

A meeting of the Building Committee was held on Tuesday, May 3, 2016 in the LMC of Nonnewaug High School, 5 Minortown Road, Woodbury, Connecticut.

Present: JP Hernandez, George Bauer, Matt Cleary, Don Fital, Andie Green, Tom Hecht, Gary Mitchell, Brian Peterson, Robert Piazza, Alan Rubacha, Patrick DiSarrao

Absent Members: Janet Morgan

Also present: Chuck Warrington (Colliers), Glenn Gollenberg (SLAM), Amy Samuelson (SLAM), Amy Christmas (SLAM), Alice Jones (Principal), Anna Cutaia-Leonard (Superintendent), Wayne McAllister (Region 14)

Mr. Hernandez called the meeting to order at 6:37 pm.

OPM Report (See OPM Report attached):

- Mr. Warrington reported that discussions with CT OSCG revealed that construction start is when the contract is signed with CM or GC but noted that is based upon a verbal conversation with OSCG, and subject to change.
- RFQ for Construction Manager and RFPs for Site Survey, Hazardous Materials Inspection and Environmental Site Assessment are currently advertised. A pre-proposal site visit is scheduled for 5/6/16 at 3:00 p.m. RFQs for Construction Manager are due on 5/13/16.
- Colliers will be setting up a drop box for the project to upload proposals, etc.
- Colliers will be sending a draft of the CM Qualification Matrix to the committee for consideration.
- Colliers noted they have started evaluating the budget to determine the amount of hard costs available for construction.
- It was also reported that the ED049 Grant Application was found also.

SLAM Collaborative provided an update on the programming efforts with the superintendent, principal, administration and staff.

- A brief overview of the schedule was provided
- Project and academic goals were reviewed
- Reported on staff interviews and meeting held on 4/28/16 to discuss early findings of the programming.
- Review of goals vs. Preliminary Program Response
- Review of academic goals
 - Right-size classrooms and labs
 - Reduce number of CRs
 - Provide teacher workrooms and collaborative space
 - Provide computer, software and equipment labs
 - Provide labs and supports space
- Mr. Fital inquired about where does student/faculty collaboration fit within the programming. SLAM responded that it occurs outside of the classroom environment. Areas noted below:
 - LMC
 - Within teacher workrooms
 - Multi-purpose 12 seat spaces
- Reviewed existing vs. preliminary proposed program
- Proposed Gross Square Foot (GSF) of the building indicates 169,000 SF which would require a 17,000 sf addition (+/-). Additional reduction of programming is required.
- SLAM noted that some program space may be lost due to code upgrades
- Breakdown of program space, existing and proposed.
 - Food service can be smaller by 2500 NSF

- PE/Athletics can grow by 1500 NSF
- Music/Performing Arts up by 2000 NSF
- Themed Spaces up by 6600 NSF
- Classrooms reduce by 2500 NSF
- JP Hernandez inquired about the size of computer lab??
 - 2 Bus labs 1000
 - Eng/Des lab 1500, maker space 750 sf
- SLAM noted meetings are scheduled with the steering group (superintendent, principal, staff, Colliers) to further refine the programming.
- Mr. Fital noted that there is poor natural lighting in the interior classrooms and would like to see more introduced.
- SLAM provided a benchmark review of major program spaced for Nonnewaug HS versus other high schools and themed high schools. The benchmark review does not account for the AgScience building. There are not any major red flags thus far.
- Next steps for the design team:
 - Complete programming
 - Meet with OSCG
 - Update space program
 - Budget Update
 - Planning Studies
- Mr. Piazza asked what happens if enrollment increases in the future. SLAM noted that the program accounts for 999 seats which equates to a 74% efficiency. They'd prefer to see an efficiency rating in the high 60s.
- SLAM reviewed a site plan that shows what they expect to be zoning areas of the site (parking, agscience, athletics, etc.) Mr. Green inquired if the future horse barn has received the proper permits and zoning approvals. The design team noted they do not know the status and that they are only showing it for planning purposes. The barn is not under the purview of the project. Mr. Green also noted there is a water course near where the junior parking is being shown and that DEEP permitting may affect the leaching fields if they are impacted.
- There was not any new business.
- There was not any public comment.
- Motion to adjourn by George Bauer, seconded by Robert Piazza. Adjournment at 7:50 p.m.

Respectfully submitted,

Charles E. Warrington, Jr., P.E.
Senior Project Manager
Colliers International