

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**  
*April 21, 2020*

**PBC Attendees:**

Tom Hecht  
Brian Peterson  
Don Fittal  
Patrick DiSarro  
Robert Piazza  
Andie Greene  
George Bauer  
JP Fernandes

**Absent:**

John Chapman  
Matt Cleary  
Janet Morgan

**Also Present:**

Scott Pellman Colliers  
Kurt Lavaway Colliers  
Amy Samuelson SLAM  
Glen Gollenberg SLAM  
Nelson Reis O&G  
Mike Molzon Region 14  
Karen Daley Region 14  
Pam Sordi Region 14

**From / Notes Prepared by:** **Alice Pistritto** – Region 14

**Attachments:**

A meeting of the Public Building Committee was held on April via 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 6:33 pm.

## 2. Finance Report – Scott Pellman

There was a finance working group meeting on April 15th where the team reviewed the latest pay application #32 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-240R Pin Letter revisions - \$3,857
- PCO-249 Raptor System at vestibule - \$484 CM Contingency
- PCO-251 Retaining wall protection - \$2,763
- PCO-252 Fence revisions at athletic fields - \$796
- PCO-258R Gym wayfinding - \$6,974
- PCO-259 Shower curbs - \$1,154
- PCO-260R Elevator #3 seal - \$8,765 – CM Contingency
- PCO-261 Film at Nurses door - \$435 – CM Contingency
- PCO-262 Louvers 20 and 21 - \$903 – CM Contingency
- PCO-263 Additional Cleaning allowance - \$10,000 – CM contingency
- PCO-264 Grease trap removal - \$1,880 – CM Contingency
- PCO-267 Culinary emergency circuits - \$1,927

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 \$2,339,307 in Construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$1,606,670 this number includes athletic improvements, bleachers and lighting at \$890,000 and \$200,000 for AV equipment additions.

- The current available contingency for the High School and BOE facility is approximately \$200,000 assuming all the pending issues or betterments are accepted.
- 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 that can be provided to O&G for pricing shortly. Phase 5B the Central Office is scheduled to be substantially complete by May 29, 2020 and

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

### a. Project Update –

- All our meetings have taken place online, Colliers and construction team continue to meet with the administration on a Bi- weekly basis to coordinate the project. Punch list work is ongoing, and we are requesting that O&G make that a priority. The team is still monitoring the gym floor and the humidity level has not been high enough to make any visible impacts to the gaps. There was a meeting to review the auditorium drapes and lighting and SLAM is coordinating some revisions that should solve the concerns of the district.
- There was also a meeting in the field to review the RTU access with the design team.

### 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-182R1** – Tennis Court Accessories – \$52,964 – (SLAM currently under review)
  - Windscreen - \$16,500
  - Frog Benches - \$3,554.67
  - Parking signs - \$15,950 (58 parking signs to identify parking spots-)
  - Andie G spoke to alternate solution - Use the curbing w/ a paint number on the stone to identify the spot.
  - Mike Molzon agreed the amount for signs is high and ultimately the parking lot should be paved.

- Re-purposed curbing - \$15,628.71 (precast stairs-already on site to be used in junior parking lot. George asked about price. Nelson said that it is the cost of making a retaining wall with the stone that will serve as seating and wheel stops. This section of the PCO can be moved to a different PCO.
  - Andie G commented on safety concerns
  - Additional fencing is needed to keep the animals away from this area.
  - Scott reiterated -decisions on parts of this PO to continue the work by O&G
- **PCO-244** – Replace re-used existing security cameras with new – \$16,909 (OK SLAM) Older cameras do not work well with the new system. Administration would like the committee to consider this PCO. Pam S commented on the old cameras and the inefficiency. Both the SRO and Joe Roden were consulted. (23 cameras )
  - **PCO-246** -Hot Water Booster - \$10,866 - (SLAM currently under review) – request from science dept. Add boosters to the 2 science prep rooms. This existed prior to the project. Ensures sterile cleaning of equipment
  - **PCO-253** – Misc. contingency draws - \$14,902 - (SLAM currently under review)- Nelson explained that he combined multiple draws into one PCO
    - Concrete reduced from \$5,500 down to \$3,905 P-CO was reduced to \$13,307
  - **PCO-265** – Counseling office change – \$20,281 (SLAM currently under review) storage room from nurse- altered for an additional office in counseling. Furniture yet to be purchased.
  - **PCO-266** – Column enclosure front entry - \$7,538 (OK SLAM)
  - **PCO-268** – Monitoring DOAS Fans- \$23,918 (SLAM currently under review)
  - **PCO-269** – Field improvements - \$914,767 Richards breakdown:
    - WO bleachers – 656,000 – need to add other things
    - WO lights 433,000 – need to add other things
    - Complete – 852,000
  - Discussion by the committee on options to include the turnaround and bleachers only
  - Colliers add service request – dated 4/9/2020 The current Hourly NTE extension has been exhausted due to situations outside of our control.

#### **4. Architect update – Amy S**

- Responding to questions as come up
- Continue to look at PCO prices/continue to vet them.
- Punch list in collaboration with O&G

#### **5. Project Update: - Nelson R**

- Spoke to the effects of CoVid 19 on the building project
- Construction exempt from executive order by Governor.
- Working under guidelines by CDC.
- All personnel are required to wear masks
- Productivity has been reduced because of social distancing that is required during CoVid 19
- Trade contractors not working in the new admin section
- Cleaning company present
- New requirements require Port A Jon every 2 days
- Trailer needs to be cleaned weekly
- Hand washing stations brought in.
- These additional costs have impacted the project in regards to contingency as well as completion date.

#### **Public Comment:**

**Motions:**

**PCO-182R1** – Motion that the public building committee approve portions of PCO-182R1 dated 10/9/2019 to add Tennis Court Accessories ,Windscreen, and Frog benches not to exceed \$37,014

**George Bauer made a motion that the public building committee approve portions of PCO-182R1 dated 10/9/2019 to add Tennis Court Accessories , Windscreen, and Frog benches not to exceed \$37,014 Seconded by JP Fernandes, All in favor- 1 Nay, motion passes.**

**PCO-244** – Motion that the public building committee approve PCO-244 dated 3/6/2020 to replace re-used existing security cameras with new – \$16,909 (OK SLAM)

**George Bauer made a motion that the public building committee approve PCO-244 dated 3/6/2020 to replace re-used existing security cameras with new – \$16,909. Seconded by JP Fernandes, All in favor- Unanimous-Motion passes**

**PCO-246** – Motion that the public building committee approve PCO-246 dated 3/6/2020 for hot water boosters at the science prep rooms not to exceed \$10,866

**George Bauer made a motion that the public building committee approve PCO-246 dated 3/6/2020 for hot water boosters at the science prep rooms not to exceed \$10,866. Seconded by JP Fernandes, All in favor- 1 Nay, motion passes.**

**PCO-253** – Motion that the public building committee approve PCO-253 dated 3/20/2020 for miscellaneous contingency items not to exceed \$13,307 as a zero cost change order to be applied to the GMP Contingency

**George Bauer made a motion that the public building committee approve PCO-253 dated 3/20/2020 for miscellaneous contingency items not to exceed \$13,307 as a zero cost change order to be applied to the GMP Contingency. Seconded by JP Fernandes, All in favor- Unanimous-Motion passes**

**PCO – 257-** Motion that the public building committee approve PCO – 257 dated 4/3/2020 to add additional exterior security cameras not to exceed \$29,749.

**George Bauer made a motion that the public building committee approve PCO-257 dated 4/3/2020 to add additional exterior security cameras not to exceed \$29,749. Seconded by JP Fernandes, All in favor- Unanimous-Motion passes.**

**PCO-265-** Motion that the public building committee approve PCO- 265 dated4/7/2020 to revise the nurse's storage room into an additional Counseling office not to exceed \$20,281.

**George Bauer made a motion that the public building committee approve PCO-265 dated4/7/2020 to revise the nurse's storage room into an additional Counseling office not to exceed \$20,281. Seconded by JP Fernandes,- All in favor- 2 Nay- motion passes.**

**PCO-266-** Motion that the public building committee approve PCO – 266 dated 4/14/2020 to install a column cover at the main entrance in the amount of \$7,538

**George Bauer made a motion that the public building committee approve PCO - 266 dated 4/14/2020 to install a column cover at the main entrance in the amount of \$7,538. Seconded by JP Fernandes, All in favor- Unanimous-Motion passes**

**PCO- 268-** Motion that the public building committee approve PCO – 268 dated 4/14/2020 to install monitoring to DOAS units not to exceed \$23,918.

**George Bauer made a motion that the public building committee approve PCO -268 dated 4/14/2020 to install monitoring to DOAS units not to exceed \$23,918. Seconded by JP Fernandes, All in favor- Unanimous-Motion passes**

**PCO-269-** Motion that the public building committee approve portions of PCO – 269 dated 4/20/2020 to accept field improvements to add turnaround and bleachers not to exceed \$550,000.

**George Bauer made a motion that the public building committee approve portions of PCO – 269 dated 4/20/2020 to accept field improvements to add turnaround and bleachers not to exceed \$550,000. Seconded by JP Fernandes, All in favor – 1 Nay – Motion passes.**

**Colliers add service request-** Motion that the public building committee approve Colliers Project leaders Add Service amendment dated 4/9/2020 not to exceed \$90,000.

**George Bauer made a motion that the public building committee approve Colliers Project leaders Add Service amendment dated 4/9/2020 not to exceed \$90,000. Seconded by JP Fernandes, All in favor – 1 Nay – Motion passes.**

**Application for Payment #32 -** Motion that the public building committee approve the O&G Pay Application No. 32 for the period from March 1 to March 31, 2020 in amount of \$327,095.72.

**George Bauer made a motion that the public building committee approve the O&G Pay Application No. 32 for the period from March 1 to March 31, 2020 in amount of \$327,095.72. Seconded by JP Fernandes, All in favor- Unanimous-Motion passes**

### **Meeting Adjourn**

**Meeting adjourn at 10:15pm**