

Regional School District No. 14 Woodbury / Bethlehem

Nonnewaug High School – Renovations Project

Public Building Committee Meeting

June 6, 2017

PBC Attendees:

Absent:

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

Scott Pellman	Colliers
Amy Samuelson	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, June 6, 2017 in the LMC of Nonnewaug High School, 5 Minortown Road, 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 6:33 PM.

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

- There was a zoning walk through at 5:00pm this afternoon – 4 committee members attended. Andie Greene and Amy Samuelson also attended. The next Zoning meeting is scheduled for Tuesday June 13th. The following meeting will be July 11th. The zoning committee has moved the meeting to the Senior Center.
- Report on the first public presentation on May 24th in the auditorium. The presentation went well once the public understood the issues. It was apparent that there is a lot of miss information circulating but the design team did a good job to respond and educate the public. The presentation generated a positive article in the Republican American.
- There will be another public presentation tentatively scheduled for June 20th Starting at 7:00pm and the date will be finalized in the next week. It would be beneficial to have as many building committee members present as possible. There may be a need to have a quick building committee meeting prior to the public presentation to approve the code consultant and FF&E proposal.

JP Fernandes commented that he would like to streamline the public presentation. JP will work with Kurt Lavaway to revise the presentation. Public questions from the past presentation need to be reviewed and the presentation should respond to those questions. A conference call will be set up to review the past presentation and questions.

- Eversource has been contacted, there is a prescriptive approach to a potential electrical rebate where the engineers provide data that is analyzed by Eversource who will provide comments and determine the extent of the rebate.

Tom Height inquired if there is a list of approved fixtures from Eversource, Response - Yes, Eversource has a listing of fixtures that meet the rebate criteria, the design team should review and take that information into consideration when specifying fixtures.

- The next IWC meeting is scheduled for June 12, Updated comment responses have been provided. The generator issue has been resolved by relocating it to the island east of the loading dock. Amy Samuelson expanded on the approach that satisfied the issue.

Amy Samuelson noted that SLAM ran the decibel levels that would be encountered at the buildings face closest to the generator based on the revised location of over 48' away from the building. The generator met the Acoustical standards set by the State.

- Move coordination is ongoing, the costs will be approximately \$5,000 for the admin move to the Central Office.

There was a question at the public presentation on who is paying for the moves; Central Office to the Middle School along with the existing Admin to the Central Office. Also, people need to be reassured that the move will not affect the Middle School. It was noted that the space is available at the Middle School.

- The project is currently on schedule and is still within the float of the permitting timeline. There have now been 7 IWC meetings

- Upcoming Milestones
- 50% Cd's by June 16 – commissioning agent review
- 90% Cd's and start of code review on July 17, 2017
- Target for ED042 approval August 29th with tentative PCR date of August 30.

3. Architects progress update

- Design progress – We are almost at 50% CD's, SLAM is currently collecting drawings from consultants for an in-house check of the documents. Last week there was a four-hour session at the office to review the REVIT model for coordination.
- Update on meetings with district and HS Admin. These meeting have slowed down and include lists of equipment and power coordination. There was a meeting with the BOE safety committee to review card reader access and egress only doors.

JP Fernandes inquired when SLAM will start FF&E – Response, The project needs to be to the State by February 2018 to procure furniture for the summer. SLAM will need to provide a proposal for F&E services by the next meeting.

Scott Pellman noted that the project may utilize existing furniture for a period of time prior to ordering the new furniture. This would reduce storage costs for a phased project. A meeting will be set up with O&G industries and SLAM to review the procurement schedule and how that will be effected by the construction phasing. Following that meeting Colliers will develop FF&E milestone schedules for anticipated dates of procurement.

- Review of proposal request PR No. 001- A wall was added for additional storage in the existing central office and power poles will be relocated in the existing business lab, the majority of the modifications were electrical and technology related. The PR-001 also included a floor sealer for the exposed concrete floors. The sealer will need to be compatible for the new flooring installation or it will have to be removed prior to placement of the floors.

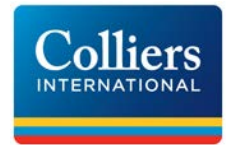
Colliers will coordinate the testing of the existing slabs for moisture to determine an existing base line. If humidity is high in the slab there may be a need for a topical vapor barrier to allow the new mastics to adhere to the slab properly.

JP requested that Amy develop slides that show what work will take place on the fields, People were confused with artificial turf verses grass, Amy and JP will review the web site.

George Bauer questioned if the last public presentation is on the web site. Response, Yes, there is a link to the presentation. Mr Bauer stated that there needs to be some work done on the presentation so it reads better.

4. Construction Manager update

- Review phase 1 construction schedule – Lorel Purcell introduced Lee Donaldson who will be the project manager, Lee reported that the general trades contractor is starting to provide submittals and the contractor has also developed



a project schedule. The Contractor is on target to meet the scheduled dates from the bid documents. The abatement contractor will provide submittals for Langan review. The tentative start date is June 28th. The entire design team has upload and download capabilities from the O&G FTP site. The project kick off meeting will take place next Tuesday morning at 8:00am. Mike Molzon has been invited to the meeting. O&G will post the minutes on the FTP site.

- Review draft site logistics plan – Lorel has created the site logistics plan and has reviewed it with the administration and received approval. There will be a trailer out front for phase 2 with signage directing visitors to sign in. The project will be taking over the old tennis court area for construction related activity. The contractors will have to utilize just in time delivery due to limited lay down areas. Field work will commence in early spring 2018, there were questions on how long the school would stay off the fields and O&G is coordinating that time period with the design team and administration. The first phase could involve soccer and football irrigation with over seeding. The second phase would involve baseball, field hockey and softball. The administration was still considering an alternative to have all field work performed simultaneously and then stay off the fields for one year. The Bus loop will be constructed during the summer of 2018, the northern parking lot during the summer of 2019, the track would be the summer of 2019. Tennis courts would be last.

Andie Green questioned if the irrigation installation would be trenchless? Response – It could be except for the main lines.

5. Other Business

- Additional conduit for future field lighting should be incorporated into the add alternate for the restroom / concession area running from the school to the proposed building.

6. Public Comment

Jim Crocker asked the following questions:

- Is the project still on schedule? Response - Yes
- We are not yet bumping up on the schedule? what is the critical path? Response – the end date of the project will not push, wetlands needs to happen before zoning, the document production is on schedule, the design team anticipates wetland and zoning approvals by July 11th.
- Looked at the website, the last time the project schedule was updated it was March 6th, this needs to be updated. Response - The overall schedule has not changed just the time line for current status.

Meeting Adjourn

Motion to adjourn – JP Fernandes, seconded by Don Fital – unanimous.

- Meeting Adjourned 7:29 pm

The next meeting is scheduled for June 20, 2017