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**Regional School District No. 14**  
**Woodbury/Bethlehem**  
**Nonnewaug High School – Renovations Project**  
**Public Building Committee Meeting**  
**October 22, 2019**

**PBC Attendees:**

Robert Piazza  
Andie Greene  
Brian Peterson  
Matt Cleary  
Don Fittal  
Patrick DiSarro  
Tom Hecht

**Absent:**

George Bauer  
JP Fernandes  
John Chapman  
Janet Morgan

**Also Present:**

Scott Pellman	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G

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

**Attachments:**

A meeting of the Public Building Committee was held on Wednesday October 16,, 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 6:31 pm.

## 2. **Finance Report** – Scott Pellman

- There was a finance working group meeting this past Wednesday October 16<sup>th</sup> along with an additional meeting prior to this one where the team reviewed the latest pay application #26 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-175 Cafeteria ceiling phasing - \$6,031 from CM Contingency
  - PCO-178 Phase 4 gyp to protect exist insul. - \$7,961
  - PCO-185 Football goal post padding (4) - \$2,797
  - PCO-186 Additional Cleaning due to phasing - \$1,109 from CM contingency
- An updated contingency status report was provided for the committee's review. The project has expended \$1,919,508 in construction and owner's contingency and there are pending issues or Owner improvements that total an additional \$1,579,483 these number include athletic improvements bleachers and lighting and \$200,000 for AV equipment additions. A value has not been included for the AV infrastructure, work on the design documents for the added AV infrastructure has commenced.
- The current available contingency for the High School is approximately \$62,000 assuming all the pending issues or betterments are accepted. The available contingency for the Central Office project is approximately \$620,000
- The next request for payment has been sent to the State for reimbursement. Waiting to receive that check.

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

Project Update –

- Colliers and construction team continue to meet with the administration on a weekly basis to coordinate the ongoing construction. We are joined bi-weekly by the design team. The staff and students continue to be patient as the project moves forward while the mechanical contractor works through heating and cooling control issues. The electrical contractor continues to run behind, and Colliers has been pushing O&G to secure additional electrical crews to get the work completed. Looking into other options to get the electrical work completed. The team is working with the administration to prioritize incomplete areas with a focus on academics delaying work on the main office area to ensure that work is prioritized to the academic areas. The gymnasium has been made a priority to get it open and usable for the end of the month so it can be utilized by the volleyball team and for daily PE classes. There will be minor work in the gym that will continue during second shift through the end of November. The locker room continues to be running behind schedule. The new septic system is almost complete, O&G has been requested to have the site contractor complete the electrical service to the new ejector pumps, so the project does not have to wait for the electrical contractor. Currently the tank is being pumped every three days until the system is completed. Nelson noted that there was a meeting this morning with an electrician that is familiar with the district and has done work for the district to move the electrical work needed for the septic system pumps to be done.

- The track has been sprayed and the striping is almost complete, the renovated soccer and baseball/softball field grass is establishing itself very well. The field concessions building will not be completed until the spring. Electrical work is what is needed there however the priority is in the academic areas at this time.
- Amy will provide an update on lighting and bleacher design as part of her update.

### **PCO reviews –**

There were several PCO's that were included in the Committee meeting packages and not all are finalized or have been reviewed and accepted by the design team.

The following have been reviewed and are recommended for payment:

- **PCO-174** – Temporary Toilet services - \$15,000 – CM Contingency
- **PCO-176** – Temporary power to exterior scoreboards and temp field lighting - \$11,659 – CM Contingency
- **PCO-177** – Drywall repair and LMC Chicago grid - \$21,450 – CM Contingency
- **PCO-179** – Fire Truck Cistern Access - \$7,108
- **PCO-183** – Track Protection Mats - \$12,392

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

PCO-180 – Additional man gate and paving at track - \$12,489- Installation of the gate 2,308.97 plus a mark-up of approximately 2-3%. Not time critical however, giving design group a direction. Revision will be ready for the next meeting

PCO-181 – Elevator #2(locker room) roof - \$18,868-Issues with the shaft. It was an unknown. Condensation issues. Asking for additional information from trade contractor. Work has continued. Revise change order will be ready for the next meeting.

PCO-182 – Tennis court accessories and stair tread seating walls - \$54,224- not time critical.

- 6 benches \$6,000- Andie Greene asked that benches be purchased through FF&E.
- 9' windscreen \$15,000- Andie G was speaking to the dropping the fencing height and recommended reducing some of the windscreen areas
- Pat D noted some people don't like the reduced fence height.
- Stair tread seating \$31,000

Andie G noted that the stair tread may have drainage issues- It was clarified that this was an administrative request to function as a car stop.

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

### **Architect update – Amy S**

- SLAM continues working with O&G to keep the project going
- Working on furniture and revisions as needed
- LMC furniture layout has been revised but the revisions do not affect permanent construction - There is temporary furniture at this time and shelving is not complete.
- One additional data outlet will be put in to accommodate the furniture layout changes
- Still waiting on furniture deliveries
- Art room continues to change. – Currently 2 Classes are being taught in the same area which was designed for only one class. The room needs modifications to accommodate the need to schedule for two classes. Mobil alternatives are being investigated to divide the room.
- Progress on drawings for lighting- opening the field to nighttime activities must include egress pedestrian lighting. The drawings should be ready shortly.

### **Project Update: Nelson R- Brought drone footage & photos**

- Allowances @ 94 %
- Change order of back rail to be installed in the auditorium
- Front light bar ready by Thanksgiving in the auditorium
- Temporary Stairs to get up onto the stage
- Gym floor is being sanded and finished
- Ceilings have been padded throughout the academic area
- Main Lobby area continues but ceiling is not padded
- Cafeteria is basically complete
- Back terrace has had trees planted.
- Turf field with lines has been installed
- Math wing has curbing, and paving will happen on Oct 28<sup>th</sup>
- Fitness area continues to move along
- Canopy continues to move along- less of a priority currently
- Plantings in the front has been done
- Kept the Nonnewaug High School lettering on the building
- Roof coating is complete on the academic building- Roof coating on CO will happen in the spring.
- Light tubes and corridor lighting have brightened up the school

### **Public Comment:**

Jim Crocker of Woodbury-

1. New staff asks for changes or requests- are these requests being granted. Scott P noted that along the way there has been previous requests which are all reviewed and approved by the committee and several requests have been rejected. Amy notes that a project over 4 years does have changes.

2. Electrical contractor that is behind schedule- is that effecting us to be off schedule. Nelson noted that man power has been put into areas as needed to attend to critical areas. Conversations have taken place with their supervisors to generate a priority list.

3. Do the change requests to the Academic areas, LMC- cause a delay to the end date of the project. Nelson noted that the overall project cannot be delayed. There is no added cost.

Pat noted that there is a google sheet to Pam Sordi from the teachers regarding their area and what may need to be addressed. That list is coordinated by Pam Sordi for the school, transmitted to Colliers who then coordinates the concerns with the design and construction team and finally brought to the committee if appropriate.

**Motions:**

**PCO-174** – Temporary Toilet services - \$15,000 – CM Contingency

**Andie Greene made a motion that the public building committee approve PCO-174-date 10/8/2019 for additional temporary toilet services in the amount of \$15,000 as a zero-cost change order to be applied to the GMP Contingency. Seconded by Pat DiSarro- all in favor-unanimous – passed**

**PCO-176** – Temporary power to exterior scoreboards and temp field lighting - \$11,659 – CM Contingency

**Andie Greene made a motion that the public building committee approve PCO – 176 dated 10/8/2019 for temporary scoreboard power and field lighting in the amount of \$11,659 as a zero-cost change order to be applied to the GMP Contingency. Seconded by Pat DiSarro - all in favor-unanimous – passed**

**PCO-177** – Drywall repair and LMC Chicago grid - \$21,450 – CM Contingency

**Andie Greene made a motion that the public building committee approve PCO-178 dated 10/9/2019 for drywall repair and installation of Chicago grid ion the LMC in the amount of \$21,450 as a zero-cost change order to be applied to the GMP Contingency. Seconded by Pat DiSarro - all in favor-unanimous – passed**

**PCO-179** – Fire Truck Cistern Access - \$7,108

**Andie Greene made a motion that the public building committee approve PCO – 179 dated 10/9/2019 for the extension of the existing fire department cistern connection per the Fire Marshal in the amount of \$7,108.**

**PCO-183** – Track Protection Mats - \$12,392

**Andie Greene made a motion that the public building committee approve PCO – 183 dated 10/11/2019 for track protection mats in the amount of \$12,392. Seconded by Pat DiSarro - all in favor-unanimous – passed**

**Application for Payment #26**

**Andie Greene a motion Application for Payment #26  
Motion that the public building committee approve the O&G Pay Application No 26 for the period from September 1 to September 30, 2019 in the amount of \$1,660,704.11  
Seconded by Pat DiSarro - all in favor-unanimous – passed**

**Meeting Adjourn**

Andie Greene made a motion for the meeting to adjourn at 7:48pm. Seconded by Tom Hecht -Meeting adjourned.