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

PBC Attendees:

Robert Piazza
Andie Greene
George Bauer
Brian Peterson
Matt Cleary
Tom Hecht
John Chapman

Absent:

Janet Morgan
Patrick DiSarro
Don Fittal
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 Wednesday November 13, 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 6:36pm.

2. Finance Report – **Scott Pellman** There was a finance working group meeting this past Wednesday November 13th where the team reviewed the latest pay application #27 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 that meeting.

- PCO-190 eliminated stair to roof added hatch - (\$2,842)
 - PCO-192 Add operable volume dampers to field bldg. - \$1,197
 - PCO-193 Slab infills at old main entrance - \$3,163
 - PCO-194 Cement board at showers - \$3,737 from CM contingency
 - PCO-195 Revised shower bases - \$7,799
 - PCO-196 CNC machine - \$3,726
 - PCO-198 Added staff door lights and hardware changes - \$7,951
 - PCO-199 Added locker room office door lights - \$2,197
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- An updated contingency status report was provided for the committee's review. The Status report has been further updated to reflect the finance working group invoices just discussed which were picked up from Wayne earlier today. The report has also been scrubbed for issues that did not materialize in addition to some that were closed, and cheaper options are being priced or implemented. The project has expended \$1,969,204 in construction and owner's contingency and there are pending issues or owner improvements that total an additional \$1,462,813 this number includes athletic improvements bleachers and lighting and \$200,000 for AV equipment additions. George B asked about updated status on lighting. Amy will speak to this later in the meeting
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- The current available contingency for the High School is approximately \$129,500 assuming all the pending issues or betterments are accepted. The available contingency for the Central Office project is approximately \$620,000. Last month the available HS contingency was about half that amount. Andie G asked Nelson about the contingency left and he replied just under 1 million dollars.

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

- As some of you may be aware the latest round of water testing required by the state health department showed an elevated level of copper at a few locations associated with the new construction. Similar to the new gas pipping the new copper water lines need to pickle and when that takes place the levels should reduce over time. Mike has been coordinating this issue with RD Lemay the Districts water maintenance and testing firm. Mike Molzon is in attendance tonight to answer any questions on the process that the district is following in regard to the water testing. Amy did express concern prior to the start of the project. Mike Molzon spoke in regards to water sampling required by the state between June and the end of Sept. (No July or Aug). Sept test did not pass. Another test was conducted with the same results. There is no lead present. Second round of testing was done in various points of the water system and then repeated the test two weeks later and we are still waiting for the results. The state is aware of the new construction and the new pipes. Two solutions are presented in regards to the Ph levels. Raising the Ph could help coat the pipes. Flushing of the pipes continues in the morning daily. Filters are going to be installed. Pomperaug Health District has been advised as well. John Chapman spoke to the need to flush the system and it will take time. New copper will take time to flush out. Mile Molzon reiterated that there is not lead issue. He is confident that this will correct itself in time.
- Colliers and construction team continue to meet with the administration on a weekly basis to coordinate the ongoing construction. There have been several nagging issues that the construction team has been working through. Heating issues and controls have been the most pressing. Colliers chaired a meeting a few weeks ago to get the commissioning agent, controls contractor and mechanical contractor on the same sheet of music. Systems are finally at the point where the commissioning process can begin. The contractor installed a temporary feed to get the heating

loop activated in the LMC and administrative areas. The electrician has started to power up air handling units for phase 5 which will provide additional heating. The gym floor has been completed and the remaining electrical work will be completed in the gym by the end of the month. There is a push to complete the locker room areas.

- The tennis courts were not scheduled to be completed until the end of April 2020 and the construction team will do their best to accelerate that date pending weather conditions and an early spring. We have coordinated with Declan who will be looking for alternative practice courts as the ones the school has used in recent years have been booked by other users.
- The team is starting to plan for the administrative move into the new area which should take place early in the new year followed by the restoration and renovations of the Central Office.
- Under the miscellaneous folder in the information packet we included the final report from IRN on the furniture donations. Just shy of 17 tons of furniture were shipped for international relief in Somalia.
- Amy will provide an update on lighting and bleacher design as part of her report.

PCO reviews –

- a. PCO reviews – The following have been reviewed and are recommended for payment:

PCO-184 – Remediate elevator #1 piston hole - \$9,838 – CM contingency

George Bauer made a motion that the public building committee approve PCO – 184 dated 10/12/2019 to remediate the existing piston hole for elevator #1 in the amount of \$9,838 as a zero-cost change order to be applied to the GMP Contingency. Seconded by Tom Hecht- All in favor-Unanimous- Passed

PCO-187 – Extend drywall chases in the gym - \$2,526 Trunk lines didn't work with acoustical panels. Additional drywall was needed.

George Bauer made a motion that the public building committee approve PCO – 187 dated 10/12/2019 for additional drywall chases in the gym in the amount of \$2,526. Seconded by Tom Hecht- All in favor-Unanimous- Passed

PCO-191 – Freeze stat issues - \$16,322- possible to approve a not to exceed amount.

George Bauer made a motion that the public building committee approve PCO-191 to correct Freeze stat issues for an amount not to exceed \$16,322-Seconded by Tom Hecht- All in favor-Unanimous- Passed

PCO-197 – Added gyp walls and soffit locker rooms - \$16,366- to cover up existing foundation wall, sanitary pipe and corrugated metal decking.

George Bauer made a motion that the public building committee approve PCO – 197 dated 11/12/2019 for added gyp walls and soffits in the locker rooms in the amount of \$16,366. Seconded by Tom Hecht- All in favor-Unanimous- Passed

PCO-200 – Additional Cleaning - \$23,466 – CM Contingency- additional cleanup interior areas due to phasing issues.

George Bauer made a motion that the public building committee approve PCO – 200 dated 11/12/2019 for additional cleaning in the amount of \$23,466 as a zero-cost change order to be applied to the GMP Contingency. Seconded by Tom Hecht- All in favor-Unanimous- Passed

PCO-201 – Added framing to support insulation - \$4,550 – CM Contingency- out of scope change-vaulted ceiling needed to be brought down to decrease heat loss.

George Bauer made a motion that the public building committee approve PCO – 201 dated 11/14/2019 to add framing to support insulation in the amount of \$4,550 as a zero-cost change order to be applied to the GMP Contingency. Seconded by Tom Hecht- All in favor-Unanimous- Passed

PCO-202 – Additional running time on the elevator - \$6,377 – CM Contingency- additional expense due to changes in the way the elevator company does business.

George Bauer made a motion that the public building committee approve PCO – 202 dated 11/14/2019 for additional elevator running time in the amount of \$6,377 as a zero-cost change order to be applied to the GMP Contingency. Seconded by Tom Hecht- All in favor-Unanimous- Passed

PCO-203 – Shrink wrap fitness equipment - \$1,572 – CM Contingency- This was to protect the fitness equipment during the construction process.

George Bauer made a motion that the public building committee approve PCO – 203 dated 11/14/2019 to shrink wrap the fitness equipment in the amount of \$1,572 as a zero-cost change order to be applied to the GMP Contingency. Seconded by Tom Hecht- All in favor-Unanimous- Passed

George Bauer made a motion that the public building committee approve SLAM to pursue regulatory approval for lights and bleachers not to exceed the amount of \$10,000.00. Seconded by Tom Hecht- All in favor-Unanimous- Passed

Application for Payment #27

George Bauer made a motion that the public building committee approve the O&G Pay Application No 27 for the period from October 1 to October 31, 2019 in the amount of \$1,221,798.39 Seconded by Tom Hecht- All in favor-Unanimous- Passed

The following PCO's are not ready for approval but should be discussed.

- **PCO-181** – Elevator #2 roof - \$18,042

- **PCO-204** – Engineering and Framing for folding glass door - \$8,678

Architect update – Amy S

- SLAM has attended meetings with SRO. He voiced concerns with the glass and issues with privacy. Looked into glazing the glass. Scott and Amy came up with an alternate solution.
- Security cameras are not all active and working. O&G are working to assist SRO with what is working and ones that are coming up on line
- Pam Sordi will meet with Amy to review the locations for video signage throughout the building.
- Bleachers and Lighting- drawings should be ready on Thursday and pricing can begin on Friday. SLAM will send documents to O&G.
- Drop off/turn around was requested near the fields to assist with people who have difficulty with mobility. Administration will have to control the traffic flow. Previous options are being explored.
- Andie G spoke to the approval process of lighting and permitting- could be up to 3-4 months.
- Amy will provide estimate of time and reach out to the Town.
- John C asked about the walkway regarding wetlands. It poses no concerns
Andie G spoke to the history of the lights and bleachers of the construction project. Watching a game is a problematic. This project would be incomplete without bleachers and lights. We are short 1 field. We added a field inside the track however, at this time of the year lighting will allow for practices to continue past 4:00pm and this will also allow for other groups to use the property.
- The committee discussed and John C reiterated he wants to make sure we don't go over the budget and go back to the tax payers for more money. He believes getting permits for bleachers and lights should be pursued.
- Amy believes we are all set with bleachers it would just be for lighting.
- No press box is included

Project Update: Nelson R

- There are now 2 superintendents on site in order to ensure the project keeps moving in a timely manner
- Nelson urges caution for unknowns for ticket work that he is still negotiating. Contracts need to begin to be closed out and paid in full.
- Abatement is done
- Site work 95% complete
- Final pavement and line stripping were completed
- GMP allowances at this phase we are at 96%
- Gym is in use
- Locker rooms available in the next couple of weeks
- 2nd shift for corridor work
- Corridors are well lit now
- Roof-100% done on academic building and 15% on Admin side.
- Roof will continue in the spring.

Public Comment:

Mike Richenbach – Thanked the committee for the work. Has children in the school system and is involved with the Boosters. He would like to see the locker/shower rooms completed for the athletes in the near future. Security film may be more effective with outside lighting over the areas with security issues.

Bleachers are important however, the hill is not a bad place to watch a game. Boosters and parents are expecting bleachers to be on the hillside. The sports community want these bleachers and the families would come through to achieve this goal. The game with temporary lighting was well received overall. Mike noted there is no flag on the flag pole. The score board doesn't keep time. It's not fully operational. Nelson commented that there was an issue during a rain storm. He will go back to check. Mr. Richenbach stated what an exciting time for kids with the night time game followed by Homecoming. It was a great time for students and families.

Meeting Adjourn

George Bauer made a motion for the meeting to adjourn at 8:18 pm – Seconded by Tom Hecht

Meeting adjourned.