should be completed within the bidding period. The design team is confident that there should be minimal issues with the DEEP review as the project was vetted by the Town and an independent review was performed by Trincus engineering.

Motion by JP Fernandes to authorize O&G to put phase 2 of the project on the street for bidding pending DEEP approval. Seconded by Don Fiftal – all in favor - unanimous

With the approval Lorel Purcell from O&G stated that a non-mandatory walk through will be scheduled for 11-29-2017 and the Bids will be due on 12-6-2017. The bid due date may move to 12-14-2017 depending on RFI's and contractor feedback. O&G would like to have the list of approved contractors by January 11, 2017. If DEEP has not looked at the documents by early December the contractors can hold their bids for 90 days.

- **Schedule** – O&G has started to re-work the schedule which will be reviewed with the team and should be ready to present to the committee at the next meeting.
- **Mechanical Prep for Phase 2 Construction.** O&G and SLAM are working on a cost-effective solution to provide temporary ventilation to the classrooms that will remain occupied once the mechanical unit for the initial phase of the construction is taken off line at the start of phase 2. This temporary ventilation was originally anticipated to be part of the phase 2 construction documents but by installing the temporary measures as part of phase 1, the project can start construction sooner. It is proposed that the temporary mechanical ventilation work would be included as a change order to phase 1. The team should have a proposal for this work shortly.

Lorel Purcell from O&G stated that the temporary walls will most likely be installed over the February 2018 break.

- **FF&E meetings** – The design team has met a number of times over the past few weeks and is meeting with administration and teachers tomorrow for an additional FF&E meeting to continue to define furniture requirements and to begin developing the budget. A detailed survey of all existing furniture is almost complete and will be utilized to identify furniture to be relocated to the temporary classrooms, maintained for re-use and items that may be donated. The design team is still working to have a furniture and equipment package ready for State review by the end of January.
- **Finance Sub Committee** – The finance subcommittee walked the project last Thursday, the preliminary application for payment 004 was reviewed and was lacking some back up information that has been requested from O&G
- **Planarity Survey** – SLAM has received an updated planarity report and will provide further information in their update to the committee.

3. Architects progress update – Amy Samuelson

- Phase 1 - Amy Samuelson will punch out the first-floor phase 1 temporary classrooms tomorrow and Thursday.
- Phase 2 - There have been detailed coordination meetings to discuss phasing and MEP coordination along with Tunnel coordination. The printing of the bid set started today and will be delivered to O&G on Thursday.
- Planarity report – SLAM will be receiving the final document tomorrow with edits for inclusion in the project documents, the first report was originally written as a stand-alone document. It has been re-worded so the report will talk directly to the contractors. There will be two options provided, either filling the dips from above in two steps or cutting/scraping off the top and re-seeding. The field testing showed dips that varied from ½" to 3 ½". Top dressing might be more expensive than cutting the high points, the contractors will determine the most cost effective method as the report provides two options to choose from.

Andie Greene asked if the cutting/scraping option would impact the field use? Response – seasonal timing along with the particular sports activities will need to be reviewed with O&G and will be coordinated with the School. The consultant felt that the fields would not be lost for more than one season.

JP Fernandes asked if one options would be easier than the other? SLAM anticipated that top dressing would be easier and less expensive but the consultant was not sure that scraping would not be equally effective.

Andie Greene requested to see the report. – Amy Samuelson will email the report to Andie.

- Phase 3 FF&E – The last meeting will take place tomorrow, samples of the furniture will be provided for administrative review in the near future.

Robert Piazza inquired on how the project will bid the furniture? Response – There is a basis of design and equal manufacturers specified. Some items may also be bid off of the state bid list.

4. Construction Manager Update – Lorel Purcell

- **Phase 1** – Going to be done on time

- **Phase 2** – Abatement and demolition will be a single contractor done from the state bid list. The security system will be a separate bid package but still sole source.

Nelson Reese was introduced and PM for O&G phase 2, Roger Johnson will be the phase 2 superintendent and he has been reviewing the bidding packages.

The committee can join the pre-bid on the 29th at 3:00pm. Contractors will be notified to check into the main office if they come to the site after the walk through.

5. Other Business
None
6. Public Comment
None

Meeting Adjourn

Motion to adjourn by Robert Piazza, seconded by Don Fital– unanimous.

- Meeting Adjourned 7:01pm,
- The next meeting is scheduled for November 28, 2017 @ 6:30pm