



Regional School District No. 14 Woodbury / Bethlehem

Nonnewaug High School – Renovations Project

Public Building Committee Meeting

September 27, 2016

PBC Attendees:

John Chapman
Alan Rubacha
Don Fiftal
Tom Hecht
Brian Peterson
Robert Piazza
Janet Morgan
Andie Greene
JP Fernandes

Absent:

George Bauer
Patrick DiSarro
Matt Cleary

Also Present:

Kurt Lavaway	Colliers
Scott Pellman	Colliers
Amy Samuelson	SLAM
Mark Jeffko	O&G

From / Notes Prepared by:

Kurt Lavaway / Scott Pellman - Project Manager
Colliers International

Attachments:

Project Schedule

A meeting of the Public Building Committee was held on Tuesday, September 27, 2016 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. John Chapman called the meeting to order at 6:32 PM.
2. OPM Report – Kurt Lavaway reported on the following:

- 9-19-16 - The team met with the Town departments and officials along with the design team (representatives from SLAM, BSC and CES). The project team provided an update on the projects status. There were a few questions regarding the development of the site. The building official asked questions on accessibility and the health department asked questions regarding the existing water and well locations. Inland Wetlands and Zoning department thought everything looked good and did not see any problems with approvals. The Fire Marshal thought she could handle the review at the DD phase with the staff she has currently. The building department believes they can also handle it. Colliers will also request an RFP for the building review in case the building department does not have enough staff to complete a detailed review.
- The design team met with user groups and administrators to review the current drawings and floor plan layouts.
- Colliers and SLAM are working on the eligibility package for reimbursement to achieve renovation status from OSCG. The team is hoping to submit the package by the end of next week. The State review process should take no longer than 30 days form when it is submitted.
- The team is still working on the sample warranty from the roof coatings manufacturer. Eagle roofing has been maintaining the roof – it's not known if they are the preferred manufacturer to maintain warranty.
- Coordination meeting took place today with Colliers, Langan and Mike Molzon prior to start of Phase II site testing to review locations, schedule and impact to the school.
- Schematic Design cost estimate / budget reconciliation will take place on Oct 26th.
- The reconciled Schematic Design cost estimate and list of VE items should be ready for review with the building committee on Nov. 8th.

3. SLAM – Design Update

Amy Samuelson presented the following:

- SLAM attended the meeting with the Town departments and officials and presented the site and floor plans showing the intended design.
- The Town building official and Fire Marshal were not interested in formally discussing future code modifications at this time. The Fire Marshal stated that she will look for any existing code modifications for the 1999 project.
- On 9-14 there was a full day of department meetings with an additional 3 meetings yesterday to complete the user reviews and validation of space requests and specific programmatic needs.
- SLAM has added staff for production of schematic design – current building is existing non-compliant so a new vestibule and lobby will have to be part of student services building to meet code requirements. The lobby addition will require the existing fire wall to be extended and modified. The fire wall is still required even with the addition of sprinklers. The project is improving the existing condition by adding sprinklers and additional gym egress. Fire walls have limitations with opening up to 25% of the wall area however this should still allow for the traffic flow inside the building that they want for the project.
- SLAM will apply for plumbing modification for plumbing count – non simultaneous occupancy.



- Gym design – the school has requested that the new bleachers be designed to hold 800 seats to allow class L tournaments. Design team has challenged one of the bleacher manufacturers to accommodate 800 seats within the area provided for seating.

Committee request - Provide colored floor plans for presentation on web site. Look at other images appropriate to communicate the project.

4. Geotechnical Services Proposal –

- Scott Pellman from Colliers presented the 8 proposal responses received for geotechnical services. The scope was modified to change the test pits to borings to minimize disturbance and cost. The 7th and 8th bidders did not acknowledge the addenda and were therefore rejected.
- GNCB: the apparent low bidder has been fully vetted for scope and Scott mentioned that they were the only consultant to visit the site.
- John Chapman made a motion to select GNCB – seconded by Robert Piazza - unanimous vote, 9-0

5. Other Business

- John Chapman stated that the working group participated in a meeting with a small community focus group to get ideas and reactions to the current direction of the project.
- JP Fernandes asked that Colliers add milestone dates to the overall project schedule for the next issuance.

6. Public Comment – None

The next meeting will be held at **6:30 PM on Tuesday October 11, 2016** in the High School Library Media Center, located at 5 Minor Town Road, Woodbury, CT. Additional meetings will be determined.

Motion to adjourn made by John Chapman, Second by JP Fernandes
Meeting Adjourned at 7:09 PM.

Region 14 Schools
 Nonnewaug High School Additions & Renovations
 Proposed Project Schedule
 9/27/2016

