

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
May 21, 2019

PBC Attendees:

John Chapman
Janet Morgan
Tom Hecht
Brian Peterson
Don Fital
Patrick DiSarro
Robert Piazza
Andie Greene
Matthew Cleary
George Bauer
JP Fernandes

Absent:

Janet Morgan
Tom Hecht

Also Present:

Scott Pellman	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G
Mike Molzon	Region 14
Mary Ann Van Aken	BOE

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

Attachments:

A meeting of the Public Building Committee was held on Tuesday May 21, 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 6:34pm.

2. Finance Report – Scott Pellman

There was a finance working group meeting this past Wednesday May 15th where the team reviewed the latest pay application #21 along with the current project budget and contingencies.

PCO- 124 through 136 were reviewed with the working group and the following PCO's were approved:

- PCO 125 – Kiln temp power and venting -\$4,336 (CM Contingency)
- PCO 130 – Speaker and phone in practice room - \$1,621
- PCO 133 – Electrical Vault cover extension - Bus Loop - \$4,199
- PCO 134 – Back prime the stage flooring - \$4,299 (CM Contingency)

- An updated contingency status report was provided for the committee's review. The project has expended \$1,151,055 in construction contingency and there are pending issues or Owner improvements that total an additional \$1,255,615 which include place holders for bleachers and field lighting of \$800,000 and septic drywell renovations of \$120,000.
 - The business lab school store proposal continues to be reviewed, previous saving discussed was \$27,000 for computers, the delta in the furniture credits and adds is a net reduction of approximately \$8,000
 - (Total \$35,000.00 savings) Amy S noted there was additional savings in case working as well

- The current available contingency for the High School is 2.38 million prior to implementing any of the pending issues. The available contingency for the Central Office project is approximately \$650,000.

- Also provided this evening is an updated cash flow, the projection for April was a little higher than the actual O&G invoice.

- The fourth application for reimbursement from the State will be filed next Month that will include the April invoices processed this evening. John C noted its about 2 months from submission

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

Project update –

- a. A number of the committee members toured the building last week. Demolition and construction in the phase 4 area is progressing well. Abatement in underway in the gymnasium and ongoing in the lower level. Colliers is working on planning the last teacher moves and clearing out the media center for the summer construction. Amy and Scott met with the new media specialist to review the pending renovations. The chillers are now on line so the renovated areas have air conditioning but the controls systems are still not finalized and systems balanced. We had a meeting last week to review the installation of Elevator #1, the steel in the shaft would not accommodate the proposed new elevator so the

contractor has been instructed to renovate the existing and provide new components.
Refurbished to new

- There was a meeting last week to review the status of the field renovations and start of the track and synthetic field construction. Work will begin on June 3 and the synthetic field will be completed before the end of August. The track surface will not be fully installed and cured prior to school opening. O&G is looking into providing a bridge access to the turf to protect the track surface. The administration is determining how much the field will be utilized prior to the track being completed in Mid-October. The remaining fields will be renovated this summer and the practice football field will be the only available field this fall along with the turf field.

- We were just notified today that the contractor hit Mass rock at the site of the two additional tennis courts. The proposed cost prior to review is approximately \$27,775. They have a unit cost in the project of \$275 /CY for rock. Andie Greene asked if courts could be raised. John C asked how the rock will be removed. Nelson discussed various ways the rock can be removed and advised the cost per yard would be the best option. O&G would monitor the rock being taken off site.

- Within the committee package of information, the team provided the proposed solution for the drywell system 301 at the Southwest corner of the building. Mike has reviewed the proposed solution and we need to have the engineer submit it to DEEP soon. They also included recommendations for taking the potentially failing drywells off line for set 302 and tying it to system 303. I believe that Amy has a proposal to provide that work.

b. Add Service Agreement – Amendment 014

Motion made by John Chapman for the building committee to approve SLAM Amendment 014 dated 5/21/2019 for a total of \$8,250.00 to provide design and permitting services for the existing Northeast Septic Field to address the existing dry well condition. Seconded by JP Fernandes – All in favor - Unanimous

c. Stair Credit – O&G and SLAM working on a credit with a re-stocking Fee- Nelson R stated that they agreed with restocking fee and trucking fee. Waiting on approval from the company.

d. PCO reviews – There are a number of PCO's that are still being reviewed by the design team however the following can be discussed for approval this evening. (124, 126, 129, 131, 132)

PCO-127 – Revised Electrical Feed to Elevator #1, this was reduced from approximately \$1,700 to \$1,140 (GMP Contingency)

Motion made by John Chapman for the building committee to approve PCO-127 dated 5/13/2019 for revised electrical feed to Elevator #1, this was reduced from approximately \$1,700-1,140(GMP Contingency) Seconded by JP Fernandes – All in favor - Unanimous

PCO-128 – This PCO was required to raise the theatrical rigging that impacted the means of egress from the stage - \$13,020 this needed to be done for safety and clearance requirements must be met. Nelson noted it was a significant project. The safest way was to bolt through the wall. It took care of egress code issue and structural concern. Labor cost were reviewed by SLAM, O&G, and Colliers. Auditorium was needed for the school to use for PE classes temporarily.

Motion made by John Chapman for the building committee to approve PCO – 128 dated 5/13/2019 for a total of \$13,020 to raise the theatrical rigging to correct a safety issue. Seconded by JP Fernandes – All in favor - Unanimous

PCO-135 – This PCO covers the addition of the wood handrails that are still in place to access the athletic fields – \$10,506 (GMP Contingency)

Motion made by John Chapman that the public building committee approve PCO – 135 dated 5/14/2019 as a zero-cost change order in the amount of \$10,506 to be applied to the GMP Contingency for temporary railings to the athletic fields. Seconded by JP Fernandes – All in favor - Unanimous

PCO-136 – Is a back charge and reassignment of the Elevator demolition, this is a zero-cost change but a reallocation from one contract to another of \$12,500

Motion made by John Chapman that the public building committee approve PCO – 136 dated 5/14/2019 as a zero-cost change order in the amount of \$12,500 as a back charge change in scope from BP 2.01 Demolition to BP 2.06 general trades contractor. Seconded by JP Fernandes – All in favor - Unanimous

Motion made by John Chapman that the public building committee approve Crown Castle Fiber for \$11,250.00 dated 5/9/2019 for soft cost utility service charges Seconded by JP Fernandes – All in favor - Unanimous

Motion made by John Chapman that the public building committee approve the O&G Pay Application No.21 for the period from April 1 to April 30, 2019 in the amount of \$1,223,129.78 Seconded by JP Fernandes – All in favor - Unanimous

O&G Report- Nelson Reis

- Phase 4 overall completion is 45%
- Abatement is complete in the locker room area
- Gymnasium – abatement began and work will be done by working together in a back and forth manner to keep the work moving
- Classroom areas are a priority in order to ensure that all work that needs to be done in the main hallway can be completed during the summer.
- Projected High Risked areas as the project continues was asked by John C.:
 - Roof
 - Elevator Shaft #1
 - Repointing (biggest risk)
 - Phase 5: Central Office – moisture concerns
 - Bus Loop- Septic system

Recap:

Exterior site work on Restroom building, under slab and septic tank
Pole barn- disassembled and relocated
Math/WL classrooms began ceilings and floor leveling
Interior and exterior work continues
Area C- Soffit panels replaced, painting of unpainted block has begun
Exterior masonry work
Roof coating

Boiler room- Chillers are up and running
CES completed by early Aug
Chemistry classes- rechecked- continued use will help with pickling of the pipes
Auditorium and music rooms- using stage during inclement weather and for school wide productions.
Training for theatrical lights occurred this past week
Bok railing- installation will begin

Architect Update:-Amy Samuelson:

- Met with LMC person wanted changes to furniture layout. Relocated circulation desk. Working with ordered furniture- No cost change
- There may be a change for Vice Principal and Dean of students for furniture.
- Frosted glass requested in breakout rooms to be used as a classroom space to avoid distractions
- Minor requests in Art room, includes return furniture items, spray booth and control switch fan is out of reach. Fan can be rotated
- Requests for changes in the video area for equipment selection. Waiting on cost for additional video cameras, server, connect to NEAT TV, add cameras in gymnasium and auditorium that feeds back to NEAT TV - list is still being comprised. Amy noted there are other means of getting programming out to the public. John C noted cost and connection to education programming is a consideration
- Discussion about meeting educational specs and reimbursement, and copyrights of filming productions
- Plan for relocation of storage cabinets in band room to improve site line for the teacher
- Request storage for floor scrubber
- Fee from CES lighting features are still not available
- Amy will have CES call Musco
- Soft cost \$30,000- plans and specification, planning and zoning, SLAM fee. Goal is stay out of the wetland area.
- John asked that SLAM call Musco directly for cost.
- Requesting hard costs for the committee to make a decision
- Pat S asked breaking down the cost to provide conduit at least.
- Nelson – design is necessary prior to providing a cost.
- Mike Molzon commented that the power load will accommodate the lighting
- Andie Greene asked about additional power to various areas (tennis court)

3. **Other Business**

4. **Public Comment-**

Mike Molzon commented on the air conditioning in the academic building. It was well received this past week on the humid day we had.

Meeting Adjourn

Motion to adjourn by John Chapman Meeting adjourned at 8:12 pm.