

Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
Public Building Committee Meeting
January 15, 2019

PBC Attendees:

- John Chapman
- Tom Hecht
- Brian Peterson
- Don Fittal
- Patrick DiSarro
- Robert Piazza
- Andie Greene
- Matthew Cleary
- George Bauer

Absent:

- Janet Morgan
- 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
Natascha Schwartz Region 14

Attachments:

A meeting of the Public Building Committee was held on Tuesday January 15, 2018 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 6:29 pm
2. Scheduled Meetings for 2019
 - January 15
 - February 26
 - March 19
 - April 23
 - May 21
 - June 18
 - July 23
 - August 20
 - September 17
 - October 22
 - November 19
 - December 17

2 Finance Report –

- The region has finally received the first check from the State and Wayne will be submitting the second application before the end of the month.
- Updated cash flow analysis and contingency status report. The cash flow projection for the month of December was \$1,565,200 and the December invoice is \$2,184,717.44 due to mechanical equipment deliveries that were sooner than anticipated.
- The project has expended \$439,908 in contingency and there are pending issues or Owner improvements that total an additional \$1,125,315 which encumbers all of the potential site betterments that will be discussed later in the meeting.

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

a. Project Update Phase 2 –

Project update –

- A number of the committee members had a chance to tour the construction progress. O&G will address the construction progress in their report.
- Planning continues for the transition into the new phase 3 classrooms, Furniture deliveries will commence next Wednesday January 23rd.
- Science staff will start to set up the new rooms starting on the 23rd and students are scheduled to move into the new spaces on January 31st.
- Furniture donation coordination will take place on February 1st and 2nd. WB Meyers moving will be retained for the moves off of the state bid list.
- Design team PR requests
 - Retaining wall plantings PR -048
 - P.T. track base PR-049
 - Additional power to the athletic fields
 - Additional Science Equipment
 - Coordination of the dry wells – proposal pending
 - Requested by Administration to move the school store upstairs into the business office and reallocate space. Proposal by SLAM

- John C- would like to go through building and asked for thoughts from members who toured the building.
- Discussion on railings in hallways. What is installed in field was approved. Sample was previously provided
- Robert P- concerns on the finish of the railings. (original quote) Painted vs metal. Amy S clarified that it was always a factory painted product. Will bring sample back again
- Tour was received well (Don F) planning is evident at every step and thanked all with the extensive planning
- Pat D- Questioned the cleaning of the IT equipment- Nelson mentioned difficulty with equipment being installed in a construction site. The contractor used compressed air to clean the existing and newly installed switches.

b. PCO reviews – The following PCO's were discussed.

PCO – 083 – Added Septic tank – \$11,290 - currently coordinating to revise the size of the tank and load rating. - On hold

PCO- 084 – Electrical panel and equipment for sewer ejector pump - \$9,460 – New electrical panel and sewer ejector pump for the bathroom in the music wing. - On hold Looking into less expensive solution

PCO-086 – FA interface with local sound system in Gym, Auditorium and Cafeteria. - \$8,389 Integrated with intercom system.

PCO-088 – Synthetic field with milled base and new track – new cost additional \$328,465

PCO-089- Additional tennis courts – decision needed by February

PCO-090 – Beam penetrations - \$4,195 – to be applied to GMP Allowance #2

PCO-091- Change wall mounted pendant speakers to pendant \$3,542
Strictly aesthetic reason. Hang from ceiling and flush with the cloud

PCO-092- Baseball, softball and Field hockey athletic field renovations - \$104,979
Consider action this evening. The contractor has contacted Liberty and their schedule is filling up

c. Additional Coordination –

Post tensioned track alternate – Action not necessarily needed tonight. Decision by February to stay with base bid. Pat D asking that information is given to members as soon as it is available. John C – Robert P want to make the best decision. Thorough information/discussion is needed

Andie G- PT Track – would like more information on tracks that have been installed in New England. Pat D Also inquired about lights and permanent bleachers, these will be added to the site improvement tracking list.

Amy S to provide proposal for lights and bleachers

Kiln replacement – two proposals were received

Sheffield Pottery - \$5902 plus \$300 installation – Sheffield currently maintains the district kilns and has history with the region. The committee decided on continuing their relationship with Sheffield Pottery. Sheffield will provide delivery and set up the new Kilns. Mike Molzon commented on the regions long time relationship with Sheffield as a favorable one. Colliers was directed to work with Wayne for purchase of kiln. The other quote received was from Bailey Pottery Equipment - \$5,158.50 dock delivery only, no installation.

Vaping detection system – The Administration has requested vaping detection in the student toilet rooms and locker areas. The units cost \$995 each device and 1-time server activation fee of \$495 is also required. Colliers estimated that the costs could be 10-15 thousand for the toilets rooms and would need input from the design team on the number required in the locker areas. This item should be presented by the superintendent and principal at the next BOE meeting for discussion and if approved should come back before the committee.

Motions

PCO-084 – On hold

PCO-086

John Chapman made a motion that the public building committee approve PCO – 086 dated 12/12/2018 for a total of \$8,389 to interface the fire alarm with the local sound systems in the gym, Auditorium and cafeteria. Seconded by Andie Greene
Discussions – All in favor - Unanimous

PCO-090

John Chapman made a motion that the public building committee approve PCO – 090 dated 1/9/2019 for a total of \$4,195 to be applied to the CM GMP allowance #2 as a zero-cost change to the project for beam penetrations in phase 3B. Seconded by Matthew Cleary,
Discussions – All in favor – Unanimous

PCO-091

John Chapman made a motion that the public building committee approve PCO-91 dated January 9, 2019 for a total of \$3,500.42 to change wall mount speakers to pendent speakers. Seconded by Matthew Cleary,
Discussions – All in favor - Unanimous

PCO-092

John Chapman made a motion that the public building committee approve PCO – 092 dated 1/14/2019 for a total of \$104,979 for Field #3 renovations including Field Hockey, baseball and Softball field, Seconded by Matthew Cleary,
Discussions – All in favor - Unanimous

4. Architect Report – Amy S – No prepared remarks.

- Would like to compliment the CM as we move forward.
- Looking forward to completion on Phase and move in. Work on punch list and additional scope requests for the new phase.

- SLAM has prepared documents to move school store as requested by school administration. This change will be presented in February.
- SLAM is working on the proposals and schedule impacts for design changes with septic and the drywell top replacements.

5. Construction Manager Update – Nelson Reis – Project Manager

- Provide photos next month
- Walked with Scott and committee members. Working with Amy on wrapping up close out submittals. Checking for less expensive/ alternate ways of having the work done
- Phase 3 - 95% ready for movers next week, students will be in classrooms areas the following week
- Soon after that Auditorium is anticipated to be turned over in early April
- Work to move into the locker room, gymnasium area
- Wrapping up loading dock area so students can egress out of the science rooms
- No concrete work with cold temperatures
- The GMP Contingency balance is \$1.364M.

Payment applications summary

- No second shift superintendent for the month of December, lining someone up for February
- Abatement for phase 4; Walking through with state to make sure everything is planned for phase 4 abatement work. not much to be billed for December
- Site work – Pavers in the front center circle- Complete. Asphalt paving 60%.
- Guard rails and permanent fence close to being done
- Some track equipment on site
- Masonry minimal work on caulking
- Concrete very little on interior - foundations for loading dock Bill for wood lab pace work
- Working on lower level science rooms
- Drywall' Plaster phase 3 B majority is complete
- Auditorium and ceiling clouds
- Scaffolding taken down end of Feb
- Ceiling grid
- Flooring 2nd shift on Saturday first floor level, painting followed by drywall
- Plumbing equipment phase 4 & 5 on site
- Fire protection pump house delivered. Need to build frost wall foundation to sit on after frost leaves the ground. Design change
- Sprinkler system not active until final phase of project
- Pressure tested system – approved
- Electrician power distribution phase 3 -90%. Billing for labor
- Theatrical lighting 50 % - verified
- Tele data phase 3 science rooms
- Clocks and paging 100%
- Final cleaning lagged on billing for phase 2. Billing for 100% on phase 2
- Generator- demo vault -conduits coming into the building – contacting technician to get out for startup.

- Diesel fuel get it started up. Possible in the next 3 weeks Robert P questioned the use of diesel. Amy S noted that with the size of the generator it is more economical on diesel and advantage for second fuel source on the grounds. Robert P also inquired the runtime for the 1,500-Gal tank on diesel. Amy S will get that information
- Photos sent out electronically

Application for Payment #17

John Chapman made a Motion that the public building committee approve the O&G Pay Application No 17 for the period from December 1 to December 31, 2018 in the amount of \$2,184,717.44 Seconded by Matthew Cleary,
Discussions – All in favor – Unanimous

6. Public Comment – none

7. Further discussion

John Chapman – recommended tabling discussion on PT track because of precursory information
Tennis courts:

- Mike Molzon- Tennis courts are used by all, more than any other field
- Scott Pellman reviewed bids from a year ago - New Pricing is in line and reasonable
- John Chapman asked if it was more than 10% increase - should we rebid it
- Andie Greene asked if could rebid similar to the fields with Liberty?
- Scott Pellman and Robert P have concerns that rebids may come in higher.
- John C – asked if increase is defensible to the state. Scott Pellman – Yes as long as low bidder is not changed.
- Nelson Reis – additional work is needed for adding the additional courts. Remobilization and need to go back to cut the bank down. Amy S – stated the price should include everything.
- John C asked about rock removal - Nelson Reis commented it's a unit price
- John C stated that the committee will not make a decision tonight on tennis courts
- Scott Pellman will get information together and out to the PBC as quickly as he can.

8. Meeting Adjourn

John Chapman made a motion to adjourn seconded by seconded by Matthew Cleary.
Meeting adjourned at 7:59pm