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**Regional School District No. 14**  
**Woodbury/Bethlehem**  
**Nonnewaug High School – Renovations Project**  
**Public Building Committee Meeting**  
**August 20,2019**

**PBC Attendees:**

- John Chapman
- Janet Morgan
- Tom Hecht
- Brian Peterson
- Patrick Disarro
- Robert Piazza
- Andie Greene
- George Bauer

**Absent:**

- Don Fiftal
- JP Fernandez
- Mathew Cleary

**Also Present:**

- |                    |            |
|--------------------|------------|
| • Scott Pellman    | Colliers   |
| • Kurt Lavaway     | Colliers   |
| • Amy Samuelson    | SLAM       |
| • Nelson Reis      | O & G      |
| • Pam Sordi        | Region 14  |
| • Joe Olczacki     | Region 14  |
| • William Michaels | Region 14  |
| • Mark Harutunian  | Region 14  |
| • Don Gamsjager    | Consultant |

**From/Notes prepared by:** Alice Pistritto , Region 14

**Attachments:**

A meeting of the Public Building Committee was held on August 20, 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 any attending the meeting feels these notes are inaccurate, additional items need recording, or further details is required, please forward your written comments to Alice Pistritto for inclusion.

1. Call to order – The meeting was called to order at 6:33 pm

2. Finance Report -

- There was a finance working group meeting this past Wednesday August 14 where the team reviewed the latest pay application #24 along with the current project budget and contingencies.
- An updated contingency status report was provided for the committee's review. The project has expended \$1,738,234 in construction and owner's contingency and there are pending issues or Owner improvements that total an additional \$1,395,982, these number include athletic improvements bleachers and lighting.
- The current available contingency for the High School is approximately 400,000. If all of the pending issues were accepted. The available contingency for the Central Office project is approximately \$650,000 of which approximately 30,000 is identified on the contingency status log.
- Also provided this evening is an updated cash flow, the projection for July was \$2,750,000 and the actual O&G application #24 is approx. \$2,630,000. Will begin working with Wayne for next reimbursement from the state. George B asked about reimbursement for PCO's through the state. Nelson noted that they have been submitted to the state however, the review process is lengthy in time.
- Colliers is still waiting on the final bond costs from the district so they can be incorporated into the budget.

3. Project Update Phase 2 – OPM Report – Scott Pellman reported on the following:

a. Project Update –

- We continue to meet weekly with the Administration and construction team, I toured the building with last Thursday following our OAC meeting. The main academic classrooms are in good shape. I will defer to O&G to provide further updates on the other building areas as part of their report. FF&E coordination has been challenge based on the construction activities and we will be receiving the new furniture over the next two weeks. During our walk-through it was observed the wood flooring materials that was specified for the gym floor which was very modeled. With some research we discovered that the floor was specified as Grade 3 which contains significant color variations. The sample panel provided to SLAM for review in the shop drawing phase is most likely Grade 2 so the appearance of the flooring material was not flagged until the material was delivered. Amy and I met with Declan and Pam this morning to review the options and the

recommendation to the committee will be to obtain a grade 2 materials which will impact the schedule and budget. There is a cost of \$45,000.00

- Robert Piazza asked about the impact to the timing of the gym and the impact to the fall sports. Robert is in favor of up cost but not in restock fee
- George B noted that this will impact the bleacher installment.
- Kurt Lavaway recommends that you get the correct product for the gym floor as you are looking at a 40 year investment.
- Scott P recommended that the committee approve a not to exceed amount in order for O&G to continue to negotiate in good faith.
- Kurt Lavaway advised the whole amount be approved to continue to move the process along. Storage fee for the bleachers need to be included in the approved amount.
- John Chapman agreed that the upgrade of material is not a point of argument however, restock fee is a concern.
- Nelson noted that this is approximately a 5 week delay.

**b. PCO reviews** – There were a number of PCO's that were included in the Committee meeting packages and not all are finalized or have been reviewed and accepted by the design team.

**PCO-141** – Video presentation outlets \$9,026

**PCO-162** – Septic system 301 additions \$29,246

**PCO-163R** – Soccer Field Drainage \$64,210

**PCO-164** – Bevel outside of track - \$5,641

**PCO-165** – Elevator Sleeve \$15,654

**PCO-166** – Music room carpet to VCT \$11,555 (under review)

**PCO-167** – Guardrail at ramp \$78,242 (under review)

**PCO-168** – Drainage at shot put \$171,852 (not recommended and removed from the contingency status, mike Molzon believes that he can address it in a more cost-effective manner)

- There was a meeting on July 24<sup>th</sup> to discuss potential revisions to the AV infrastructure and equipment to support. This meeting was attended by myself, Amy Samuelson, Dr. Olzacki, Pam Sordi, Phil Pagano, Will Michael, Mark Harutunian, Pat DiSarro and Don Gamsjager who is an AV

consultant. Pam and Mark are here tonight just to set the table for this proposed addition to the project and how it would benefit the academic capabilities and opportunities for Region 14 students and this needs to be part of the discussions when any remaining funds are released for betterment projects. The anticipated equipment costs are approximately \$200,000.

- Robert Piazza asked about state reimbursement
- Pam Sordi – stated her support to the AV. There is opportunity for our students. Educationally speaking this would provide our students with numerous opportunities for college and careers.
- Will Michael- spoke to the specifics of the AV upgrades. In addition, Will spoke to the accomplishments of the students across all contents of the school both in and outside of the building. He noted that the current set up/equipment has reached the limit in what the school can produce in the news station.
- Proposing live event coverage with a control room. This will broaden the coverage and use of the control room to bring more events to the community.
- The new equipment will allow the use of more than 1 camera taping
- This can lend itself to capstone projects. It is the wave of the future.
- Live production studio is a valuable experience to the students.
- Don G- spoke to the value of creating a media hub of Region 14. This will allow live feed. Viewing events from a device could happen. He recommended a 3 tier process. Installing the infrastructure while the building is open would be best.
- Kurt – noted that reimbursement for the equipment is not likely.
- Amy spoke to the infrastructure and working with Will, Mark and Don.
- John Chapman asked how the direct connection looks in line with curriculum
- Kurt Lavaway noted that this is outside of the project. There are many questions.
- Amy S said that a proposal will be given to financial committee

#### **4. Architect Report** – Amy

- The stone that is on site will be used for seating in the tennis court area.
- Player benches will be available
- Pat D noted than any expense in the project, in regards to the gym flooring that will impact fall athletics, should be considerate to the Director of Athletics
- Storage sheds were not part of the project expense
- Amy will follow up on the specifics of goals for soccer and field hockey.
- John C requested a list of goals for the committee to review

#### **5. Construction Manager Update** – Nelson Reis – Project Manager

- Drywell 301 has been released work will get done school is in session and the fire loop will be impacted temporarily
- Athletic fields will be ready for the start of the school year
- Track has been patched and prepped. Spraying will occur next week
- D-Zone needed time to cure
- Inside Update
- Classrooms are ready
- Lots of work in corridors continues with sheetrock and skylight installation
- Metal panels will be installed next week

- Fire tank has passed
- Fire alarm testing will occur next week
- Paging system testing will occur next week
- Nelson noted that the schedule is still in tack in spite of unforeseen problems
- New soffits have been installed
- Gym & locker room – doing our best to keep on schedule however gym will be off limits for the start of the school year.
- Locker rooms will be available for the start of the school year.
- Septic system will coincide with the locker room work
- Some 2<sup>nd</sup> shift work will begin
- Life safety measures are in place and functioning for the start of school
- Front loop and appearance of the building look totally different
- Paving was done last week with the exception of the area that will still need work on the septic system
- Painting of lines will occur this week
- Roof painting – weather has been difficult. Some of this work will continue when school has started but after hours
- Any painting that will need to be done once school has begun will occur after hours as well
- Media Center- corridors will be complete next week
- Punch listing in areas has already begun and continues as areas are turned over.
- Classrooms are being punch listed as well

## **Motions**

**PCO-141** – Video presentation outlets \$9,026

**George Bauer made a motion that the public building committee approve PCO – 141 dated 6/3/2019 for the addition of video presentation outlets in the amount of \$9,026. Seconded: Andie Greene, All in favor-Unanimous – passed**

**PCO-162** – Septic system 301 additions \$29,246

**George Bauer made a motion that the public building committee approve PCO – 162 dated 8/7/2019 for additional DEEP required modifications to septic system 301 in the amount of \$29,246 Seconded: Andie Greene, All in favor- Robert Piazza, abstained- passed**

**PCO-163R** – Soccer Field Drainage \$64,210

**George Bauer mad a motion that the public building committee approve PCO – 163 dated 8/29/2019 to provide additional drainage at the soccer field in the amount not to exceed \$64,210 Seconded by Andie Greene- All in favor- unanimous – passed**

**PCO-164** – Bevel outside of track - \$5,641

**George Bauer made a motion that the public building committee approve PCO – 164 dated 8/9/2019 to bevel the outside of the track in the amount of \$5,641 Seconded by Andie Greene – All in favor- unanimous – passed**

**PCO-165 – Elevator Sleeve \$15,654**

**George Bauer made a motion that the public building committee approve PCO – 165 dated 8/11/2019 to add a piston hole sleeve to the existing elevator #1 in the amount of \$15,654 Seconded by Andie Greene – All in favor – unanimous- passed**

**George Bauer made a motion that the public building committee to allocate O&G to spend up to \$50,000.00 to procure Grade 2 maple flooring for the gym floor and coordinate storage for the bleachers. Seconded by Andie Greene- All in favor- Robert Piazza, abstained, passed**

**Application for Payment #24**

Motion that the public building committee approve the O&G Pay Application No 24 for the period from July 1 to July 31, 2019 in the amount of \$2,629,314.57

**George Bauer made a motion that the public building committee approve the O&G Pay Application No 24 the period from July 1 to July 31, 2019 in the amount of \$2,629,314.57 Seconded by Andie Greene – All in favor- passed**

6. Public Comment –

7. Further discussion

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8. Meeting Adjourn

- George Bauer made a motion to adjourn the meeting seconded by Andie Greene
- Meeting adjourned at 8:35pm