



## Regional School District No. 14 Woodbury / Bethlehem

### Nonnewaug High School – Renovations Project

#### Public Building Committee Meeting

February 28, 2017

**PBC Attendees:**

**Absent:**

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

**Also Present:**

Kurt Lavaway	Colliers
Scott Pellman	Colliers
Amy Samuelson	SLAM
Amanda Hastings	SLAM
Loel Purcell	O&G
Wayne Mcalester	Region 14
Mike Molzon	Region 14
Dr. Anna Cutaia-Leonard	Region 14

**From / Notes Prepared by:** Kurt Lavaway / Scott Pellman - Project Manager  
Colliers International

**Attachments:** \_\_\_\_\_

A meeting of the Public Building Committee was held on Tuesday, February 28, 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 – George Bauer called the meeting to order at 6:42 PM.
  
2. OPM presentation – Scott Pellman reported on the following:
  - The Design Development package will be completed by the end of the week and new images will be added to the Web site shortly for community outreach. A meeting will be set up with Maria to create a face book page for the project now that the design has developed to a point where more accurate and detailed images are available.
  - There was a construction phasing meeting at SLAM's office which included representatives from O&G, Colliers and Mike Molzon. The meeting focused on MEP coordination and phasing issues for the building and site. System by system replacement and integration within the building and their entry and exit points out to the site infrastructure was reviewed.
  - There will be a security meeting tomorrow 3-1-17 to review the connector from the school to the VoAg building.
  - There was a meeting last week with the administrators to present thoughts on interior finishes. SLAM will provide a full presentation to the committee on the proposed finishes for the project later this evening.
  - A meeting will be set up shortly to identify specific materials, manufacturers and systems that should be specified and may be included as a sole source product for the project. Once the list of materials and systems have been identified it will be determined if a sole source specification will have a cost impact to the project. The list and potential costs will be reviewed with the building committee and if directed will then be submitted to the State. Sole source specified items need to be submitted in writing for review and approval by OSCG&R.
  - Today, Kurt Lavaway dropped off the updated educational specifications and grant extension letter at the OSCG&R office in Hartford. Colliers is currently reviewing potential changes to the high-performance requirements with the State along with newly enacted schematic design meetings. It will be confirmed that the project has progressed to a point where a schematic design meeting will not be required. Colliers and SLAM are currently coordinating the information required for the pending DDR and PCR meetings for project approval.
  - The site survey will be completed by the end of the week, there were some outstanding issues that needed to be addressed. Colliers has been holding the final invoice for the surveyor until the point where the design team accepts the survey as complete for their use.
  - The project is on schedule:
    - The Design Development drawings will be complete by the end of the week, March 3, 2017
    - There will be an inland wetland meeting on March 13, 2017
    - The early package pre-bid Conformance Review (PCR) has been scheduled with the State for March 29, 2017
    - The Design Development Review (DDR) has been scheduled for April 18, 2017.

- The DD estimate will commence at the end of the week and be completed in approximately 3 weeks. The estimates will be reconciled and should be ready to present to the committee in approximately one month.
- Colliers will provide an updated Macro schedule for the next meeting.

### 3. SLAM update - Amy Samuelson

- The Design team met with the athletic department, Vice Principal and Andy Greene to review the site plan that was presented to the committee at the last meeting. There was a lot of discussions concerning traffic flow along with student and parent egress between the waves of buses. There was some concern merging students and parents from two directions into the single exit drive. The proposed solution is not a huge departure from the existing condition due to site constraints however the proposed solution is an improvement. The design team discussed in detail the elements shown on the site plan that will be refurbished. The proposed plan includes new dugouts for baseball and softball, new backstops and pathways to the fields for accessibility. There is also a new layout for shot put and discus. Fencing was discussed that would be included in the turf field alternate.

Question from Matthew Cleary – Will spectators be standing on the walking loop? Response - The setback off the field is 10'-0" and then there is the walking path which is required for accessibility. People can stand on the path or grass areas outside of the field setbacks.

Question from Matthew Cleary – If soccer is playing on the synthetic field (alternate) then football will not be able to practice? Response – The AD will have to address scheduling of the fields, there will not be a ½ size grass practice field if the synthetic field alternate is installed.

Question from George Bauer – If the synthetic field is installed will it be protected with a fence – Response - Yes currently with a 4'-0" high fence but that may not be reimbursable, only 6'-0" high fences are reimbursed, SLAM to confirm, a 6'-0" high fence might impact visibility of spectators.

Question from Robert Piazza - Should the alternate for the synthetic field be broken out from the track re-surfacing? Response - You would not want to do the synthetic turf without re-surfacing the track. Resurfacing the track should be selected before the synthetic field and that can be bid as a spate alternate. The cost to re-surface the track could run approximately \$200,000. It should be noted that by the time the project is completed the track will require resurfacing.

Question from Brian Peterson – Is the concession stand in the project? Response - The design team was waiting for the FEMA mapping before showing the location of the concession/toilet building. SLAM has the data and the base floor elevation has to be 1'-0" above the flood plain.

- The interior designer Amanda Hastings presented finishes along with some of the images previously reviewed. The finishes for the school will be bright and updated. The Design team looked at aerial views of grass and flowering fields for inspiration starting with the carpet, using muted background colors neutral and warm tones throughout adding splashes of colors. Colors are strategically placed. Interior elevations and physical material samples were presented.

Question from George Bauer – Are you still meeting with administrators to review kitchen, auditorium etc.? Response – Yes, there is a meeting planned to review the kitchen and servery with the kitchen consultant. In addition there will be a meeting to review stage and rigging design with the theater consultant along with the review of sound and lighting systems. There will be an enclosed control booth in the auditorium.

4. O&G update on Construction Phasing Approach and Schedule – Lorel Purcell

- A quick phasing update, O&G industries has reviewed all the systems internally and with the design team. The design development documents will be delivered on Thursday. O&G will have further phasing meetings once they have had a chance to review the latest documents. Areas have been identified that will require further investigation in the field to ensure that pipe run pathways are available during the renovations.

5. Other Business

- None

6. Public Comment

Jim Crocker –

- Like to reiterate the project is on schedule, Response – yes. There was a milestone date of March 8, 2017, what happened to that? Response the March 8, 2017 date has now changed to March 29<sup>th</sup>, the scheduled slipped within the phase due to State availability for required reviews but did not change the overall schedule. Are Restrooms near the field included? Response – Yes as an alternate. What are the next critical dates? Response – inland wetlands on 2-13-17 and PCR of the early package on 2-29-17.
- Meeting Adjourned 7:46 pm

The next meeting will be held at **6:30 PM on Tuesday March 7, 2017** in the High School Library Media Center, located at 5 Minor Town Road, Woodbury, CT. The following meeting will be Thursday March 23 @ 6:30 pm.