

## Regional School District No. 14 Woodbury / Bethlehem

### Nonnewaug High School – Renovations Project

#### Public Building Committee Meeting

May 23, 2017

**PBC Attendees:**

**Absent:**

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

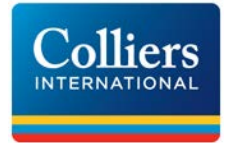
Kurt Lavaway	Colliers
Scott Pellman	Colliers
Amy Samuelson	SLAM
Eric Romeo	CES
Mark Jeffko	O&G
Lorel Purcell	O&G
Suzie Green	Region 14
Wayne McAlister	Region 14
Mike Molzon	Region 14

**From / Notes Prepared by:**

Scott Pellman - Project Manager  
Colliers International

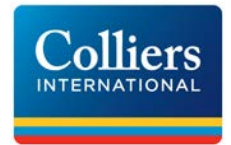
**Attachments:**

A meeting of the Public Building Committee was held on Tuesday, May 23, 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 Kurt Lavaway for inclusion.

1. Call to Order – John Chapman called the meeting to order at 6:50 PM.
  
2. OPM Report – Scott Pellman reported on the following:
  - Inland Wetlands – The project team attended the wetland hearing on 5-8-17 at that time it was decided that the reviewing engineers would walk the site with the design team. On May 11<sup>th</sup>, there was a site walk with the engineers who will be reviewing the project for both inland wetlands and zoning. The site walk was attended by Andie Green, Will Walter BSC Group, Amy Samuelson from SLAM, Scott Pellman from Colliers and the engineers reviewing the project from Trinkaus Engineering and Northwest Conservation District. Comments were received from the reviewing engineers by Wednesday May 17<sup>th</sup> and formal responses were sent to Maryellen Edwards the Inland wetland chair for the Trinkaus Engineering, Northwest Conservation District (NWCD) and Pomperaug River Watershed Coalition (PRWC) comments on May 22, 2017. The project team attended hearing #3 on 5-22-17 and the project will be carried over to the next meeting. The next hearing will be on June 12, 2017.
  
  - There is an ongoing issue with wetlands review concerning the diesel storage and generator location and spill protection measures. Amy Samuelson stated that there are limited options for placement, the generator is a public safety issued and has community benefits. Amy will respond with acoustical separation criteria that defines the distance that the generator will need to be placed from building to meet school noise criteria. This distance limits the areas where the generator can be located.
  
  - Zoning Commission Meeting – Documents were submitted to the Zoning Commission the week of May 1<sup>st</sup>. The project team attended the initial meeting for acceptance of documents on May 9, 2017. The next meeting is scheduled for June 13, 2017 immediately after Wetlands.
  
  - Phase 1 bidding and coordination - Bids were received on May 16, 2017 and the two low general trade contractors were called in for scope reviews on May 17. The low environmental remediation firm was called in for a scope review on May 18. A preliminary GMP was provided by O&G for Colliers review on May 22, 2017 and there were a few minor comments. (Lorel Purcell stated that the updated copy she will hand out this evening addressed those comments) BP#1 Environmental – Bid of \$316,000 from East Coast Haz Mat (overage due to removal of ceilings and removal of insulation on duct work not originally anticipated at this time) BP#2 General Trades – Bid of \$1,078,500 by Nosal Builders was under the estimate. O&G will expand on the scope reviews and bid totals in their report.
  
  - Move coordination – Colliers has compiled a list of all furniture within the first construction phase that will need to be moved or disposed of along with move coordination plans. Colliers met with administrators on May 16, 2017 and walked all of the effected spaces to review the pending move. On May 22, 2017 Colliers and Wayne McAlister met with the moving company off of the State contract (WB Meyer) and should have a quote by the end of the week.



- There was a meeting to review the controls system for the building with a focus on specifying the current Town standard of Andover – a letter will be filed with the State requesting approval to sole source the controls in the specifications.
- There will be a public presentation of the project on Wednesday evening 5-24-17 at 7:00pm
- Kermit Thompson at the State has been contacted to review the acceptance of Joe Versteeg to complete the required document reviews for building and fire. Colliers is awaiting a response.
- The 50% CD's are due on June 16, 2017
- The 90% CD's are due on July 15, 2017 (The estimate should be reconciled for the committee on the August 8<sup>th</sup> meeting.

### 3. Architects progress update

- The teachers have raised a concern with the number of available staff toilets. Amy Samuelson compared toilet counts for NHS to other high schools completed by SLAM. There are adequate facilities in comparison to the number of classrooms and staff serving these classrooms. There are two potential locations to add additional staff toilets. The project could add a staff toilet on the second floor but that would displace some academic storage. The project could add a staff toilet on the first floor adjacent to the elevator. The additional toilets could cost approximately \$10,000 to \$15,000. This issue need to be discussed with Dr. Anna before taking any action.
- A question has been raised on the potential to add infrastructure for future field lighting that could be a community fund raiser in the future. The electrical capacity designed into the building would support LED fixtures but would not support lighting of the fields with conventional fixtures. If conventional fixtures are desired the project would need to be increased the size of the electrical service. A question was raised if the foundations for future lighting poles could be installed at this time. The foundations are designed for the specific pole heights and configurations and need to be done as part of the overall pole installation process. The project should consider running conduit to the toilet building as part of that alternate to support the potential for a future field lighting project.
- SLAM prepared a plan showing locations of proposed security card readers and discussed building access and security with the administration earlier today. The design team and administrators are meeting with the BOE safety committee at their next scheduled meeting to review the plan further.

### 4. Construction Manager Phase 1 Progress update

- Lorel Purcel reviewed the phase 1 scope and bid results.
- Bid packages 1.01 hazardous materials – received 5 bids, two were very close. East Coast Haz Mat removal was scoped. New work that increased the estimated budget included ceiling removals, removal of insulation and fire stopping.
- Bid package 1.02 There was a \$100,000 difference in the two low bidders – Nosal Builders was the low and was approx. \$51,000 under budget.



- The draft GMP was reviewed, O&G would like the two recommended contractors approved this evening along with their trade contracts bid packages 1.01 and 1.02. The GMP does not need to be executed this evening. The Liquidated Damages are \$1000 per day.
- The first phase of the project bid at a bad time, there was a lot of competition on the streets however O&G was happy with the number of bids received. The Phase 2 packages will be going out to bid at a more favorable time period.

Motion by John Chapman – Make a motion approve the GMP issued by O&G for the Phase 1 portion of the NHS project dated May 23 2017, seconded by George Bauer. – Passed unanimously.

5. Other Business

- The public presentation will take place at 6:30 tomorrow evening.

6. Public Comment

Jim Crocker asked the following questions:

- Is the project still on schedule? Response - Yes
- What is the status of the permit fees? Do we know what the town is planning on doing? Feels we should go to the Town. Response – John Chapman will be talking to the town

Meeting Adjourn

- Meeting Adjourned 7:46 pm

The next meeting is scheduled for June 6, 2017