



Regional School District No. 14 Woodbury / Bethlehem

Nonnewaug High School – Renovations Project

Public Building Committee Meeting

February 7, 2017

PBC Attendees:

Absent:

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

Kurt Lavaway	Colliers
Scott Pellman	Colliers
Amy Samuelson	SLAM
Lorel Purcell	O&G
Mark Jeffko	O&G
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 7, 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 6:32 PM.

John Chapman summarized the recent discussions with the State of Ct in regards to the Central Offices being listed on this year's Grant Application priority list. The Central Office renovations had to be separated from the main building renovation package to meet State requirements. Central Office projects qualify for ½ of the standard reimbursement rate for eligible construction. The 63.2-million-dollar budget is approved. The State will take action on the Central Office project during the June/July legislative session.

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

- The architect will update the project progress and future permitting schedule.
- O&G will present the preliminary phasing schedule. O&G has been working with SLAM, Colliers and the administrators systematically reviewing the building area by area to define swing space and phasing.
- The team met with a State DEEP representative to review the abatement process and approach which was well received. The final abatement approach will need to be submitted and approved prior to the commencement of the work.
- Community outreach – the website is live – it's in the trending box – the team is working with Maria and the district to create a face book page. – the website should include frequently asked questions. The budget has also been updated on the website to reflect the current scope and project costs.
- An updated budget was distributed to the committee – it has been simplified to show the two separate project budgets (school and central office) that equally the overall 63,200,000 budget.
- A separate document was provided to the committee that included the approved scope items currently included in the budget – pending approval the document will be posted to the web site.
- The Ed specs have been approved by the BOE, there was an article in the paper that discussed the projects status.
- The footing investigation was accomplished at the existing gymnasium egress vestibule to review the existing foundation conditions and depth. The additional information was needed to support the design for the new locker room egress. Mike Molzon coordinated the back hoe for the investigation.
- The design team met with the building officials and reviewed SLAM's code interpretations and direction for the project. At this point the Towns building official believes that he will have the capacity to provide the State required code review. Colliers will provide a copy of a typical review to demonstrate the States requirements and format. If the code official is not comfortable with the process Colliers will solicit proposals for the required code review.
- The food service consultant determined that the existing kitchen equipment needs to be replaced. The original intent was to keep the majority of the equipment untouched however it has been determined that the equipment is at, or past its useful life. The required replacement of the kitchen equipment will be included in the next round of estimates, some of the equipment may be refurbished if practical. The State will require full replacement of the equipment if the refurbishment will not meet the 20-year usable life requirement.
- Amy from SLAM will address the need for a Theater Consultant during her update.
- The Phasing meetings will continue with the design team, O&G Colliers and the administrators,
- Design review meetings with user groups and the administration will continue along with high performance building and security meetings.

- Permitting coordination and submissions will be ongoing.
- The DD estimate will commence at the end of this month. The Plan Completion Review (PCR) for early package is being scheduled along with the Design Development Review (DDR) meeting for the main building project.

Committee Comment – The design team should review the athletic field renovations and new work to see if the filed renovations can happen during a single season to reduce recovery time of the fields.

3. SLAM update - Amy Samuelson

- SLAM has been working on regulatory approvals and has met with the assistant Town Planner to get on the March 13th wetlands meeting agenda with a hearing scheduled for April 10th, zoning will submit on April 6th with the meeting on April 11th, Zoning hearing May 9th or June 13th. There are flood plain issues on the lower level fields. The team needs to explore the proposed toilets that potentially could be located in the 100-year flood plain. – the new building would need to be located at or above the track elevation.
- The updated site circulation plan was presented in response to comments from the last meeting including passage from the senior parking lot to the adjacent lot. Angled parking has been added at the rear of the school along the loop road. A modified bus drop off lane with security gates has been added at the center island. (gates were not included in the schematic design, power or automatic operated gates are not anticipated).

Question What is the need for bike racks? - Response, they will help the project meet sustainable design requirement, the school also has a program for off road cycling.

Question – Can emergency vehicles have a direct path to the field without having to travel one way around the building? – Response, the ambulance access will go against traffic to access the fields directly as it does now.

- The bus bypass lane for sports team drop off has been relocated to the rear of the building due to utility conflicts. It accommodates up to three buses.
- The sports field layout was reviewed, the concept plan needs to be reviewed with the PE staff. Dugouts design needs to be reviewed with the PE staff.
- The auditorium has been reviewed at length with the staff, there was a request to see if the design could accommodate additional seats – there is a way to keep the music tech lab but reduce the storage to add approximately 50 additional seats. Props and costume storage would suffer, there is sufficient storage area within the band room for music instruments. The current seating design is 450 which is 50 seats greater than allowable of 400 (50% of the 800-person student body) to maximize reimbursement. Additional seats would not qualify for reimbursement. Conceptual interior images of the auditorium were reviewed that included handicapped ramps, ceiling clouds and wall panels.

Committee Suggestion – explore adding an aisle along wall and determine how many seats would be lost.

Committee Suggestion – Have the images posted to the web site.

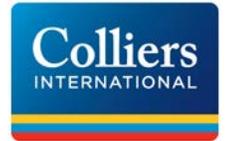
- The media center layout was reviewed, the circulation desk position will be centered in the space around the existing column, there will be a new maker space, study rooms and a counter space for food / coffee during staff meetings. There have been two separate meetings with the media specialist to refine the design.
- The gym layout including bleachers has been flipped to better accommodate student and fan movement during games, three options for seating configuration were presented, the largest capacity can be achieved if the door to the gym storage room is located off of the gym entrance corridor.
- The new VoAg connection enclosure was presented, the connector needs to be 50% open to meet code, the design team is looking at different metal panel options. The doors would always be locked from the outside with egress from the corridor side only. There was a concern that people might be able to climb over the top.
- An image of the renovated cafeteria was presented, the ceiling plain will be raised above the current elevation as an open grid. The ductwork will be exposed and located below the ceiling grid at approx. 8'-0" above the floor, elements will surround the columns that will hide the mechanical units. Lights will float above the open grid.

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

- The phasing process started in the beginning of December and is based on the schematic design documents. The first task was to figure out how many classrooms could be captured as swing space to support construction. The school still needs to function through each construction phase and the process should be efficient for contractor access. All of the required program spaces have been accommodated throughout the phased construction, the discussions are now centered on egress and MEP phasing. The project will re-use the existing boiler room and electrical room. The phasing plans take over selected portions of the building vertically. Temporary classrooms will occupy the current admin area once it relocates to the current central office. The 4 mechanical penthouses service multiple areas of the existing building, temporary mechanical units will need to be installed to service rooms throughout the multiple phases to maintain heat and ventilation. MEP isolation is challenging in the main academic building due to abatement. Corridors will be split in half with drywall partitions to separate work areas from the student circulation. Designated access points will be created to access work area for each phase. All egress plans will be vetted with Janet Morgan. Temporary lockers need to be coordinated for each phase. The initial MEP phasing meeting is scheduled for tomorrow and site logistics meetings will begin in the next few weeks to address phasing of the exterior work.

5. Other Business

- Add service for the theater consultant – Amy Samuelson stated that it is standard practice to hire a consultant who develops rigging for the stage area. This scope was excluded on the architect's contract. The added cost is \$9,500. A formal ASA will be provided by the design team which also addresses scope clarifications requested by Colliers.



- Due to phasing of the abatement between the implementing and main project submissions there will be additional coordination and specifications required for the two separate submissions to the State. The additional work to produce the required specifications added \$900 to the original quote and will be added to the PO for the next phase of the environmental work. Currently there is money remaining in the allowance for the Phase II ESA work that may not be available if underground storage tanks (UST's) are not removed.

6. Public Comment

Jim Crocker -

- Are we on schedule? – Response, yes,
 - Are there any concerns? – Response, No
 - What is happening with an accelerated field schedule? – Response, the fields are going through permitting, the schedule is very tight, the fields also need to go through the State process before we try pulling parts of the project out.
 - Are we permitting all of the alternates? – Response, yes, they are all being designed and permitted and will be priced as alternates.
 - Have we found a way to get more into the project? – Response, the project currently includes the same scope that is included in the schematic budget, the team is waiting for the DD document pricing to see if more work can be anticipated in the base scope, alternates have been included and will be implemented if the bidding results are favorable.
 - What is the effect of Davis Bacon and what caused the increase in costs for the three-year delay? – Response, the increase was caused by the delay and the escalations include both labor and materials. The project has to comply with the rules dictated by the State. As the market gets busier the available contracting force is diminished and costs go up.
- Meeting Adjourned 8:35 pm

The next meeting will be held at **6:30 PM** on **Tuesday February 28, 2017** in the High School Library Media Center, located at 5 Minor Town Road, Woodbury, CT. Additional meetings will be determined.