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Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
March 20, 2018

PBC Attendees:

John Chapman
Tom Hecht
Matthew Cleary
Patrick DiSarro
Brian Peterson
JP Fernandes
Robert Piazza

Absent:

George Bauer
Andie Greene
Don Fiftal
Janet Morgan

Also Present:

Scott Pellman	Colliers
Amy Samuelson	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 March 20, 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 6:38 PM.
2. OPM Report – Scott Pellman reported on the following:

- **Phase 1 Construction update** – Phase 1 is complete; the certificate of substantial completion has been issued and the phase 1 costs have been folded into the GMP.
- **Phase 2 Construction Update** – The temporary walls have been erected and the duct work cut offs for the phase 1 work are almost completed. The contractor discovered return air ducts below the slab that are currently being coordinated for termination. There was a conference call earlier today to discuss air testing and the sensitive equipment that is involved in the air monitoring once the abatement begins. The maintenance staff will try and eliminate dust creation from the hours of 3:00 to 11:00 to avoid false readings in the equipment. The Environmental Engineer from Langen walked the project with the State DPH coordinator this afternoon. The locker relocation cost has been reviewed and came in at \$6,882.
- **GMP Approval** – The GMP was distributed to the committee last week along with a summary of the numbers. In addition, Colliers provided a budget analysis of the original control budget to the proposed GMP. The overall project contingency has increased. There was a savings in the construction cost along with a rebalancing of soft costs to reflect the current project status.

John Chapman requested a risk register – what is being done to Mitigate. O&G keeps a detailed track of all issues and Colliers keeps a planned but not contracted list as well. The running track is a hanging chad and will need to be reviewed in the near future.

Nelson Reis stated that there is time for review of the track.

Amy Samuelson will do a presentation on the alternative 2nd floor guard rail. The contractor stated that they will provide the specified material if the alternate is not acceptable. The railing is included in the GMP. If it was not accepted it would be a negative change order. Amy passed around the sample piece of railing from BOK, the final guard rail panel will be 48" high section.

John Chapman made a motion to approve the Guaranteed Maximum Price Amendment dated March 12, 2018 from O&G industries for a total GMP of \$51,259,629. Seconded by JP – discussions - unanimous

- **Approval of Application and Certificate for Payment #7** - Unfortunately this month's application for payment was delayed due to O&G's focus on the GMP and was not provided to the finance subcommittee prior to this meeting. Application #7 has been modified to include the phase 2 work and reflects the approved GMP. The application for payment has been reviewed by Colliers construction representative along with SLAM's construction administrator and has been signed by the architect. A good portion of the application is for site work and permitting fees. O&G will review the details with the committee.

Nelson Reis reviewed the payment application by line item explaining the charges that included permit fees, bonds, site contracting and temporary drywall partitions. Once the temporary parking lot construction is complete the contractor's efforts will move to the gym parking lot. The fee for phase 1 work was reviewed. Some trade retainage is 7% because of

CHRO requirements and the 2% is held for the set aside goals. There are a few trades that do not require set asides.

Robert Piazza from the finance subcommittee stated that he has no problem recommending payment but wants more time next month to review the application. Nelson Reis stated that the next draw will be in the finance subcommittees hands by the 5th of the month.

Motion by John Chapman to approve the Application for Payment #7 dated 2/28/2018 for a total of \$566,918.84 seconded by Robert Piazza – discussions - unanimous

- **PCO # 33** – As part of the mechanical investigations for implementing the construction phasing, O&G directed the mechanical contractor to do some planning and investigative work along with collecting pre-demolition balancing data. This PCO has been around for a while and discussed with the finance subcommittee, it was originally over \$17,000 and has been reduced to \$13,250. The balancing work completed will be utilized to re-balance the ventilation system that is affected by the phase 2a construction sequence. As this effort was directed by O&G they have agreed that the invoice should come out of the projects GMP contingency.

Motion by John Chapman to authorize O&G Industries to process PCO 033 from the GMP Contingency for a zero-change order to the project contingency. Seconded by JP Fernandes – discussions - unanimous

- **Phase 3 FF&E** - The design team received some comments from the State that are currently being coordinated.

3. Architects progress update – Amy Samuelson

- **Phase 2** – We have already talked about the railing and the FF&E process.
- **Septic permit** – SLAM is working with O&G to get approvals from the local department of health (Pomperaug Health District) The site contractor Richards Corporation went to the health district for a permit but the system size is above the threshold for their review and it is a State issue. DEEP is the regulatory agency that provides the approvals. Neil Lustig from PHD requested seeing the approval letters from DEEP. All requirements are in place and SLAM will provide copies of all approvals as requested. Slam is coordinating with Wayne McAllister to locate one of the original approvals. DEEP is just being advised by the design team as the discharge is not changing.

John Chapman stated that the contractor should check on what permits are in place, Nelson stated that they should have come to them first.

Amy Samuelson stated that she is communicating with PHD

- **Phase 3** – No further updates at this time.

4. Construction Manager Update – Nelson Reis - Project Manager

- **Phase 2** – The majority of what has been discussed is the report

5. Other Business

John Chapman brought up Public Engagement and questioned if the team has any updates that can be posted or updated renderings – Amy Samuelson will check

John Chapman noted that at the last BOE meeting there was a presentation from the art students that was very impressive. This project is an opportunity for targeting learning for STEAM (Science, Technology, Engineering, Arts, Mathematics) with the building project and the architecture and engineering disciplines. I know safety is a concern but are there opportunities? Nelson Reis stated that there is a program O&B builds / O&G 101 that was recently implemented at PLAT where students received a credit for their involvement. John Chapman would like the team to sit with Julie Luby and explore this opportunity. Nelson Reis stated that he also coordinated this program at the middle school in New Canaan, once a quarter there were guided tours as part of their STEM program. It's a controlled environment and safe, all work stands down. Colliers and O&G will facilitate a meeting with Julie Luby to review the opportunities. Amy Samuelson suggested a beam be painted white and allow the students to sign it prior to topping off.

6. Public Comment

- None

Meeting Adjourn

Motion to adjourn by John Chapman -

- Meeting Adjourned 7:38 pm,
- The next meeting is scheduled for April 17, 2018 @ 6:30pm