

Colliers
135 New Road
Madison, CT 06443
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
May 20,2020

PBC Attendees:

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

Absent:

Matt Cleary
Tom Hecht

Also Present:

Scott Pellman Colliers
Amy Samuelson SLAM
Nelson Reis O&G
Mike Molzon Region 14
Karen Daley Region 14 BOE Clerk

From / Notes Prepared by: **Karen Daley** – Region 14 BOE Clerk

Attachments:

A meeting of the Public Building Committee was held on May 20, 2020 via a virtual meeting.

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 Alice Pistritto for inclusion.

1. Call to Order – The meeting was called to order at 6:34 pm.

2. Finance Report – Scott Pellman

- There was a finance working group meeting on May 13th where the team reviewed the latest pay application #33 along with the PCO's for the month.
- Included in the building committee package for the month were the following PCO's that were approved at that meeting.
 - PCO-180R Man gate at track - \$2,369
 - PCO-190R Roof access window – (\$4,715) Credit
 - PCO-270 Drywall fascia's at lockers - \$8,456
 - PCO-272 Mechanical penthouse doors - \$6,557
 - PCO-273 Wenger High density music storage install - \$2,731
 - PCO-274 Keep existing steel at band practice room – (\$7,869) Credit
 - PCO-275 Additional cleaning Covid -19 - \$5,000 – CM Contingency
 - PCO-276 Attic soffit fall protection - \$2,792
 - PCO-279 Central Acoustics OT - \$170 – CM Contingency
 - PCO-280R Music roof floor change - \$9,913
 - PCO-282 Wall protection custodial closets - \$2,242
- An updated contingency status report was provided for the committee's review. The PCO's listed above have been included in this month's contingency status report. The project has expended \$2,916,504 in Construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$1,015,231 these number include athletic field lighting at \$489,000 and \$200,000 for AV equipment additions.
- The current available contingency for the High School and BOE facility is approximately \$249,765 assuming all the pending issues or betterments are accepted.
- PCO 269R for the new bleachers and handicapped turn around was approved at the last building committee meeting not to exceed \$550,000 the final PCO amount was \$425,420.
- We have also continued to hold \$200,000 in the contingency status log for upgraded technology infrastructure which does not include and technology equipment. I reached out to DNC laboratories again and they anticipate having drawings this past Friday May 15th however no documents have been provided. Phase 5B the Central Office is scheduled to be substantially complete by May 29, 2020 and implementing additional electrical infrastructure will be involved and will extend the construct schedule. Colliers does not recommend moving forward with the pricing of this work once the drawings are provided and would recommend that the district explore the upgrades as a separate project.
- O&G has been requested to provide a separate price to install conduit and foundations only for the athletic field lighting. If foundations are installed now it would lock the project into using Musco lighting because the pole shop drawings and bolting patters would be tied to that specific manufacturer's foundations. The estimated cost is \$289,324.80

3. OPM Report – Scott Pellman reported on the following:

- a. Project Update –

- Project meetings continue to take place online, Colliers and the construction team continue to meet with the administration on a Bi- weekly basis to coordinate the project. Punch list work is ongoing and continues to be a focus. The Central Office flooring is currently being installed.
- There is an additional service request from DeClerq Office Group which was included in the meeting packet, they are one of the vendors supplying furniture to the project. They had to come back to the project in January to install furniture in areas that were not ready when the delivery was originally scheduled. The charged are for the premium involved with the O.T. as school was back in session. The request for an additional \$1,371.92 has been reviewed by Colliers and SLAMS furniture coordinators and is recommended for payment.
- At the March meeting we discussed an invoice that was submitted for the addition of water treatment to address the copper issue in the potable water. There was a meeting on April 15th with RD Lemay, Mike Molzon, George Bauer and Andie Greene to review the data and the chain of events that lead to the installation of the treatment system.

b. PCO reviews – There are several PCO's that involve options have been reviewed or are currently under review and final decisions on moving forward need to be made by the committee.

PCO-268R – Monitoring DOAS Fans 3 pole contactors – \$24,578 –

- Previously approved in April for \$23,918

PCO-277R – Miscellaneous Contingency Draw – \$12,614 (CM Contingency)

PCO-278R – Attic Access AHU-1 revisions - \$56,252 - (CM Contingency)

PCO-281 – Penthouse steel – not shown on drawings - \$15,916 - (CM Cont. Allow #2)

PCO-284 – Additional security cameras - \$35,971

PCO-285 – Back charge ESB metal Panels - \$2,344 - (cost)

PCO-286R – Stair Nosing - \$25,965

4.Architect update – Amy S

- The dedication plaque has been designed and was shared with the committee.

5.Project Update: - Nelson R

- Overall site work is 95% complete.
- Contingency is around \$746,000.
- COVID has had an impact on the schedule but the impact has been kept to a minimum.
- General conditions are through mid-June.

6.Public Comment – The committee discussed the lighting for the field and the cost associated. They discussed doing just conduit now and waiting on the lights or just doing the whole project now. They also discussed the video infrastructure that had previously been brought in front of the committee. There was not a lot of information or formal bids to put the video infrastructure into the project at this moment. They discussed the impact to the contingency if the lights and/or video infrastructure are put into the project.

Public Comment: - none

Motions:

DeClerq Office Group

Mr. Bauer moved that the public building committee approve DeClerq Office Group Invoice 15519/MM192 dated 3-3-2020 in the amount of \$1,371.92 for OT charges associated with furniture deliveries. **Seconded by Mr. Fernandez. Motion carried 8-0-0**

Water Treatment

Mr. Bauer moved that the public building committee approve Water Systems Specialties invoice 19867 dated 4/15/2020 in the amount of \$19,600 for the installation, adjustment and monitoring of a DPH OCCT water treatment system. **Seconded by Mr. Fernandez. Motion carried 8-0-0**

PCO-268R

Mr. Bauer moved that the public building committee rescind the approval of PCO 268 and approve PCO – 268R dated 4/30/2020 for DOAS Fan Monitoring in the amount of \$24,578. **Seconded by Mr. Fernandez. Motion carried 8-0-0**

PCO-277R

Mr. Bauer moved that the public building committee approve PCO – 277R dated 5/5/2020 for miscellaneous coordination issues in the amount of \$12,614 as a zero-cost change order to be applied to the GMP contingency. **Seconded by Mr. Fernandez. Motion carried 8-0-0**

PCO-278

Mr. Bauer moved that the public building committee approve PCO – 278 dated 5/14/2020 for access coordination to AHU-1 in the amount of \$56,252 as a zero-cost change order to be applied to the GMP Contingency. **Seconded by Mr. Fernandez. Motion carried 8-0-0**

PCO-281

Mr. Bauer moved that the public building committee approve PCO – 281 dated 5/8/2020 for steel coordination in the amount of \$151,916 as a zero-cost change order to be applied to the CM GMP Allowance #2. **Seconded by Mr. Fernandez. Motion carried 8-0-0**

PCO-284

Mr. Bauer moved that the public building committee approve PCO – 285 dated 5/15/2020 for 15 additional security cameras, 1 replacement and the relocation of 2 in the amount of \$35,971. **Seconded by Mr. Fernandez. Motion carried 8-0-0**

PCO-285

Mr. Bauer moved that the public building committee approve PCO – 285 dated 5/18/2020 for back charge to ESB for damaged metal panels steel coordination in the amount of \$2,344 as a zero-cost change order. **Seconded by Mr. Fernandez. Motion carried 8-0-0**

PCO-286R

Mr. Bauer moved that the public building committee approve PCO – 286R dated 5/18/2020 for the installation of new stair nosing's in the amount of \$25,965. **Seconded by Mr. Fernandez. Motion carried 8-0-0**

Application for Payment #33

Mr. Bauer moved that the public building committee approve the O&G Pay Application No 33 for the period from April 1 to April 30, 2020 in the amount of \$491,016.41 **Seconded by Mr. Fernandez.**
Motion carried 8-0-0

Mr. Bauer moved that the public building committee approve creation of PO 287 to include field and pathway lighting not to exceed \$495,000 including an implementation plan and schedule to be presented to the building committee. **Seconded by Mr. Green. Motion carried 6-2-0.**

Meeting Adjourn

Meeting adjourn at 9:40 pm