



Regional School District No. 14 Woodbury / Bethlehem

Nonnewaug High School – Renovations Project

Public Building Committee Meeting

October 10, 2017

PBC Attendees:

Absent:

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

Kurt Lavaway	Colliers
Amy Samuelson	SLAM
Glen Gollenberg	SLAM
Lorel Purcel	O&G
Mike Molzon	Region 14

From / Notes Prepared by:

Kurt Lavaway – Senior Project Manager
Colliers International

Attachments: _____

A meeting of the Public Building Committee was held on Tuesday, October 10, 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 Kurt Lavaway for inclusion.



1. Call to Order – John Chapman called the meeting to order at 6:32 PM.
2. OPM Report – Kurt Lavaway reported on the following:
 - **Phase 1 Construction update** – The design and construction team continued to meet weekly on Thursdays at 3:00pm at the High School to review project issues. The finance subcommittee joined Colliers, SLAM and O&G in a review of the construction progress.
 - **Phase 2 State approval update** - There were 6 items identified during the PCR review on September 22, 2017 that the design team is addressing. Colliers is compiling the information from the design team and will submit one package to the Office of School Construction Grants and Review (OSCG&R) address all information:
 - a. **Approved Flood Management Certification (FMC)** – The application was submitted in May by the design team but unfortunately did not move off the DAS desk of Jeff Bolton to DEEP for final review. When the team inquired about the status of the application, they were notified that Mr. Bolton has retired. DAS informed the District that they would not be the applicant since they do not have the resources to review the application and advised that the District be the applicant. The application was then signed by Wayne and has been submitted to DEEP for final approval. However DEEP has stated that the District cannot be the applicant as DAS needs to be per State statute.

Scott Pellman spoke to the DAS and they mentioned that they would consider splitting off the site work as a separate bidding phase to allow the main project to move forward while the team works through getting the application through DEEP review.

John Chapman stated he would be willing to write a letter to DEEP to help explain the urgency of the application and need to get it reviewed for approval to bid the project. Colliers to continue to facilitate.
 - b. **OSTA approval** – Amy Samuelson spoke to the manager of transportation *“She indicated that the approval letter has been drafted and is awaiting final sign off from the OSTA Director. We will likely receive the official approval by the end of this week at the latest.”* Anticipated by 10-13-17
 - c. **Provide Well Approval** – Pending – anticipated by 10-13-17
 - d. **Revise ineligible cost worksheet for legal costs** – Completed awaiting submission
 - e. **Revise Block on code sheet** – Completed awaiting submission
 - f. **Approval letter of final code modification** – Modification not required SLAM to coordinate letter and revision to code review checklist. Anticipated by 10-13, 2017
 - **Controls system sole source update** – The design and construction team have continued to meet with ESC/Andover to refine the control points and value manage the package. The base bid strategy will be to sole source Andover as approved by the State. The other two listed controls contractors Automated Logic and Allerton will be bid as alternates to provide a competitive market and flexibility with the final selection.

- **Athletic Field and Site Update** - The design team along with administration and Andie Greene met on October 5th at the High School to further review the site documents. The meeting was called to address coordination items identified during Andie's review of the documents with specific attention paid to items where decisions were required from Administration.

The following issues were clarified

1. The existing football field was rotated back to its original position, this will reduce grading revisions, it is understood that part of the field will overlap the softball infield.
2. The compact car spaces near the gym will be revised back to full size spaces which is the configuration that was approved by Zoning.

The following additions are requested by District administration -

1. Add electrical power to one baseball field dugout and one softball field dugout
2. Add electrical power at the soccer shed.

After further discussion with the building committee, it was decided that the bid documents will be issued as currently designed and the requested additions will be considered using any potential bid savings or construction contingency if available as construction progresses.

The following will be added to the turf field alternate

1. Power at the finish line of the track
2. Power at the new scoreboard

- **FF&E kick-off meeting** – There was a kick off FF&E meeting on October 5, 2017 at the High School. The extent of staff involvement in selections was discussed along with an overview of interior finish materials. Future meetings will be coordinated on October 16, 23, 30 and November 2, 2017. The design team anticipates having a package ready for State review by the end of January.

Colliers will start to catalog the existing furniture and will coordinate with administrators and the design team to identify any existing FF&E items that can be re-used to save costs. An FF&E design and procurement schedule is being developed in conjunction with the construction phasing for procurement.

- **Agronomist** - The agronomist proposal was approved by the finance subcommittee – The report/turf management plan is anticipated later this month.
- **Planarity Survey** - The proposal from TIA for Planarity field testing for \$2,000 was reviewed and approved by the finance subcommittee. Work to investigate and map the fields is anticipated to begin this week.
- **Irrigation Water Supply** – Mike Molzon coordinated the testing of the existing well. Mike stated that the testing of the existing well located in the athletic field produced a supply of 120 GMP after a 24-hour test. The test results are anticipated to result in a cost savings to the project and has been provided to SLAM for incorporation into the bid documents.



- **Geotechnical Drilling for the future Water Tank** – The drilling was completed on September 16th, 2017. A report has been issued to the design team showing that some boulders were encountered at approximately 17’-0” which may require shoring during excavation for the tank which could be costly. Colliers has requested the design team relocate the tank to avoid the need for shoring if possible.

O&G has been instructed to include the information in the bidding packages.

- **Finance Sub Committee** – The finance subcommittee met on October 5th and reviewed the following:
 1. **Geotechnical invoices** – The finance subcommittee reviewed and approved the geotechnical invoices for additional services that were presented at the previous meeting. The two invoices totaled \$3,106.25. The lime item for geotechnical services is still well below the projected budget.
 2. **Phase 1 pencil copy Pay of Application No. 003**
 3. **Phase 1 Proposed Change Orders (PCO) numbers 001 to 011** - PCO numbers 001 through 003 and 007 through 011 were reviewed by SLAM, Colliers, O&G and the finance subcommittee.

O&G will provide additional information for PCO numbered 004 through 006 review. O&G will compile the approved PCO’s into a single change order which will result in an overall credit to the project.

3. Architects progress update – Amy Samuelson

- **Design and approval progress** –.Amy stated that the bid documents are being completed to include final information received as mentioned above as well as to incorporate District information / input and items required for State approval.
- The design team continues to follow up with the final state approvals required and anticipated approvals to be in place by end of the week.
- The FF&E design process is ongoing and will continue through the year end.

4. Construction Manager Update – Lee Donaldson / Lorel Purcell

- **Phase 1** – Construction of the temporary classroom spaces are starting to wind down with construction anticipated to be completed in November.
- **Phase 2 State and Bidding Coordination** – Lorel mentioned that the project cannot go out to bid until all State agencies have signed off per DAS checklist. DEEP is the one agency that may delay the bid date. She mentioned that if the project bid dates are delayed then there are a few strategies that are being developed to not impact the final completion date or costs and will be reviewed in subsequent meetings.

5. Other Business

None

6. Public Comment

None



Meeting Adjourn

Motion to adjourn – John Chapman, seconded by Andie Greene – unanimous.

- Meeting Adjourned 7:55 pm,
- The next meeting is scheduled for October 24, 2017 @ 6:30pm