



Regional School District No. 14 Woodbury / Bethlehem

Nonnewaug High School – Renovations Project

Public Building Committee Meeting

September 12, 2017

Rev 9-29-17

PBC Attendees:

Absent:

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

Scott Pellman	Colliers
Amy Samuelson	SLAM
Mark Jeffko	O&G
Wayne McAllister	Region 14
Mike Molzon	Region 14
Maryanne VanAiken	Region 14

From / Notes Prepared by:

Scott Pellman - Project Manager
Colliers International

Attachments:

A meeting of the Public Building Committee was held on Tuesday, September 12, 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 6:38 PM.

2. OPM Report – Scott Pellman reported on the following:

- **Phase 1 Construction update** – The High school opened on September 30th with no issues. The design and construction team continues to meet weekly every Thursdays at 3:00pm at the High School to review project issues.
- **Sole Source Letter** – The Region received approval from the State on August 31st in regards to the sole source specification request for Building Controls, Locksets and Security Cameras. Bob Prentice from Colliers met with the engineer and preferred controls contractor to review the project and to start developing a budget for the work. A meeting has been scheduled for Tomorrow with Tyco, the security camera provider to review the existing and proposed system. There will be a meeting this Friday with the Security committee to review the camera locations, quantities and approach for the security system.
- **Athletic Field Update** - The design team along with administration and Andie Greene met on September 7th at the High School to review the proposed field improvements. The agronomist proposal that was provided at the last building committee meeting was reviewed. The test holes have been dug by hand and the areas also patched. The design team needs the information and recommendations from this report to finalize the turf management plan.

JP Fernandes made a motion to approve the agronomist proposal from SLAM consulting not to exceed \$2,050 – seconded by Andie Greene – all in favor – unanimous.

- **Irrigation Water Supply** – The existing field irrigation well will be tested to see how much water it can produce for the project. The initial information provided by the Region to SLAM stated that the well could provide 40GPM. It was recently discovered that the existing pump is rated for 80GPM. The existing well has a 10" casing and it is believed that it has additional capacity. Mike Molzon is coordinating a test where the well will be pumped at a high rate for a period of time to determine its ultimate capacity. Once that number has been determined it will be provided to the design team for inclusion in the specifications for the design build irrigation contractor.
- **Geotechnical Drilling for the future Water Tank** – During a recent coordination meeting with the design team the existing geotechnical borings were reviewed to see what depth rock was encountered. It was noted that the future fire protection water storage tank and pump pit are quite deep and it might make sense to have some test borings to determine if rock exists to avoid a potential change order in the future.

JP Fernandes made a motion to approve the proposal from GNCB for \$6,350 to provide boring services at the future water tank location - seconded by George Bauer – all in favor – unanimous.

- **Geotechnical invoices** – The committee received copies of additional service invoices for geotechnical coordination of the subgrade surfaces below the

parking areas. The consultant provided additional coordination with the design team along with a detailed evaluation of the existing paving, recommendations for walkways and other surface bedding details. It was noted that the additional work resulted in project scope revisions and clarifications that saved the project approximately \$200,000. There was some confusion on how the consultant drafted and explained the requests. Colliers will ask the consultant to provide further updates which will be presented to the finance subcommittee for review.

- **Schedule** - The project is on schedule; an updated overall project schedule was distributed to the committee.
 - Security Camera meeting tomorrow 9-13-17
 - Meeting with the security committee on Friday 9-15-17
 - SCG-042 approval by building committee and BOE on Monday September 18th. This approval authorizes the design team to submit the drawings to the state for final approval to bid phase 2 of 3.
 - The date for the State PCR review is September 22nd at 9:00am
 - **Finance Sub Committee** – Colliers is coordinating a standard meeting time for the finance subcommittee. It appears 5:00pm on Thursdays at the high school will be utilized.
 - **Application for payment #2 for phase 1 work** – O&G provided 3 copies of the second application for payment for the phase 1 work. The application has been reviewed, modified and recommended for payment by SLAM and Colliers. Colliers will provide a copy of the application to the finance subcommittee for review with the intention of approving the invoice at the meeting of September 18th.
3. Architects progress update – Amy Samuelson
- **Design progress** – The design team has been working diligently to complete the code review comment sign off's and required Office of School Construction Grants and Review (OSCG&R) documents for the pending review meeting.
4. Construction Manager Update – Lee Donaldson / Lorel Purcell
- **Phase 1** – The work in the second-floor classrooms has been completed. The temporary classrooms where administration was previously located are being framed and taped. O&G continues to coordinate requests for information from the contractors with SLAM. Proposed change orders (PCO's) are being compiled and the project is still showing a credit. Scott Pellman noted that once O&G has compiled the PCO's they will be provided to the finance subcommittee for review.
 - **Phase 2 State and Bidding Coordination** – O&G is finalizing the bidding packages and front-end specifications with SLAM. The proposed bidding packages and minority set aside percentages have been sent to CHRO for review. O&G would like to bid all three controls contractors as alternates to make sure the bidding is competitive. JP Fernandes and the committee agreed.

5. Other Business

None

6. Public Comment

- Jim Crocker noted the amount of work the design team and building committee have completed. Jim asked if the project was on schedule – Response Yes.

Meeting Adjourn

Motion to adjourn – Janet Morgan, seconded by JP Fernandes – unanimous.

- Meeting Adjourned 7:28 pm,
- The next meeting is scheduled for September 18, 2017 @ 6:30pm