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Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
Public Building Committee Meeting
March 19, 2019

PBC Attendees:

John Chapman
Janet Morgan –Arrived late-6:37 pm
Tom Hecht
Brian Peterson
Don Fittal
Patrick DiSarro
Robert Piazza
Andie Greene
Matthew Cleary-
George Bauer – Arrived Late – 6:37pm
JP Fernandes

Absent:

Mathew Cleary

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 January 15, 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 6:32pm.

2. Finance Report – Scott Pellman

- There was a finance working group meeting this past Wednesday where the team reviewed the latest pay applications along with the current project budget and contingencies.

The following PCO's were reviewed and approved:

- PCO 103 – Plantings at the top of the retaining wall \$4,590
- PCO 104 – Single occupant toilet lock changes - \$2,405
- PCO 105 – Added storage cabinet at girl's toilet room - \$2,539
- PCO 108 – Existing electrical panel E repairs – \$3,870
- PCO 109 – Well pump control panel - \$8,175 – this request was in the planning stages but was accelerated when a transformer in Town blew out cutting off one leg of power which burned out the coils of the existing control unit. A request had been made by Mike Molzon to replace the unit and the equipment has been ordered. The problem was discovered the following days when the holding tank water level reached a point where the circulating pumps shut down resulting in the loss of water at the school around 11:30am forcing an early dismissal. The school is operating under a temporary repair until the new control unit is installed.
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- An updated contingency status report was provided for the committees review along with an updated cash flow analysis. The project has expended \$967,813 in construction contingency and there are pending issues or Owner improvements that total an additional \$1,230,727 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.
- State change order No. 8 has been prepared by O&G and will be signed and sent to the State. The next application for reimbursement from the State will be prepared for submission before the end of the month and will include the February application to be approved this evening along with a projection of expenses for March.

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

a. Project Update Phase 2 –

- The phase 4 transition has started and demolition is well underway, the takeover of the lower floor locker room area was delayed a few days until after the basketball team finished with the state tournament. 3 Conex boxes were secured to temporarily store the athletic equipment. WB Meyer moving was secured to provide the moving services.

- 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. One room is being worked on this evening.
- At the end of the month the auditorium and band room should be turned over to the School. Furniture deliveries will take place on March 26th. Janet Morgan asked –Is that space 100% complete or turned over because of deadline – Nelson- Auditorium is not 100% complete however, prepared for use as classroom space. Area is equipped with temporary rails, PA system and fire system.
- There was a walk through on Monday to review the athletic fields and begin planning for the spring renovations.
- The O&G team, Colliers and school administrators continue to meet weekly to review project coordination issues. And Administrative staff

PCOS

- a. **PCOS** -There are three PCO's that need to be reviewed and acted upon this evening.

PCO-107 – Gas sensors for 2nd floor science rooms – \$17,749 Sensors will turn valve off to cut gas. Pipes are not pickled at this time so you do not smell the gas if there is a leak and this is a requirement for use. At this time, it appears that the first-floor gas lines have pickled and you can smell the gas. Teachers can turn off valve when not needed for experiments. Approve with contingent of Janet's approval per State requirements.

John Chapman made a motion that the public building committee approve PCO – 107 dated 3/12/2019 for a total of \$17,749 to provide gas sensors for the 2nd floor science rooms contingent upon the approval of the Fire Marshal. Seconded by JP Fernandez – Discussion- All in favor- Unanimous

PCO- 110 – Plastic Laminate infills at top of lockers to soffit in staff area - \$982.00 – this was revised down a few hundred dollars and was not available for the finance working group to review.

John Chapman made a motion that the public building committee approve PCO-110 dated 3/12/2019 for Plastic Laminate infills at top of the locker to soffit in staff area for a total of \$982.00. Seconded by JP Fernandez – Discussion-All in favor- Unanimous

PCO-111 - OT for electrician to complete phase 3 science rooms to be taken from the GMP allowance - \$0 change order.
Coming from allowance line item page 27. At 87% Nelson noted we are doing well.

John Chapman made a motion that the public building committee approve PCO-111 dated March 18, 2019 for Plastic Laminate infills at top of the locker to soffit in staff area for a total of \$982.00. Seconded by JP Fernandez – Discussion-All in favor- Unanimous

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

- Continue to work with Colliers/O&G pushing the project forward. There are occasional submittal reviews and questions to be answered
- Engineers scope of work necessary for addition of lighting and bleachers.
- Additional lightening to include the pedestrian lighting to stairs, the concession area, bleacher areas, handicapped parking area. It is a larger scope of work than discussed last month. Pedestrian lighting must work in case of failure of athletic field lights or bleacher lighting
- Engineers – report on drywell replacement system was received today. Scott P and Amy will review this report and will make recommendations next month.
- Proposal of approximately \$8,000 for the remaining design work for replacement of drywells and through approval with the state.(13,000 gal septic tank with 4,000 gal tank)
- Railing sample and images and chip colors as well as approved shop drawings for review to refresh committee of what was approved.
- Discussion on side lights for security. Waiting on cost of film for protection/security. This film is being used in other areas in building already.
- Design change for addition of offices in Guidance in response to change.
- School store relocated upstairs
- Literacy office relocated.
- Pat D- asked about cost of 500 seat option vs 1,000 seat option.
Andie G – comparative prices for 500 seating approximately \$200,000 .

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

- GMP contingency running approximately at 1.3 million
- Staff changes- New Project Engineer is Brian Kelly
- Phase 4 – 15% math wing and locker rooms (both boys and girls)
- Site work 63 % - snow removal – February- Meeting to remobilize this past week which included Mike Molzon,
- Start concession stand sooner than later
- Reviewed GMP log - doing well
- Cost schedule critical- drywell, gas detectors
- Locker rooms- Area C- demolition started mid-March
- Boiler room – Area D still working on electrical
- Demolition – April break – requires cutting water off and work is loud
- Chemistry labs, faculty, fume hoods – working 2nd shift. Hoods to go through certification process then turned over to the school.
- Auditorium and music room – moving along, stage rigging, and theatrical lightening stage flooring starts Thursday. Working 6 day weeks
- Walls painted, seating assembly began
- April 1st turnover
- JP- Punch list above ceiling work – Amy said yes, completed and verified.
- Exterior, gutters, exterior all starting to show the gray color working in
- Summer – painting exterior brick
- Air handling unit 2 will be turned on Mar. 27, 2019 for auditorium
- Music room air handler has been turned on.
- Working with SLAM and Colliers, school and project team for any concerns or problems
- Gymnasium – critical turn over process and needs to be started for by April. Time consuming
- Tap in to overtime if necessary

- John Chapman asked - Abatement phase 4 has begun. 2nd floor clearances were received on Tuesday. 1st floor building containments and begins on Thursday/Friday. Clean demolition has been completed.
- John Chapman asked if Auditorium is photo appealing- next week will give people an idea of how it looks
- Seating begins tomorrow

John Chapman made a motion that the public building committee approve the O&G Pay Application No.19 for the period from February 1, 2019 to February 28,2019 in the amount of \$1,007,778.97. Seconded by Andie Greene – Discussion- All in favor - Unanimous

6. Other Business

7. Public Comment

- Jennifer Higgins: Thank you for all efforts and time. Excited about what our kids will have. Kids are handling construction well. We would encourage committee to find money for lights and bleachers for our fields. Community passed these options for lighting and bleachers in original proposal but it was given up in because of the delay in the project due to the lawsuit. It was a hard fought battle and the vote won by 4 votes. We ask that you consider putting lights and bleachers back into the project.
- Mark Duncan asked on behalf of the Nonnewaug Lacrosse Club team – add Lacrosse lines to new turf field. We have a 10 year existence. 23 players, 17 players are Nonnewaug students. We are currently getting ready to petition to NHS for the addition of Lacrosse to sports at Nonnewaug. We would like the opportunity to play at NHS. Currently our home games are played at Mitchell Elementary School. We are open to fundraiser/pay to play. Would like some field time in spring and summer with Park and Rec.
- Jennifer Miller Park and Rec- commends parents and lending support to the parents for the past 10 years as well as adding the lines for Lacrosse. Park & Rec currently pays for paint and parents paint the lines. Cost of paint is approximately \$130.00 per game.
New Turf field has sewn in lines for Football, Soccer, Field Hockey
Amy S will look into if additional lines can be added. Turf could be fabricated already however, you can paint on turf.
Nelson will call contractor to see if fabrication has been done yet.
John C asked to make a call and what options are available. Lacrosse team some type of coordination with AD and Administration.
Jen Miller- Spoke to Declan Curtain about Lacrosse use and he was in favor.
Cost will be reviewed

Final comments/thoughts

- John Chapman- What is the sense of bleacher/Lighting proposal timeline
- Amy will review with Scott and put out to O&G for pricing
- JP- Concerned about timing for lighting and impact on the new field after the fact the field is established
- Pat D- lighting and bleachers are separate- Bleachers possible prior to lights
- Lighting/Bleachers not state reimbursed, cost is 100% on the region
- Permitting will need to be revisited for lighting- Review with wetlands

- Amy will talk to Scott for fee proposal.
- Regulatory concerns as well
- Power to that area- Conduit and panel are there
- John C – asking for total cost so that we plan on action for lighting and bleachers
- Peterson- what is concern with lighting- Regrading and we are in buffer zone. Lighting is zoning issue.

Meeting Adjourn: Motion to adjourn by John Chapman seconded by Andie Greene

Meeting adjourned at 7:43pm