135 New Road
Madison, CT 06443
www.colliers.com/projectmanagement
www.go-sbs.com

MAIN +1 860 395 0055
FAX +1 203 779 5661

Regional School District No. 14
Woodbury / Bethlehem

Nonnewaug High School – Renovations Project

Public Building Committee Meeting

December 6, 2016

PBC Attendees:

John Chapman
JP Fernandes
Robert Piazza
Brian Peterson
Don Fiftal
Andie Greene
Patrick DiSarro
Janet Morgan
George Bauer

Absent:

Tom Hecht
Alan Rubacha
Matthew Cleary

Also Present:

Kurt Lavaway	Colliers
Scott Pellman	Colliers
Amy Samuelson	SLAM
Scott Sullivan	CES
Eric Romeo	CES
Lorel Purcell	O&G
Peter Chiarizio	Langan
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, December 6, 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. Call to Order - John Chapman called the meeting to order at 6:30 PM.

2. OPM presentation on scope items – Kurt Lavaway reported on the following:

- An information package was passed out and included the following:
  - The renovate as new approval letter
  - Updated budget with alternates
  - Updated schedule
  - Copy of the value engineering log from the last meeting
- Ongoing activities include community outreach meetings, developing press releases, updated web site and the possibility of a face book page to update the public on project status.
- The updated Haz mat report and updated costs have been received and distributed.
- The commissioning agent has completed the Owners Project Requirements (OPR) which has been distributed to the design team.
- The draft geotechnical report has been issued and was provided to the design team.
- Survey is still catching up on a few missing items and should be completed soon.
- O&G met with CHRO to have an initial kick off meeting to review the project requirements.
- Andy Green and Mike Molzon were present when the septic system was opened up to review the existing condition and are awaiting a report from Walter at the engineers' office.
- Still chasing Northeast Panel Incorporated for the existing roof warranty.
- A number of meeting will be taking place shortly as the design team continues with the design development phase, security and technology along with food service meetings have been scheduled for this week.
- O&G had their first phasing meeting with the design team and administrators, Lorel Purcell from O&G will provide a further update.
- The Team will be updating the educational specification so it matches the final program, there will be a meeting with the State in January, early bid packages will also be addressed along with phasing. The Ed spec draft will be provided to the BOE on 1-3-17 and the final Ed spec will be provided to the BOE for approval on 1-17-16.

Question – Will the storm water system be reviewed similar to the septic?

Response - The design team will review and re-use as much of the existing system as possible. The design team may request that the existing storm water piping be videoed to determine its condition.

3. Langan Presentation on Phase II Environmental Site Assessment - Peter Chiarizio

- The phase II environmental site study results were presented.
- The existing infrastructure was not damaged during the boring and sampling investigations.
- 10 areas were studied – only two areas had any detections that were both well below EPA residential standards. One area at the fields and one area in the VoAg building.
- The project is still carrying some construction dollars for any unforeseen conditions.

4. SLAM update - Amy Samuelson

- The Design Development documents continue to be revised to incorporate the selected base scope work and alternates, the auditorium ramping and seating design continues to develop to utilize existing slab areas where possible. The ADA requires auditoriums to have dispersed seating so flat areas need to be developed throughout the auditoriums floor plan. The details of the gym equipment need to be defined with the PE staff. A new bleacher configuration has been designed that is higher and is located on only two sides of the main court which will off-center the court in the main space but provide for additional seating. A floor plan of the updated configuration of the gymnasium was presented.
- Code related updates: There will need to be a second means of egress from the locker rooms, the new egress door will require excavation and potential underpinning of the foundation walls. The floor plan of the new locker rooms was presented that also showed the location and condition requiring the new egress doors.
- The design team will be meeting with technology and food services tomorrow along with the school administration and the design team's specialty consultants. The security task force is meeting this Friday.
- The updated site plan was presented with the selected base bid work and future alternates. The design team has also reached out to the VoAg department and reviewed proposed and future building projects associated with that program that are outside of the scope of this project. The design team will try to coordinate with the VoAg departments future projects to ensure that any new or relocated buildings will not affect the current project and that the parking lots are laid out efficiently.

5. CES update on Chiller sizes and HVAC Approach – Scott Sullivan and Eric Romeo

- The chiller options and load sharing was reviewed, the CES design team presented a table with 3 options,
    a. The base approach includes 360 tons of cooling with a 2-ton additional capacity for the entire building.
    b. The first load sharing option would reduce the capacity to 330 tons and involve the Auditorium which would not be fully cooled while the rest of the school was occupied. This option would share the chiller load which would be diverted to the auditorium from the general school areas during performances. Temperature cannot be maintained in the general school areas when change over (load sharing) occurs. In addition, it will take 2+ hours for the Auditorium to cool down (depending on the starting temperature of the space when changeover occurs).

c. The second load sharing option would further reduce the chiller capacity with auditorium, locker rooms, basement fitness and kitchen sharing the loads with the rest of the school. This reduces the chillers to 260 total tons and changes the chiller type. Temperature cannot be maintained in the general school areas when change over (load sharing) occurs. In addition, it will take 2+ hours for the auditorium, locker rooms, basement fitness and kitchen sharing to cool down (depending on the starting temperature of the space when changeover occurs).

- The following is equipment only budget numbers for discussion purposes.
  a. Base approach - 2-180 ton RTAE High efficiency chillers – $300,000 (currently included in the budget)
  b. First load sharing option - 2-165 ton RTAE High efficiency chillers – potential savings $12,000
  c. Second load sharing option - 2- 130 ton units – potential savings $130,000 (CGAM smaller less efficient units – not recommended)

Question – Do the chillers cool the classrooms?
Response - The chillers serve Dedicated Outdoor Air units for dehumidification of ventilation air to the classrooms. Classrooms are cooled by VRF's

Question – Does load sharing increase controls?
Response – yes but only slightly, controls will be required for coils on equipment for all options. Little additional programming is required for load sharing option.

Question – What happens if the temperature creeped up to 90 degrees?
Response - The design would set the unoccupied mode at 78 degrees and it would take a few hours to adjust.

Question – How often is the auditorium used in the summer or during times of elevated temperature – May to October?
Response - Dr Ana – it's used all year long with numerous events.

Question – What is the timing for a decision?
Response – It's the selection of the units that is required – The design team needs a decision at least one month before the end of Design Development which is the end of January

Question – What are the design parameters assumed for the calculations?
Response – Approximately 90 degrees' exterior temperature, the design team can run the numbers for any target provided by the committee.

Question – How does the proposed tonnage of cooling compare to other schools?
Response – It's the same as other schools of similar size.

Question – What is the peak load efficiency for the unit.
Response – About 75% for the base approach - In the second load sharing option the chillers would be running at 100% almost all of the time. In all options the pumps and fans will have VFD's. The rooms will use CO2 sensors to start the units.

Question – A question was posed to Mike Molzon on which option he preferred.
Response – Mike Molzon - The base option.

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

- The work began this morning with the first phasing meeting now that the schematic design is complete and the rooms have been set. The team which includes administrators, the design team O&G and Colliers will meet every week from 8:00 to 10:00am to continue to develop the plan. The idea is to determine how the school will function while its under construction with a focus on student safety and managing egress. Janet Morgan will need to be consulted on the phasing approach. The team tried to identify rooms that were underutilized that could be split or combines to form available classroom swing space. The first phase will involve a group of classrooms on the first and second floors that are closest to the main entrance. The second phase will involve the science wing. The MEP engineers from CES will be heavily involved in the process due to the fact that the existing boiler and equipment room will be used for the new equipment so the changeover of systems will have to be carefully coordinated. The entire process should take about 2 months to fully develop the overall phasing plan. O&G will create a matrix for each room in each phase of the construction that will document where it will move to and what special requirements are needed to support each space throughout the transition. Once the matrix is developed colored phasing plans will be created.

Question – When you do replace the boiler?

Response – It's best to do it as soon as the heating season is over to have the new boilers installed by the end of the summer.

7. Other Business

- No other business

8. Public Comment

- Jim Crocker – What is the current end date of the project and are we maintaining the schedule? Response – we are on schedule – December 2019 for substantial completion.
- Is there anything on the critical path that could cause a delay. Response – The Sate process could delay the project, there is nothing in the design that is causing concern.
- I did not understand the conversation for the chillers, does the base design include the $300,00 for the chillers? Response – yes, the$ 300,000 is incombered in the base design, the discussions centered on trying to value engineer the system and explore all options. Option #2 is the only option that presents any meaningful savings.

- Dr. Uberti The community members that he is encountering are asking if there is any money left for the fields and stating that the athletic portion of the project has been cut out. The optional add alternate athletic improvements are crucial and it's what the community voted for.

- The design team from SLAM, Colliers and O&G have presented a lot of detail and the project has lost 6 million dollars due to a law suit. That is why they are working so hard to fit all the pieces into a limited budget. None of the folks that brought the law suit are here.

- John Lewis – What you are doing is hard, the synthetic turf is now an alternate, when it was voted for that was in the project. There is a lot that happens with a lighted field and the opportunity for the community to come together. The current fields do not reflect well on the region and there is only a dirty outhouse to support the public. You should hire a paid consultant who has built a high school if no one on the committee has the experience. How can we get the fields back in the project?

  Response from John Chapman – We have a very experienced team with SLAM, O&G and Colliers who have built and managed tens of millions of dollars in school construction projects. The committee is very experienced with builders, Wesleyan facility managers and Engineers. We will continue to try and make the decisions that are the best for the project and a three year delay was an exceptional hurdle.

- Meeting Adjourned 8:05 pm

The next meeting will be held at **6:30 PM** on **Tuesday December 20, 2016** in the High School Library Media Center, located at 5 Minor Town Road, Woodbury, CT. Additional meetings will be determined.