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**Regional School District No. 14**  
**Woodbury/Bethlehem**  
**Nonnewaug High School – Renovations Project**  
**Public Building Committee Meeting**  
*April 23, 2019*

**PBC Attendees:**

John Chapman  
Janet Morgan  
Brian Peterson  
Don Fittal  
Patrick DiSarro  
Robert Piazza  
Andie Greene  
Matthew Cleary  
George Bauer

**Absent:**

Tom Hecht  
JP Fernandes

**Also Present:**

Scott Pellman	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G
Mike Molzon	Region 14

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

**Attachments:**

A meeting of the Public Building Committee was held on Tuesday April 23, 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 Alice Pistritto for inclusion.

1. Call to Order – The meeting was called to order at 6:31pm.

2. Finance Report – Scott Pellman

- There was a finance working group meeting this past Wednesday April 17<sup>th</sup> where the team reviewed the latest pay application #20 along with the current project budget and contingencies.

PCO- 112 through 121 were reviewed with the committee and the following PCO's were approved:

- PCO 112 – Frost wall foundations at the fire pump house - \$7,750
  - PCO 113 – Custom filler panels at the locker tops - \$4,939 – (applied to O&G GMP Contingency)
  - PCO 117 – Unclog and replace the existing sanitary line with excessive scale from upstairs staff toilets - \$6,209 – (applied to O&G GMP Contingency)
  - John C asked if that was the end of this problem. Mike Molzon stated that a camera was run through the pipe and things improved as they went through the pipe.
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- An updated contingency status report was provided for the committees review. The project has expended \$969,450 in construction contingency and there are pending issues or Owner improvements that total an additional \$1,455,675 which include place holders for bleachers and field lighting of \$800,000 and septic drywell renovations of \$120,000.
  - The current available contingency for the High School is 2.56 million prior to implementing any of the pending issues. The available contingency for the Central Office project is approximately \$650,000.
  - The third application for reimbursement from the State has been filed and included the February invoices. The State is currently not allowing districts to project one month forward and we expect this to continue up to the end of the fiscal year. Approximately 45 day turnaround

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

**Project update –**

The phase 4 transition continues, The Stage is now ready for occupancy and available if weather does not allow PE classes to take place outside so the gymnasium has now been turned over to the construction team. An additional Conex box was secured to temporarily store the athletic equipment. WB Meyer moving was secured to provide the moving services. The committee may wish to schedule a walk through with Colliers and O&G prior to the next committee meeting. Committee agreed to walk through. The next meeting may be scheduled at the High School in the Media Center with a walk through to proceed the meeting.

- As you may be aware a fitting failed on a second-floor eye wash station in the science room above the teachers' lounge. Plans, photos and field reports were included in your information package this month. Colliers used our thermal scanning device to check all walls and ceilings in the effected rooms. A list has been compiled of all damage. Both the Contractors and Towns insurance companies have been notified. The majority of all damaged areas have been repaired, some damaged casework will require replacement this summer but it is functional.
- JP McGuire was brought in and provided clean up they used dehumidifiers, blowers to dry the area.
- Colliers was out twice to scan for water in the walls. There was a walk through with July Luby prior to occupancy. Majority of areas are cleaned up and materials will need to be reordered.
- John C- asked if company was out to verify the compression fitting failure. Nelson R -Company has denied the failure of the compression fitting. Trade contractor was brought in to change all the fittings to eyewash stations with a threaded unit. Janet provided pictures to the committee.
- George B asked who will be responsible and when will claim be done.
- Pat D- asked about wet drywall. Concerned about mold. JP McGuire and Colliers did scans and noted that if the scanner shows an area is dry than it was always dry.
- Nelson explained that everything was documented and all parties were notified.
- The PA system has continued to be a challenge and as of today O&G along with our field representative confirmed that all paging functions and bells appear to be operating normally.
- After the last building committee meeting it was determined by the State Fire Marshal's office that the gas sensors were not an acceptable option. O&G worked with the design team to tie the main branch of the gas piping feeding the science labs to the hot water heater. The pipe pickled and you can now smell the gas. There is a letter that was issued by Janet Morgan allowing the use of the gas in the science rooms but is also requesting a test to be performed with an odor meter to confirm that the odor meets industry standards in the next 15 days. The gas company will not provide the test nor can the testing lab. O&G is pursuing a test through their safety director. Colliers has researched and devices are available for purchase starting at \$3,500.
- The O&G team, Colliers and school administrators continue to meet weekly to review project coordination issues. We are working on scheduling a power shut down for this Saturday so the chiller can be connected to the main switchgear. The emergency generators will be run throughout the day to keep the food from spoiling and for greenhouses and Vo-Ag residents.

- Mike Molzon stated a test run will be done tomorrow 4/24 with generators to ensure that all will be working properly during the shutdown. Mike also spoke to the times that generators have been operated so far.
- Amy S stated there is a list of what is on generator however not all items on the list will be involved due to being under construction.

Add Service Agreement – Amendment 013R

Over the past months we have been looking to address the potentially failing drywells at the Southwest and Northwest septic fields. Slam has provided a proposal for the design and permitting of the existing septic system in the Southwest corner of the site along with the analysis of the system to the Northwest.

**John Chapman made a motion that the public building committee approve SLAM Amendment 013R dated 4/10/2019 for a total of \$11,000 to provide design and permitting services for the existing Southwest Septic Field and review and analysis of the Northwest field. Seconded – Andie Green - Discussion – All in favor – Unanimous- Motion passed**

PCO's :

- a. PCO reviews – There are a number of PCO's that need to be reviewed and acted upon this evening.

**PCO-114** – Increase the GMP allowance for second shift superintendent – \$40,000 (GMP Contingency) Abatement Oversight

**John Chapman made a motion that the public building committee approve PCO-114 to Increase the GMP allowance for second shift superintendent – \$40,000 (GMP Contingency) Abatement Oversight Seconded – Andie Green Discussion – All in favor – Unanimous- Motion passed**

**PCO-115** – Change the site stair material to wet cast concrete treads - \$39,379

Amy explained that the materials had the potential of being hazardous and recommended to use the same material that is in the bus loop. Manufacturer provided the wrong information to the design team.

Material are not refundable but may be used in another location.

Janet suggested that there be reimbursement for the materials that were not going to be used due to misrepresentation of the material. O&G and the Design team will pursue a credit for the originally specified stair tread materials.

**John Chapman made a motion that the public building committee approve PCO – 115 dated 4/16/2019 for a total of \$39,379 to change site stair materials to Wet cast Concrete Treads. Seconded – Andie Green Discussion – All in favor – Unanimous- Motion passed**

**PCO-116** – Add 2" gas bypass loop tied to the water heater for pickling – \$13,512 This PCO saved money from the previous PCO for gas sensors.

**John Chapman made a motion that the public building committee approve PCO – 116 dated 4/16/2019 for a total of \$13,512 to Add a 2" gas line for pickling the pipe. Seconded – Andie Green -Discussion – All in favor – Unanimous- Motion passed**

**PCO-118** – ASHREA 110 testing for remaining 10 fume hoods - \$5,656 (GMP Contingency)  
Total of 11 hoods in the building – 1 – tested - Decision was made to test remaining hoods.  
By weeks end gas and fume hoods will be functional.

**John Chapman made a motion that the public building committee approve PCO – 118 dated 4/19/2019 as a zero cost change order in the amount of \$5,656 to be applied to the GMP Contingency to provide ASHREA 110 testing of the fume hoods Seconded – Andie Green -Discussion – All in favor – Unanimous- Motion passed**

**PCO-119** – Add drywall soffits to East and West Auditorium entrances - \$4,988(GMP Contingency) Cosmetic Side entrances to stage- Previously height of stage and entry area felt like an elevator shaft. Better lighting and appealing to add ceiling. This additional also covers up unfished block walls that were previously not exposed.

**John Chapman made a motion that the public building committee approve PCO – 119 dated 4/19/2019 as a zero cost change order in the amount of \$4,988 to be applied to the GMP Contingency to add drywall soffits at the east and west stage entrances. Seconded – Andie Green -Discussion – All in favor – Unanimous- Motion passed**

**PCO-120** – Infill existing masonry at Band/Choral Room - \$8,123 (GMP Contingency) - Poor condition of masonry. Nelson reis stated that O&G is acting in good faith in using their contingency to keep the project moving.

**John Chapman made a motion that the public building committee approve PCO-120 – dated 4/20/2019 as a zero cost change order in the amount of \$8,123 to be applied to the GMP Contingency to patch and infill existing masonry at the band room. Seconded – Andie Green -Discussion – All in favor – Unanimous- Motion passed**

**PCO-121** – Labor and material to coordinate new masonry opening around steel column that was uncovered during selective demolition - \$5,375 (GMP Contingency)

**John Chapman made a motion that the public building committee approve PCO – 120 dated 4/20/2019 as a zero-cost change order in the amount of \$5,375 to be applied to the GMP Contingency to relocate door opening to mechanical room 0011. Seconded – Andie Green -Discussion – All in favor – Unanimous- Motion passed**

In addition to the PCO's there are a few soft cost expenditures along with two additional PCO's that were not included in the package prior to the meeting.

Valley Communications Proposal V-31121 dated 4-1-19 - There was a floor box that was added to stage left for the AV system, the wiring for the AV system was purchased through the technology soft costs. There was a need for the additional wiring, wall plate and long distance transmitter and 328' of cat 6 cable with connectors. The cost for this work is \$3,235.87.

**John Chapman made a motion that the public building committee approve Valley Communications Proposal V-31121 dated 4/1/2019 for a total of \$3,235.87 to Add wiring to stage floor box and control room. Seconded – Andie Green -Discussion – All in favor – Unanimous- Motion passed**

Additional equipment – we have received the first quote for the requested additional equipment. The first quote is for the additional Microscopes for \$5,880. This would be a non-reimbursable cost and would come out of the FF&E. Not reimbursed by the state

**John Chapman made a motion that the public building committee approve Micro Optics Quote 5662 dated 3/18/2019 for a total of \$5,880 for 24 microscopes. Seconded – Andie Green -Discussion – All in favor – Unanimous- Motion passed**

Scott P noted that the team will go ahead and procure bids for the remaining items as directed by the committee.

**PCO-122** – Lacrosse Lines \$7,899- Amy S spoke about the options for lines (Men, Women or Unified). John C- asked to ensure that lines meet NCAA requirement. Andy Green- concerned about the fact that Lacrosse is not a school sport. It is a club sport. Town sport.

**John Chapman made a motion that the public building committee approve PCO – 122 dated 4/23/2019 for a total of \$7,899 to add lacrosse lines to the artificial turf field. Seconded – Andie Green -Discussion – All in favor –7 Yea 1 Nay- Motion passed**

**PCO-123-PR#51** Business Lab Changes – Julie Luby presented the need for the changes, this is still under review by the Design Team but is time critical so new work does not need to be demolished. The elimination of the second business lab resulted in a savings of \$27,000 for computers. There is a cost for furniture to support the spaces of approximately \$17,000 however the design team is exploring the credit for the originally specified business lab furnishings. (the current value of the change is \$107,036 however it is anticipated that this total may be reduced once the review of the proposal is complete)

- Moving school store upstairs will add additional square footage downstairs. School store is part of the business class. It will be better served to be next to the business lab with the teacher who is in charge of the program.
- Need for additional offices to accommodate staffing changes
- Amy S –spoke to the request to eliminate business lab because of lack of need. School store replaces the business lab next to the business rooms upstairs.
- Two Offices will be replaced in the 1 classroom space to accommodate the need for staff.
- Julie L – noted that the second Business lab with the computers would not have been used to its potential. There are staff numbers that are greater than the available rooms.
- July Luby clarified that no new staff were hired, rather, there was a Shift in counseling staff. A District wide .5 position and.5 counselor

**John Chapman made a motion that the public building committee approve PCO – 123 dated 4/23/2019 for a total not to exceed of \$107,036.68 for PR 51 Business Lab changes. Seconded – Andie Green -Discussion – All in favor – Unanimous- Motion passed**

#### **Application for Payment #20**

**John Chapman made a motion that the public building committee approve the O&G Pay Application No 20 for the period from March 1 to March 31, 2019 in the amount \$1,210,862.82- Seconded – Andie Green -Discussion – All in favor – Unanimous- Motion passed**

4. **Architects progress update** – Amy Samuelson reported on the following:

- Punch list Stage 3 is ongoing
- Design team walked through to see areas that have been in use.
- Produced field report
- Discussion with superintendent with changes on equipment in Video Production Lab. Working with Mark H
- Storage opportunity for maintenance staff in café.
- Site stairs
- Lacrosse lines
- Reduce number of islands in parking area. Easier maintenance. Returned to original plan
- How many trees required per parking area – net result is savings.

5. **Construction Manager Update** – Nelson Reis - Project Manager reported on the following:

- Phase 3 B 99%- Punch list. Eyewash issue
- 2<sup>nd</sup> floor- leveling
- Wash and wax this Friday evening
- Power shut down scheduled
- Scheduling spray foam
- Overall phase 3 c 98% Auditorium handrails are temporary
- Sound system training for staff
- Phase 4 – classroom, locker rooms gymnasium overall abatement is 35 % complete
- Phase 5 - 0% completed
- Overall site work percentage down to 60%
- Continue to apply out of scope changes to contingency
- \$1.2 Million in contingency
- Site work limited to athletic field work, retaining walls, loading dock,
- Area A math WL 2<sup>nd</sup> floor moving along
- Fume hood turned over
- Spray foam done over April break
- Gymnasium- temp walls up. Abatement approval, moved dumpsters closer to work area
- Chemistry labs –
- Auditorium Area D – turned over to school. Punch list for that area
- Shut down – chillers
- Photos provided
- Walk through- through requests.
- Abatement 4A 60% complete

6. **Other Business**

7. **Public Comment**

- a. Kylie Bootsma – Thanked the committee for the approval of Lacrosse lines and stated that the time has come for Lacrosse to be a Region 14 sport.

**Meeting Adjourn**

Motion to adjourn by John Chapman seconded by George Bauer  
Meeting adjourned at 8:20 pm.