



## Regional School District No. 14 Woodbury / Bethlehem

### Nonnewaug High School – Renovations Project

#### Public Building Committee Meeting

June 20, 2017

**PBC Attendees:**

**Absent:**

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

Scott Pellman	Colliers
Kurt Lavaway	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 20, 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 – John Chapman called the meeting to order at 6:38 PM.

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

- Update on permitting – Inland wetlands closed the public hearing at their meeting of June 12 and set a draft motion in place to approve the project with conditions. All of the conditions were discussed at the meeting and the Inland wetlands committee will provide the conditions in writing for the design team prior to the next meeting. The design team will revise the construction documents to address the conditions and will provide updated sealed drawings for permit. The zoning commission met on June 13 and the project has been continued to July 11<sup>th</sup> to provide sufficient time to review the documents. The design team is hopeful that the zoning hearing will be closed on July 11<sup>th</sup> with final approval at the August 8 meeting. Zoning issues include parking lot changes, drainage and a request for pervious pavement.
- Upcoming community presentation – There was a previous public presentation on May 24 and an additional presentation has been planned for June 29<sup>th</sup> at 6:30pm. The presentation will be a general overview of the entire project, including budget, scope, design solution and construction schedule.

John Chapman noted that the design team, O&G and Colliers met earlier in the day to refine and sharpen the presentation and respond to community questions in a more robust way to build trust with the community.

- A sheet of acronyms was distributed to the building committee that describe some of the terms that will be used during construction process.
- Code review proposals – Scott Pellman reported on the proposals that were received for the building code, fire code and ADA reviews. The proposals were requested after the local building officials determined that it would be preferred to hire an outside consultant to perform the reviews. The document reviews and sign off by the local officials is a State requirement prior to bidding authorization. The proposals were reviewed with the building official and fire marshal and Joseph Versteeg was recommended for award. It was noted that the low proposals were within a few hundred dollars of each other.

John Chapman noted that Don Fiftal reviewed the Versteeg proposal and supported the recommendation even though he was not present.

**John Chapman made a motion to approve the proposal from Joseph Versteeg dated April 24, 2017 for code review for a Fee of \$30,350, the motion was seconded by JP Fernandes – motion carried unanimous.**

JP Fernandes questioned what documents will be submitted for building permit and at what time? Response - The permit set will include all of the comments that have been resolved from the code review and will include any sketches or addenda issued during the bidding process. The permit set will be submitted after the bidding has been completed.

- PR001 and PR002 values are currently being reviewed, PR001 was discussed at the last building committee meeting and PR002 involves a hardware credit that is currently under review.
- FF&E and AV proposals – Colliers has discussed the basis of the scope with SLAM who is working on the proposals. Colliers will work with the team to define the procurement process for FF&E determining the best time to purchase classroom

furniture. Specialty areas such as Science, Art and Media Center furniture will be purchased for each phase at the time of the phase completion.

- Testing of the existing sub base below the parking lot pavement will be coordinated to finalize recommendations for pavement repair. A back hoe may be required for opening up a few test pits and will be coordinated with Mike Molzon. It is anticipated that the same contractor that excavated the footings near the gymnasium could be used for the exploration.
- Slab on grade moisture content will be tested this summer for areas that do not require abatement. The slab moisture level may affect the choice of a concrete sealer or leveling material. SLAM will research materials for leveling that can be utilized as a wear surface for up to two years eliminating the need to seal the slabs. The environmental engineer will provide a plan of areas where testing can occur and the testing lab will be retained for the work.
- Schedule Review
- IW June 26<sup>th</sup> anticipated approval with conditions.
- Zoning July 11, 2017 – July 25, 2017 – Aug 8, 2017
- Next building committee mtg July 13, 2017
- 90% Cd's and start of code review on July 17, 2017
- Target for ED042 approval September 5<sup>th</sup> with tentative PCR date of September 7<sup>th</sup>.

### 3. Architects progress update – Amy Samuelson

- Design progress – The team has pushed through wetland review and are at the first step of zoning, CD's are ongoing with consultant coordination and BIM model review.

JP Fernandes inquired if presentation slides have been developed of the fields etc. for the Zoning presentation? Kurt Lavaway will place the zoning slides on the project website. JP requested a summary for the entire committee that shows exactly what we are doing. Response - The base project and alternates will be defined by the design team.

John Chapman asked is there are any issues with MEP coordination or clashes? Amy's response -no issues, every Friday the design team shares their Building Information Modeling (BIM) models. The design team is resolving clashes as the design progresses.

JP Fernandes requested a design update of the larger building spaces using snapshots from the BIM model in wireframe. SLAM will provide some images

John Chapman inquired if the site civil issues are being resolved? Andie Greene has summarized the comments on two emails. Andie would like a current set of the Site/Civil drawings. SLAM will provide the 50% set and Colliers will post to a drop box site.

Amy Samuelson will have information on the turf management plan for the next meeting.

### 4. Construction Manager update

- O&G has the building permit in hand for the phase 1 work. General trades will start to mobilize this Friday, O&G will be on site starting Monday morning.

- The 10-day abatement notice has been filed with the State. The abatement contractor plans to start on the 28<sup>th</sup> of June.
- Submittals have been provided to the architect for phase 1 materials review.
- There was a kick off meeting with administration last week. There will be a weekly meeting on Thursdays at 3:00pm, Owner, Architect, Contractor (OAC) meetings.

The CxA will review the MEP submittals

#### 5. Other Business

- John Chapman noted that the project is still on schedule, the team continues to work through the permitting process, if its continued after July 11<sup>th</sup> we would look to meet at the end of the month to move the process along. It is anticipated that IW will be completed on June 26.
- The next estimate phase will start on July 17<sup>th</sup> with the 90% CD set.

John Chapman inquired about the Legislative approvals, the State has the Central Office on the priority list, does this have any impact to our project? Response - Colliers met with OSCGR and they stated that they understand that the project has been previously approved and that they support the project. The Central office is already part of the 63.8 million, pending priority list approval is a no cost change – its revenue neutral.

#### 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 critical path? Response - No
- There are elements that are later than anticipated. Response - IW took 10 meetings where the expectation was 3 to 4. The impact to the permitting timeline has been the IW and their desire for a 3<sup>rd</sup> party reviewer who did not start the process until the 5<sup>th</sup> meeting. The project team has been working the overlap with zoning to keep the project moving.
- What are the odds of the PCR meeting being impacted? Response – It would be zoning that could affect the date and they are aware of the schedule.
- The phase 1 construction permits are all set? Response - Yes
- Did we pay for the permit? Response – yes approx. \$7600 for building permit.
- Has that conversation progressed as far as the overall project building permit? Response from John Chapman – The conversations are taking place.

#### Meeting Adjourn

Motion to adjourn – John Chapman, seconded by JP Fernandes – unanimous.

- Meeting Adjourned 7:48 pm

The next meeting is scheduled for July 13, 2017