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**Regional School District No. 14**  
**Woodbury / Bethlehem**  
**Nonnewaug High School – Renovations Project**  
**Public Building Committee Meeting**  
*December 19, 2019*

**PBC Attendees:**

Robert Piazza  
Andie Greene  
George Bauer  
Tom Hecht  
Janet Morgan  
Patrick DiSarro  
Don Fiftal  
Brian Peterson

**Absent:**

John Chapman  
JP Fernandes  
Matt Cleary

**Also Present:**

Scott Pellman	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G

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

**Attachments:**

A meeting of the Public Building Committee was held on Thursday December 19, 2019 in the Relocated Central Offices at Woodbury Middle School 67 Washington Avenue 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 Karen Daley for inclusion.

1. Call to Order – The meeting was called to order at 6:30 pm.

2. Finance Report – Scott Pellman - There was a finance working group meeting on December 11<sup>th</sup> where the team reviewed the latest pay application #28 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-191R Freeze Stats - \$9,119 (reduced from \$16,322)

- PCO-204 Career Center movable glass wall framing - \$8,678
  - PCO-205 Art room wall protection - \$2,893
  - PCO-206 Art room faucet and sprayer - \$1,040
  - PCO-207 FP tank storage alarm - \$4,303
  - PCO-208 Added FA devices multiple locations - \$6,370
  - PCO-211 Added Smoke detectors at pits of elevators - \$4,929 – To be taken from the GMP contingency.
- An updated contingency status report was provided for the committee's review. The PCO's listed above are being processed and the status report updated once they are finalized. The project has expended \$2,034,880 in construction and owner's contingency and there are pending issues or Owner improvements that total an additional \$1,418,633 these number include athletic improvements bleachers and lighting and \$200,000 for AV equipment additions.
  - The current available contingency for the High School is approximately \$102,000 assuming all the pending issues or betterments are accepted. The available contingency for the Central Office project is approximately \$620,000. We are still trying to determine the final bonding costs which are not included in the numbers above and could be an additional \$150,000., the District needs to review comments from the State to finalize, Colliers has contacted the state for comments on issued State Change orders, State close out will also affect the Bonding period.
  - Working on ineligible list. Colliers working on change orders. Went over eligible numbers and budget.

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

#### **a. Project Update –**

- The district is still waiting for testing results from tests taken on 10-31 and 11-14, results are expected by Monday, December 22<sup>nd</sup>. A plan will be developed by RD Lemay and submitted to the State in early January. On December 3<sup>rd</sup> Carbon Filters were added to the drinking fountains and a quick test showed no copper detected. Plan will be submitted to the State when test results come back.
- Colliers and the construction team continue to meet with the administration on a weekly basis to coordinate the ongoing construction. It appears that the construction team has turned the corner on heating issues and are tracking individual temperature complaints with the administration. Additional heating components will be powered up over the winter break. There was a meeting last week to start to review site logistics for the potential installation of Bleachers and Field Lighting. If approved by the committee the installation will take place after the main project is completed and potential construction oversight costs are being reviewed. The girl's locker room has dragged behind the boy's locker room but is substantially complete, some work remains in the area but a TCO has been issued. The temporary storage boxes down by the fields have been emptied and PE materials have been moved back into the facility. If bleachers are approved, it should not affect the close out with the State because they are not reimbursable.
- The team is starting to plan for the administrative move into the new area administration area which is scheduled for the end of January. Coordination meetings are being scheduled for early January to discuss and plan the move.
- The storage rooms below the Central Office will need to be emptied along with the relocation of technology staff while the final phase of work is implemented. We are reviewing a move of these materials to the Middle School with Mike Molzon and will be coordinating the relocation of technology staff to the ISS room which is being completed over the winter break.
- Amy will provide an update on lighting and bleacher design as part of her report.

- Nelson Reis will comment on construction progress during his report.

#### **PCO reviews –**

PCO reviews – The following have been reviewed and are recommended for payment:

**PCO-181R** – Roof over elevator #2 - \$18,042

**George Bauer made a motion that the public building committee approve PCO – 181R dated 10/9/2019 to rehabilitate the existing roof over elevator #2 in the amount of \$18,042. Seconded by Tom Hecht- All in favor- Unanimous- Passed**

**PCO-209** – DOA9 Access- \$43,469 – Provides a safer process for maintenance and repairs to remove the old ductwork.

**George Bauer made a motion that the public building committee approve PCO – 209 dated 12/10/2019 for Ductwork modifications to DOA#9 in the amount of \$43,469. Seconded by Tom Hecht. All in favor- Unanimous- Passed**

**PCO-210** – Temp power and second shift superintendent allowance - \$20,000 – CM Contingency

**George Bauer made a motion that the public building committee approve PCO – 210 dated 12/10/2019 to increase the CM allowance for second shift supervision and temporary power to the trailer in the amount of \$20,000 as a zero-cost change order to be applied to the GMP Contingency. Seconded by Tom Hecht - All in favor-Unanimous- Passed**

**PCO-212** – For louver framing and 2 new louvers at gym penthouse, art room modifications, kiln ductwork, temp heating to library, smoke detectors in basement and storefront closure in conference room 1104 - \$12,278 – CM GMP Contingency

**George Bauer made a motion that the public building committee approve PCO – 212 dated 12/11/2019 for louver framing and 2 new louvers at gym penthouse, art room modifications, kiln ductwork, temp heating to library, and smoke detectors in basement, storefront closure in conference room 1104 in the amount of \$12,278 as a zero-cost change order to be applied to the GMP Contingency. Seconded by Tom Hecht - All in favor-Unanimous- Passed**

#### **Application for Payment #28**

**George Bauer made a motion that the public building committee approve the O&G Pay Application No 28 for the period from November 1 to November 30, 2019 in the amount of \$774,244. Seconded by Tom Hecht - All in favor-Unanimous- Passed**

The following PCO's are not ready for approval but should be discussed.

#### **Architect update – Amy Samuelson**

- Lights and Bleachers Update – looking into cost, process and procedures. Pricing is in progress by O&G. Light fixtures need to be checked to be sure there is no spillover onto neighbors. Pricing should be in for the next PBC meeting. Numbers will be broken down into three sections, Bleachers, Lights and the gravel turn around. These additions should not require a hearing for Wetlands Committee but will require one for Planning and Zoning Committee. Site logistics plan will be submitted to avoid disturbing the new infrastructure.
- Worked with Pam Sordi for digital signage locations.

- Wall space for banners in the gym has been decreased. The group will explore ways to hang the banners being considerate of the lights and sprinklers.

**Project Update: Nelson Reis**

- Electrician was falling behind so an additional coordinator has come for the next 3-4 weeks to assist with the jobs and to keep the electrician on task. There has been improvement noted. There is no additional charge for this. There is a written plan in place to finish the job. Electric boxes will be installed for promethean boards in the next week or to. This will wrap up that project.
- Gym and locker rooms are being used. Training has been provided for staff on the electronic items such as the basketball backboards.
- Corridor lights will be done during Christmas break. These projects will be coordinated with the athletics that occur during the break. They will be doing small sections at a time.
- Gym logo was delaminating. A temporary fix was done, but the manufacturer will redo it over Christmas break. They will also check a few areas on the floor that are creaking. Second score board has been installed and is in use.
- Faculty work lounge on the second floor will be ready when staff return.
- Bathrooms near the Auditorium will be ready by the end of January.
- Stairwell 5 will be ready for use after break upon completion of the lighting.
- Laundry room in locker room is going through some design changes. New dryer is being expedited, should take approximately 2-4 weeks.

**Public Comment:** Mike Richenbach from Woodbury – He would like to see the bleachers on the incline side. He feels that it would be a great use and the community is in support of it. He asked what would happen if 4 lights aren't adequate, could additional lights be added easily if needed once the initial work is done? The group reported that the lights being considered area specifically designed for the lighting of fields and the 4 will be adequate. Mr. Richenbach attended the Holiday Concert at NHS and the lighting and shadowing seemed poor in comparison to the pre-renovation lighting. The students looked shadowed but sounded terrific. A parent noted that there were gaps in the floor in the gym. The group advised that they are consistent gaps intentional to allow for expansion and contraction of the wood.

**Meeting Adjourn**

**George Bauer made a motion for the meeting to adjourn at 7:41 pm – Seconded by Patrick DiSarro.**

**Meeting adjourned.**