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Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
Public Building Committee Meeting
August 18, 2020

PBC Attendees:

Pat DiSarro
George Bauer
Brian Peterson
Matt Clery (Left meeting at 7:00pm)
Don Fittal
Andie Greene
Janet Morgan (Joined late)

Absent:

JP Fernandez
John Chapman
Robert Piazza
Tom Hecht

Also Present:

Scott Pellman	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G
Pam Sordi	Region 14
Karen Daley	Region 14
Jim Crocker	BOE Region 14
Declan Curtin	Region 14

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

Attachments:

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 6:44pm
2. Finance Report –
 - o There was a finance working group meeting on Friday August 14th where the team reviewed the latest pay application #36 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 the finance working group meeting.

PCO-307 Nurses Suite door vision kits - \$2,735

- An updated contingency status report was provided for the committee's review. The financial folder included the full contingency status log with all previously approved or rejected change orders along with the contingency log that only includes pending changes and issues. The project has expended \$3,517,734 in Construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$490,414.
- The current available contingency for the High School and BOE facility is approximately \$203,343 assuming all the pending issues or betterments are accepted.

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

a. Project Update –

- Project meetings continue to take place online, there was an Owner Architect Contractor meeting last Thursday August 13th, Colliers continues to monitor the project in the field on a weekly basis. I toured the facility today with Pam, Declan, the head custodian Brian and Roger from O&G to review areas where ongoing construction and punch list work are affecting the final cleaning of the school. O&G will be focusing on Punch list work this week and bringing in additional cleaning crews in next week to make sure the school is clean. There will be a punch list walk through of the project by the design and construction team including administrators and Owners representatives next Wednesday starting at 8:00am to confirm project completion excluding current owner changes. George requested an updated punch list sorted by area just prior to the walk through. Punch list were provided to Administration yesterday. Pat D asked that Admins be included more frequently to ensure the work is complete. Nelson added that there is a deadline of this Friday Heavy trades will not be allowed in the building after then
- The movers were on site last Monday and Tuesday returning central office files and IT equipment to the renovated basement area. Once the new carpet is installed in the basement IT offices the IT staff will be moved back into their permanent location.
- It was determined that the requested Nonnewaug logo on the tennis court wind screen will be impacted by the chain link fence and fence posts. It is recommended that a logo no greater than 8'-0" wide that matches the gym floor and artificial turf field logos be purchased and installed on the outside of the fence. The previous approval was NTE \$3,000
- The district sent through an invoice from Paul Zulpa that was included in your monthly packet. The invoice included the fabrication and installation of 8 display boards located on the gymnasium corridor that were fabricated and installed for team championship plaques. The total cost is \$2,000 and the district is requesting that the cost be applied to the building project.
- With the ongoing schedule and additional soil disturbance for the field lighting and bleacher installations the project has almost exhausted the allowance for storm water management. Colliers is pushing O&G and the site contractor to complete all soil establishment and corrective work so Soil and Erosion control measures can be removed. An additional proposal from Anchor Engineering was included in your invoice packet. The total projected additional cost is \$6,702 and would be billed

based on the unit costs within the original agreement. This agreement requires committee action.

- The existing sills to remain in the 1999 addition are in very poor condition. It has been requested that the committee review and recommend replacement of the existing sills.

b. PCO reviews – The following PCO's were presented to the committee.

PCO-305 - Auditorium Stairs – \$25,731

- Cost to install an additional stair adjacent to the ramp to access the stage. Includes a number of different trades. Pam Sordi commented on the cost and understands that this is a high cost. Mike Molzon has another option.

PCO-306 – Video production wall, HVAC and electrical modifications – \$27,754

- Cost to double doors and glass store front system to enclose the video studio along with mechanical and electrical modifications for owner supplied lighting. AV studio is open to the classroom- impedes ability to record during teaching time as well as hallway noise. Pam noted this will have an impact on student's experience. Electrical is included and ventilation is sufficient for the students. George noted that this will allow for equipment to be locked up for security reasons.

PCO-296R – DOA leak detection revised – \$31,004

- Revised cost to install leak detection at the roof top mechanical units. The previously accepted PCO 296 shall be rejected due to scope and cost modifications. Discrepancy in paperwork and there was a cost revision in cost from approximately \$26,000.

PCO-301 – Landscaping and sidewalk ADA curb cuts – \$31,914

- Cost to add additional ADA curb cuts not included in the original design along with stone curbing to eliminate erosion and stone at SE of gym. Some of the previous purchased materials were used. Stone mulch will be installed to assist with maintenance of the property. Rip rap was needed because of rain water wash off where shrubbery was not doing well.

PCO-302 – Gas and Water meters – \$11,226 – (CM Contingency)

- Cost to install gas and water meters. These were not clearly seen on the plans. Applied to the contingency. This will impact the commissioning process. Talks with the design team allowed for a cost-effective solution. Approved by the design team

PCO-303 – Chiller thermometers – \$9,772

- Cost to remove and replace chiller thermometers. Range was not correct and did not allow proper evaluation of the temperatures. All must be replaced.

PCO-304 – A-Phone for Central Office – \$5,282

- Cost to add an A-Phone in the central office because the specified phone was installed in the Main office. Training session will be coordinated /provided for staff .

PCO- 308 – \$23,652. CM contingency draw

- general trades for May, June, July. George asked if CoVid eligibility items will be reimbursed by the State.

Motions:

Motions for critical PCOs were moved to earlier in the meeting to ensure a quorum

Existing Windowsills- The existing sills to remain in the 1999 addition are in very poor condition. It has been requested that the committee review and recommend replacement of the existing sills.

George Bauer made a motion that the public building committee direct the design and construction team to issue a proposal request for pricing to replace the existing windowsills that were not identified for replacement but are in poor condition. Amy recommended to replace the entire sill. Seconded Pat DiSarro- All in favor- unanimous- motion passes

PCO-296R- DOA leak detection revised – \$31,004

- Revised cost to install leak detection at the roof top mechanical units. The previously accepted PCO 296 shall be rejected due to scope and cost modifications. Discrepancy in paperwork and there was a cost revision in cost from approximately \$26,000.

George Bauer made a motion that the public building rescind the approval of PCO-296 previously approved at the building committee meeting on 7-21-2020 and replace it with PCO – 296R dated 8/13/2020 to install leak detection below the roof top mechanical units in the amount of \$31,004 pending review and approval by the design team. Seconded Pat DiSarro- All in favor- unanimous- motion passes

PCO-301 Landscaping and sidewalk ADA curb cuts – \$31,914

- Cost to add additional ADA curb cuts not included in the original design along with stone curbing to eliminate erosion and stone at SE of gym. Some of the previous purchased materials were used. Stone mulch will be installed to assist with maintenance of the property. Rip rap was needed because of rain water wash off where shrubbery was not doing well.

George Bauer made a motion that the public building committee approval of PCO - 301 dated 8/6/2020 to install ADA curb cuts, sidewalk curbs and paving in the amount of \$31,914 pending review and approval by the design team. Seconded Janet Morgan- All in favor- unanimous- motion passes

PCO-302 Gas and Water meters – \$11,226 – (CM Contingency)

- Cost to install gas and water meters. These were not clearly seen on the plans. Applied to the contingency. This will impact the commissioning process. Talks with the design team allowed for a cost-effective solution. Approved by the design team

George Bauer made a motion that the public building committee approve PCO – 302 dated 8/6/2020 to install gas and water meters not shown on the contract documents in the amount of \$11,226 as a zero-cost change order to be applied to the GMP contingency. Seconded Pat DiSarro- All in favor- unanimous- motion passes

PCO-305- Motion not brought to vote

Motion that the public building committee reject PCO - 305 dated 8/13/2020 to install an additional stage access stair in the amount of \$25,731 pending review and approval by the design team.

PCO-306- Video production wall, HVAC and electrical modifications – \$27,754

- Cost to double doors and glass store front system to enclose the video studio along with mechanical and electrical modifications for owner supplied lighting. AV studio is open to the classroom- impedes ability to record during teaching time as well as hallway noise. Pam noted this will have an impact on student's experience. Electrical is included and ventilation is sufficient for the students. George noted that this will allow for equipment to be locked up for security reasons.

George Bauer made a motion that the public building committee approve PCO – 306 dated 8/13/2020 to provide and install new storefront doors and wall system along with MEP revisions at the AV studio in the amount of \$27,754 pending review and approval by the design team. Seconded Pat DiSarro- All in favor- unanimous- motion passes

Application for Payment #36

- **George Bauer made a motion that the public building committee approve the O&G Pay Application No 36 for the period from July 1 to July 31, 2020 in the amount of \$778,687.87 Seconded Pat DiSarro- All in favor- unanimous- motion passes**

Architect update – Amy S

- Working along side colliers and O&G to get through the punch lists
- Future work will be hourly to include final close out and athletic fields
- Design side is minimal, custom wall covering with Pam and Genna continues to be worked on.
- Provide information on the tennis screen with Logo

Project Update: Nelson R

For the month of July:

- Site work 97%- Lights installed, Bleachers are beginning to be installed
- Rest room building moving along with wiring
- CM Contingency approximately \$ 311,000
- GMP allowances – additional costs
- Change order work updated/completed list by each item.
- Allowances ran out for general conditions, but money remains in GMP allowances.
- Tennis courts – complete except windscreen & logo
- Musco lighting in process of being commissioned
- Bleachers on schedule
- Handicapped paved ready for use
- Locker rooms repaired. Wood floor repaired working with Dalene to ensure the floor will be ok
- Media center/Server room just about complete
- Stair Scaffolding will be taken down this week
- CO space has been turned over. Move in began
- Field restroom building continues
- Team will go into September
- Commissioning schedule will continue into the fall. Nelson will coordinate that to happen with second shift- George concerned with climate in classrooms for staff and students.

Pat DiSarro asked about the public using the tennis courts. Remove the locks and add signage
Janet Morgan was testing fire alarms today

Other Business:

Motions Continued:

- **Paul Zulpa proposal-**

George Bauer made a motion to approve the Paul Zulpa Invoice #1 dated 8-11-2020 to supply and install 8 custom framed plaque display boards for a total of \$2,000. Seconded Pat DiSarro- All in favor- unanimous- motion passes

- **Anchor Engineering Services proposal**

George Bauer made a motion to approve the Anchor Engineering proposal dated 7-24-2020 for continued Storm Water management inspections and monitoring services to be billed per the unit costs for a total of \$6,702. Seconded Pat DiSarro- All in favor- unanimous- motion passes

PCO-303

- Motion that the public building committee approve PCO – 303 dated 8/6/2020 to remove and replace chiller gages in the amount of \$9,772.

George Bauer made a motion that the public building committee approve PCO – 303 dated 8/6/2020 to remove and replace chiller gages in the amount of \$9,772. Seconded Pat DiSarro- All in favor- unanimous- motion passes

PCO-304- A-Phone for Central Office – \$5,282

- Cost to add an A-Phone in the central office because the specified phone was installed in the Main office. Training session will be coordinated /provided for staff .

George Bauer made a motion that the public building committee approve PCO – 304 dated 8/6/2020 to provide and install an A-phone in the central office in the amount of \$5,282. Seconded Pat DiSarro- All in favor- unanimous- motion passes

- **PCO-308-Miscellaneous Contingency -\$23,652**

George Bauer made a motion to approve PCO-308 dated 8-14-2020 for miscellaneous contingency items in the amount of \$23,652 as a zero cost change order to be applied to the CM Contingency Seconded Pat DiSarro- All in favor- unanimous- motion passes

Public Comment:

None

Meeting Adjourn

George Bauer made a motion for the meeting to adjourn at 8:30pm Seconded by Don Fittal. Meeting adjourned.