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Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
Public Building Committee Meeting
September 17, 2019

PBC Attendees:

Brian Peterson
Don Fiftal
Patrick DiSarro
Robert Piazza
Andie Greene
George Bauer
JP Fernandes
Matthew Cleary

Absent:

Janet Morgan
John Chapman
Tom Hecht

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 September 17, 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.

Call to Order – The meeting was called to order at 6:34 pm.

Finance Report – Scott Pellman

- There was a finance working group meeting this past Friday September 13 where the team reviewed the latest pay application #25 along with the PCO's for the month.

The meeting was delayed until Friday due to the short month and opening of school coordination.

- Included in the building committee package for the month were the following PCO's that were approved at that meeting.
- PCO-169 Septic Permit - \$2539
- PCO-171 Field Hockey Goals - \$6,771
- PCO-173 skylight framing - \$8,103 from CM contingency

- An updated contingency status report was provided for the committee's review. The project has expended \$1,862,011 in construction and owner's contingency and there are pending issues or Owner improvements that total an additional \$1,301,705, these number include athletic improvements bleachers and lighting. The document passed out contains the majority of all outstanding items.

- The current available contingency for the High School is approximately 368,000 If all the pending issues were accepted. The available contingency for the Central Office project is approximately \$650,000 of which approximately 30,000 is identified on the contingency status log.

- Colliers will be coordinating a budget reconciliation this month to include application #25 and will be working with the district on the next request for payment.

OPM Report – Scott Pellman reported on the following:

- It has been a challenge getting the school open and coordinating furniture delivery. Colliers staff have been on site daily and have been working with the administration to communicate and resolve issues. The administration has been very understanding throughout the process. Classroom areas are in good shape with some electrical issues and second floor promethium board installations that require completion. The new gym flooring material has been delivered and the gym floor has been installed, finishing and installation of the bleachers remains. The LMC is now open for use. The locker room areas are behind schedule, the construction team has been working to prepare the fitness area for the equipment delivery that is scheduled for tomorrow morning. O&G is working to get the school as complete and clean as possible for the open house tomorrow evening.

- The artificial field is complete, the track is ready to be sprayed which is weather dependent, and the construction team is also coordinating with Declan for games Today and Friday. The additional drainage trench has been installed and the field re-grading is complete. We requested that O&G put the contractor on notice for the incompletion of the concessions building, the plywood roof sheathing has been exposed to the elements for months and must be removed and replaced, the building cannot be completed until the roof is done. O&G has procured a generator to run the filed scoreboards as the final power will come from the concessions building. The new septic tank has been installed and work continues in the loop road for the new septic system.

PCO reviews –

- PCO reviews – There were a number of PCO's that were included in the Committee meeting packages for discussion this evening.

- **PCO-170** – Gym flooring Revision and restocking - \$27,435

- **PCO-172** – Additional Cleaning – Nosal - \$20,539 – CM Contingency
- At the last building committee meeting there were discussions on potential revisions to the AV infrastructure and equipment. The proposal that was passed out this evening from DNC Laboratories to do the infrastructure design work was less than \$10,000 so it can be awarded directly and was not passed through SLAM to save on their mark up. The proposal is two parts with the initial infrastructure design at \$4,999. I would ask that the entire proposal be approved however we will only authorize the first phase and then bid the infrastructure to provide cost information for the building committees review and discussion if the changes should be implemented.

Architect update – Amy Samuelson reported:

- Amy Samuelson reported on the following:
 - PR's coming out this week :
- Track protection mats - Amy will provide product data and pricing to Pam, Scott and Declan. They will decide on how much footage is needed to protect the track from wear when in use by other sports teams. George Bauer asked for a recommendation of a school that may have this protective matting and recommended that Declan see the effectiveness and ease of use. Amy noted that it is a relatively inexpensive cost. Approximately \$4,000.00 per side.
- Andie Greene brought up concerns in the convenience of and mobility of putting this protective mat up and down for the custodial staff. Pat D asked on the longevity of the product. Amy will follow up on longevity. Amy also noted that this product is made specifically for this purpose.
- Discussion on a request to work on the drainage area that will be used for the shot put and discus areas.
- This area is not draining properly Andie and JP have questions about the area and the pricing to rectify this problem and asked if this could it be a grading problem. Pat D asked how much waiting time could be taken to see if it may settle and rectify the problem. Mike mentioned that some regrading may be done. Amy will confirm that it will be in compliance with track and field regulations.
- Nelson will work with SLAM to investigate solutions
- Tennis benches were ordered for mobile benches for team players. Wind screens were included as well.
- George asked about what the layout would look like for the stone material to be used in regards to the junior parking lot and tennis court sitting.
- JP asked that all additional requests be noted

Project Update: - Nelson Reis

- Elevator #2 – Extensive planning with the electrician and with the school to plan for power shut down to continue the work required to finish the work to this elevator. This will require temporary feed to Administrative area. Once work is complete the

inspector will return and sign off. There has been a significant code change. George noted that this is costing more money at this time because it was renovated and now the elevator needs to be inspected and up to code. Nelson noted that they are working on having shut down effect only this area.

- Working with Doug, Scott and Amy – Septic work began this week. Draining the old system is complete. The entire system should be up and running by November.
- Crew are working 2nd shift for the past 2 weeks. Working on skylights.
- Positive feedback from staff and students in regards to the work and how the building looks.
- Punch lists continue throughout
- Benches in the main lobby area are being installed tonight
- Cleaning is being done tonight to ensure cleanliness for Open House.
- Overall project is running on track with GMP allowances.
- Photos are included in the report but they don't do the building justice
- Declan changed scheduled games to allow for the track spraying and this allowed for the work to continue
- Roof spray is slower than anticipated. Temperature and moisture are factors for spraying. Spraying is not happening while school is in session.
- Pat D noted that O&G is arranging for lighting to give sports teams the opportunity to play under the lights
- Nelson will follow up on shop drawings for the dedication plaque
- Conversation continued on lighting and bleachers.
- JP noted that the cost of the design is not a waste of money. It is something that will help as a bench mark for the future.
- Pat asked that we come up with an amount for a do not exceed cost in regards to the plan for lighting and bleachers.

Other Business-

- Don Fiftal spoke to a plaque dedication ceremony. It can be done on a large or small scale. Don feels that a consensus of the building committee is needed to be in support of such a ceremony. He noted about the fact that this project and work of this committee will have decades of positive effects on the students of both communities. It will provide growing pride in the community and strengthen the education experience for the students of Woodbury and Bethlehem. Don noted that public relations is important and tours of the newly renovated building should be scheduled. George Bauer supported that the Board of Education should be included in the ceremony. The community will look to the consultants as far as timing of such a ceremony. Scott Pellman recommended the spring and encouraged the planning of a ceremony to begin.

Public Comment:

None

Motions:

Motion for AV design services-

**George Bauer made a motion that the public-school building committee approve the proposal from dnc laboratories audio visual systems for a total of \$9,994
Seconded by JP Fernandes – All in favor – unanimous – pass**

PCO-170 – Gym flooring Revision and restocking - \$27,435

**George Bauer made a Motion that the public building committee approve PCO – 170 dated 9/12/2019 for the revised gymnasium flooring material in the amount of \$27,435
Seconded by JP Fernandes – All in favor – unanimous- pass**

PCO-172 – Additional Cleaning – Nosal - \$20,539 – CM Contingency

**George Bauer made a motion that the public building committee approve PCO – 172 dated 9/12/2019 for additional cleaning in the amount of \$20,539 as a zero-cost change order to be applied to the GMP Contingency.
Seconded by JP Fernandes – All in favor – unanimous- pass**

Bleacher and lighting design

**JP Fernandes made a motion that the public building committee approve additional design services from SLAM dated 6/17/2019 for lighting and bleachers not to exceed \$17,500.00
Seconded by George Bauer All in favor – unanimous- pass**

Application for Payment #25

**George Bauer made a motion that the public building committee approve the O&G Pay Application No 25 for the period from August 1 to August 31, 2019 in the amount of \$2,361,028.61
Seconded by JP Fernandes – All in favor – unanimous- pass**

Meeting Adjourn

George Bauer made a motion for the meeting to adjourn at 8:08pm – Seconded by JP Fernandes - Meeting adjourned.