



Regional School District No. 14 Woodbury / Bethlehem

Nonnewaug High School – Renovations Project

Public Building Committee Meeting

July 25, 2017

PBC Attendees:

Absent:

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

Also Present:

| | |
|-----------------|----------|
| Scott Pellman | Colliers |
| Glen Gollenberg | SLAM |
| Lee Donaldson | O&G |
| Lorel Purcell | O&G |

From / Notes Prepared by:

Scott Pellman - Project Manager
Colliers International

Attachments:

A meeting of the Public Building Committee was held on Tuesday, July 25, 2017 in the Media Center of 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 6:37 PM.
2. OPM Report – Scott Pellman reported on the following:

- **Document Reviews** - 90% construction documents have been completed and distributed for review to O&G, Colliers, commissioning agent and the code consultant. O&G and SLAM have also started the 90% estimate. The estimates and drawings review comments are due back to Colliers on August 7, 2017.
- **Pavement testing** – The additional pavement testing was completed last Thursday and was witnessed by representatives from SLAM. The draft report will be completed before the end of the week. The student parking lot that is in the worst condition has a 2" pavement section. The design team will review the results with O&G and Colliers and provide recommendations to the committee.
- **Slab Moisture testing** – Moisture testing began this morning at 7:00 am (25 locations) results will be gathered by the testing agency on Friday and a preliminary report will be distributed to the design and construction team by early next week.
- **Floor sealer / leveling material.** - O&G is currently pricing a material from Ardex that would act as a floor leveler and sealer and can be exposed as a ware surface for the two-year period of construction. SLAM is reviewing what cleaning would be required after 2 years prior to floor tile installation. The moisture testing will also determine the final product selection.
- **Sole source letter** – Mike Molzon would like to have OSCG&R approval for building controls, lock sets and the security cameras / systems. (letter reviewed by committee – attached)

Mike Piazza inquired if this subject had been discussed this in the past? Response – It was discussed previously at a building committee and the letter is formalizing the district's request to OSCG&R for approval. Mike Molzon spoke on how other control systems had been specified in the past and that those systems required replacement, Andover is the district standard.

Don Fital made a motion to approve the sole source letter as drafted dated July 25th Seconded by Andy Greene, all in favor - unanimous.

- **Technology proposal** – There was a technology coordination meeting that took place at the high school media center on 6-29-17, participants included Phil Pagano, Wayne McAllister, Amy Samuelson, Guillen Technology Consultants. The meeting reviewed technology infrastructure and defined project supplied verses owner supplied equipment, systems and coordination for State approval. A proposal was created to cover all owner supplied design and coordination which was reviews by Phil and Wayne and the request was made to let the consultant perform the additional work due to the anticipated additional work load this would require from the Region 14 IT staff.
 - Project includes - All infrastructure wiring and back boxes, auditorium, cafeteria, gym, fitness and music sound systems, PA speaker system specifications and oversight.
 - Owner supplied equipment includes - Wireless access points, servers, switches, classroom interactive monitors, speakers for classroom monitors, phone system, specifications, state coordination and installation oversight.

JP Fernandes made a motion to accept the proposal dated July 12, 2107 for Technology design procurement and oversight in the amount of \$36,750, seconded by Brian Peterson – All in favor – unanimous.

- Schedule - the project is on schedule
 - Code review comments and updated estimates due on August 7, 2017
 - Estimate reconciliation meeting scheduled for August 11th
 - Next building committee meetings, August 8, August 22 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)

JP Fernandes requested that the soft costs expenses be included with the final estimates. Response, the entire budget will be updated and presented to the committee including and scope additions with updated soft costs for the meeting on August 22.

3. Architects progress update – Glen Gollenberg

- Design progress – With the 90% completed documents the team is working diligently on the last 10%. The design team is responding to questions on the summer work, the CA rep from SLAM for the summer is Amy Samuelson.

4. Construction Manager update – Lee Donaldson

- O&G has started the estimate and constructability review of the phase 2 documents. Lorel is doing constructability review, George from O&G is reviewing MEP. Comments will be sent to SLAM to address any issues by August 7, 2017.
- Phase 1 update, all submittals have been processed, there is only one RFI open on mechanical systems in the admin area. The contractors were able to start in the admin office area a week early and that is going well. Electrical installation inspections are completed and drywall installation underway. O&G is paying close attention to the abatement contractor, the contractor feels that he will make the August 18th deadline. The second abatement phase containment is currently being installed and the containment for the first phase should be coming down by this Friday once air clearance is confirmed. The wood doors are not scheduled to ship until August 28th. O&G is looking at borrowing doors from the existing admin areas – 4 doors are required to be rated, O&G is working with Mike Molzon to locate the doors.
- The design team will walk the existing building with the Fire Marshal once the containments are down to review the existing conditions where ceilings have been removed.

Tom Hecht asked if there would be a CO for the project and do you have to have doors? Response – YES, we need to have the doors and O&G will coordinate a CO.

5. Other Business

- None:

6. Public Comment

- None:

Meeting Adjourn

Motion to adjourn – JP Fernandes, seconded by George Bauer – unanimous.

- Meeting Adjourned 7:20 pm,
- The next meeting is scheduled for August 8, 2017 @ 6:30pm