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Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
October 24, 2017

PBC Attendees:

Patrick DiSarro
Don Fiftal
Andie Greene
Tom Hecht
Robert Piazza
Janet Morgan

Absent:

John Chapman
Matthew Cleary
Brian Peterson
George Bauer
JP Fernandes

Also Present:

Scott Pellman	Colliers
Amy Samuelson	SLAM
Lorel Purcel	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, October 24, 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 – Janet Morgan called the meeting to order at 6:38 PM.
2. OPM Report – Scott Pellman reported on the following:

- **Phase 1 Construction update** – The design and construction team continue to meet weekly on Thursdays at 3:00pm at the High School to review project issues. There was an anonymous complaint of a “dusty work environment” that was received by OSHA. OSHA performed air testing on both levels of the school. Air testing was performed on the first and second floor main corridors, gymnasium and auditorium lobby. There were no issues with particulate levels in the air samples and no citations were issued.
- **Phase 2 State approval update** - There were 6 items identified during the PCR review on September 22, 2017 which 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) to respond to a requested or incomplete information:
 - a. **Approved Flood Management Certification (FMC)** – The application was signed by OSCG&R (Kermit Thompson) and submitted to the State on October 18, 2017. There was an email confirmation from Robert Gilmore at DEEP on October 23, 2017 that the project has been accepted for review. DEEP was contacted to provide a status of the review and stated that there are 5 projects in front of our project and DEEP was not able to provide any further information on a time frame for completion of their review. Colliers will reach out to the local legislators for assistance in moving the DEEP review forward.
 - b. **Provide Well Approval** – There was a meeting with DPH at the CES offices in Middletown on October 23, 2017 to review the well approval application. The meeting was attended by Amy Samuelson, Eric Romeo, Mike Molzon, CTDPH and Scott Pellman. There were a few minor comments that CES is addressing and the design team is awaiting a clarification of the existing floor drains locations from DPH staff in regards to their relationship to the water tank. Pending – anticipated approval by October 27, 2017.
 - c. **OSTA approval** – The approval has been received, Colliers will be delivering the original to the Town Clerks office for recording and will send a final recorded copy to OSTA for record.
 - d. **Revise ineligible cost worksheet for legal costs** – Completed, awaiting submission.
 - e. **Revise information on the code sheet** – Completed, awaiting submission.
 - f. **Approval letter of final code modification** – Received, awaiting submission.
- **Athletic Field and Site Update** – There was a follow up meeting on Wednesday October 18, 2017 with SLAM, school administration and Andie Greene to review the athletic field scope of work and review comments. The administration will be visiting Post University to look at the baseball and softball dugouts that are similar to the ones that have been specified by the design team for the project. All remaining quality review comments have been addressed.
- **FF&E meetings** – The FF&E meetings continue, there was a meeting on October 23, 2017 and there will be an additional meeting on October 30, 2017. The design team is still working to have a package ready for State review by the end of January.
- **Planarity Survey** – SLAM just received the planarity report on October 23, 2017 and is reviewing the recommendations. The team will be meeting to discuss the

recommendations and will plan on having an update for the committee at the next meeting.

- **Finance Sub Committee** – The finance subcommittee will meet on Thursday November 2, 2017 to review the next application for payment.

3. Architects progress update – Amy Samuelson

- **Design and approval progress** – The design team has been reviewing and addressing the outstanding document comments from Colliers, O&G and the commissioning agent.
- We have had 3 furniture meetings with department heads and administrative staff to review classroom and specialty program furniture requirements, its going very well. We are putting together the furniture package and are awaiting the assessment of the existing furniture. SLAM is anticipating a presentation of the selected furniture in approximately one month from now.
- The bid documents are being completed to include final information received as mentioned previously 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 with the exception of DEEP reviews.
- The FF&E design process is ongoing and will continue through the year end.

4. Construction Manager Update – Lorel Purcell

- **Phase 1** – Construction of the temporary classroom spaces are starting to wind down, HVAC drop installation is underway, valley communications is coordinating the technology installations. The Fire Marshal has reviewed and tested the life safety systems. Ceilings should be completed by 10-30-17, flooring installation to follow with doors and hardware. A punch list will be performed by O&G after November 11, 2017 and the project is on target for phase 1 completion as scheduled.
- **Phase 2 State and Bidding Coordination** – O&G continues to meet with the administration for egress and construction related circulation planning. Temporary partitions and site logistics plans produced by O&G will be part of the bidding documents
- Updated wage rates are being requested, the project will be put out to bid as soon as the project is released by the state. One idea that has been explored is bidding the project less the site package and bidding the site once DEEP has finished their review. The project is getting into the holidays season and that is a difficult time to bid.

Robert Piazza asked how will the schedule delay will affect long lead items? Response - O&G stated that the project overall time frame will be the same and the delayed start will most likely push the end date out further. The delay will not totally throw the project out of whack, the project may end mid-year forcing the movers to come in on the weekend.

Tom Hecht asked if the movers charge extra for working weekends? Response – The movers will be selected off the state bid list and those hourly values will be utilized.

Janet Morgan asked if everything falls into place would O&G still go out to bid in December? Response - O&G would like to know where we stand with the DEEP site review prior to bidding. Andie Greene commented that he is afraid that DEEP will look at one project at a time. DEEP has stated that they only have one reviewer for all projects.

Lorel Purcel from O&G stated that if we do bid the remainder of the packages without the site you may not be able to award all of the alternates due to the fact that the site numbers will affect a number of the final alternate prices.

Don Fiftal questioned if approaching the local legislators and the current OSCGR would be wise or would you step on toes? Response - O&G feels this would be a necessary step. Amy Samuelson stated that SLAM has had positive action when a legislator stepped in on previous projects and having someone speak to DEEP should not have a detrimental effect. The legislators should receive an explanation of the pre-application meeting in May with DEEP and the formal submission after local approval in the summer that did not move from the DAS reviewers desk. The region and State would benefit with better numbers by bidding sooner than later assuming costs will escalate with time. We believe that there may be a few DOT projects and some UCONN projects in the DEEP review queue ahead of Region 14.

Don Fiftal made a motion to request that Chairman John Chapman approach the local legislators to take steps to accelerate the review of the plans – seconded by Robert Piazza – all in favor - Unanimous

5. Other Business
None

6. Public Comment

Jim Crocker - The phase 1 is on schedule and will complete on schedule? – Response – YES and the finances are intact. Phase 2 is not on schedule? – Response that is correct. How did this happen? Response - Someone retired who normally passes on the documents to DEEP delaying the FMC approval process. Mr Crocker noted that \$186,000 per month escalation will be taken away from the kids by this delay. I'm getting tired about all the money being taken from the kids including \$325,000 for the permit away from the kids. We need to collectively circle the wagons and get the kids and public what they deserve. Who are the organizations involved? Response – DEEP, Robert Gilmore.

Janet Morgan will talk to John Chapman about getting an article in the paper concerning the permit Fees.

Meeting Adjourn

Motion to adjourn by Andie Greene, seconded by Don Fiftal– unanimous.

- Meeting Adjourned 7:11pm,
- The next meeting is scheduled for November 14, 2017 @ 6:30pm