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

October 20, 2020

PBC Attendees:

Pat DiSarro
Tom Hecht
George Bauer
Brian Peterson
Janet Morgan
Andie Greene

Absent:

Matt Cleary
Don Fittal
Robert Piazza
JP Fernandes
John Chapman

Also Present:

Scott Pellman	Colliers
Nelson Reis	O&G
Amy Samuelson	SLAM

From / Notes Prepared by: Scott Pellman – Colliers Project Leaders

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 6:33 pm.

1. **Finance Report** –

- Unfortunately, the finance working group was not able to meet this past month. There are only a few PCO's to review this evening and Nelson Reis from O&G will review the payment application as part of his report. The application summary and Payment application was included in the committee meeting packet.
- Updated contingency status reports were included in the financial folder located in the meeting packet. A full contingency status report for the entire project was provided. The project has expended \$3,676,760 in construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$370,746.

- The current available contingency for the High School and BOE facility is approximately \$534,740. This would be reduced to \$163,994 assuming all the pending issues or betterments are accepted. Colliers took a deeper dive into the breakout of estimated contingency between the High School and Central Office projects which was included in the financial folder.
 - There is an estimated \$137,165 remaining for the Central Office project
 - There is an estimated \$397,575 remaining for the High School project
 - Pending issues total \$370,746

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

a. Project Update –

- Project meetings continue to take place online, there is a scheduled OAC meeting for this Thursday. The meeting packet included O&G's monthly report that Nelson will address as part of his update. There was a punch list follow up walk through on October 1st, A good portion of the punch list work is complete, the Administration has provided a new list of items that has been coordinated with the master punch list. There is a technology punch list walk through scheduled on the 28th, this will look at all systems and the meeting will start with Jason Bouchard in the auditorium. The new desk for the Central Office has been ordered. A draft copy of all maintenance manuals has been provided by O&G. Building Management System training has been scheduled with Mike Molzon for tomorrow morning.
- Colliers has been coordinating weekly commissioning meetings to assign specific tasks and to review schedule. Lighting and the emergency generator still require commissioning. Second shift work has been uneventful with no cleaning issues.
- Colliers is continuing project support hourly based on the agreement in place.
- The furniture solution for the Central Office reception desk has been ordered.

3. **PCO reviews** – The following PCO's were presented to the committee.

PCO-315 – Windscreen Logo - \$1, 435

- The committee previously approved a not to exceed amount of \$3,000 for a tennis court logo. The final cost for the logo similar to the artificial turf field is \$1,435

PCO-316R – Exterior speaker at the main entrance – \$3,550

- Cost to install a new exterior speaker at the front of the building by the canopy so PA announcement can be heard. This existed prior to the building project and needed to be provided but was not part of the construction documents.

PCO-317 – Central Office reception desk demo, power and data - \$7,276

- This is the cost to demolish the existing Central Office Desk that is not ADA accessible. The cost of this PCO along with the new desk for \$4,745 is much more cost effective than the originally explored custom unit which was closer to \$25,000

PCO-318 – BOK railing Auditorium - \$9,815

- This is the cost to provide BOK railings to match the main concourse in lieu of the specified perforated panels. This was requested by the design team during shop drawing review.

PCO-319 – HDMI cabling – gym wire cages for WAP's - \$23,320

- This is the cost to provide install low voltage presentation wiring in multiple areas throughout the school along with the addition of cages to protect the wireless access points in the gymnasium.

PCO-320 – Tile base Schluter Edge - \$15,574

- This is the cost to provide install horizontal edge trim at the main hallway tile base. The vertical joints were provided by the contract. The tile was originally specified with a bull nose, but the tile was no longer available and a bull nose tile could not be located so tile with an unfinished edge was provided.

PCO-321 – Miscellaneous CM contingency draw - \$42,776

- This is the cost for miscellaneous contingency draws from multiple contractors and PCO's.
- Exterior step support and shoring at the gym
- Removal of temp HC rails
- Repair exterior conduits for light pole bases
- Out of scope punch list work
- Additional Dumpsters
- Roof patching due to phasing
- Additional gym banner slides
- Repair damaged light pole bases
- Back charge for damaged computer and keyboard
- Fire safing above the ceiling requested by AHJ
- Waterproofing at gym penthouse
- Replace acoustical ceilings

4. The district has solicited a proposal for a new repeater to resolve communication dead spots within the building. Two proposals were received, one for repeaters only and a second that included new handsets. If accepted by the committee this expense should be applied to the central office project due to its available contingency.

Architect update – Amy S

- SLAM is continuing to follow up on punch list
- Attending OAC meetings
- Assisting with the commissioning meetings
- The wall covering strike was provided for the graphic in the lobby wall and it looks great – it has been released.
- SLAM is following up on Owner requests including Jason Bouchard issues.
- Pat DiSarro requested a copy for posting on the web site.
- Janet Morgan noted that the patio by the Cafeteria has a grading issue from the patio to the grass – the back side of the platform needs to be 30" to grade. Amy will check on this issue.

Project Update - Nelson R-

- The project application for payment was presented – Nelson reviewed the billing summary that was included in the committee package. SLAM and Colliers have reviewed the application.
 - No second shift work
 - PCO to extend general conditions is under review
 - Packages are being closed out and billed 100% less retainage
 - A number of the packages are already closed.
 - CHRO compliance is being reviewed
 -
- The summary of the pay application describes the work done over the past month

- The CM contingency balance is 195,864 after including estimated revisions of 235,000 including a 59,000 change for filter cartridges.
- The next billing period should have the majority of the trades closed out.
- The GMP allowances
 - Extended general conditions will be offset by the allowances
 - The MEP coordination allowance cannot be closed out due to pending issues
 - The OT acceleration cannot be closed out at this time as well
- The current schedule includes the commissioning and change order work that is in process. The video production storefront will arrive mid-November and may be install over the Thanksgiving Holiday schedule permitting, the construction team will target the Friday after Thanksgiving.
- Photos were presented of the new attic walkways and insulation along with steps that were fabricated for access.
- Patrick DiSarro question O&G on the conduit to the field concession building. If the wire is delivered the contractor will pull the wire. The conduit was confirmed to be in god shape with a pull string.

New Business:

- None

Public Comment:

- None

Motions 10-20-20 PBC meeting

PCO-315

Motion that the public building committee approve of PCO - 315 dated 10/14/2020 to install a logo on the tennis court wind screen in the amount of \$1,435

George Bauer made a motion that the public building committee approve PCO - 315 dated 10/14/2020 to install a logo on the tennis court wind screen in the amount of \$1,435 Seconded by Pat DiSarro - All in favor- Unanimous-motion passes.

PCO-316

Motion that the public building committee approve of PCO - 316 dated 10/14/2020 to add an exterior speaker at the main entrance in the amount of \$3,550

George Bauer made a motion that the public building committee approve PCO – 316 dated 10/14/2020 to add an exterior speaker at the main entrance in the amount of \$3,550 Pending Final Approval by the Design Team and Colliers Seconded by Pat DiSarro- All in favor- Unanimous-motion passes.

PCO-317

Motion that the public building committee approve of PCO - 317 dated 10/14/2020 to demolish the existing central office reception desk and provide power and data for the new desk in the amount of \$7,276

George Bauer made a motion that the public building committee approve PCO – 317 dated 10/14/2020 to demolish the existing central office reception desk and provide power and data for the new desk in the amount of \$7,276 Pending Final Approval by the Design Team and Colliers Seconded by Pat DiSarro- All in favor- Unanimous-motion passes.

PCO-318

Motion that the public building committee approve of PCO - 318 dated 10/14/2020 to add the BOK railings in the amount of \$9,815

George Bauer made a motion that the public building committee approve PCO – 318 dated 10/14/2020 to add the BOK railings in the amount of \$9,815 Pending Final Approval by the Design Team and Colliers Seconded by Pat DiSarro- All in favor- Unanimous-motion passes.

PCO-319

Motion that the public building committee approve of PCO - 319 dated 10/15/2020 to add HDMI cables in multiple locations and to provide covers for the gymnasium WAPS in the amount of \$23,320

George Bauer made a motion that the public building committee approve PCO – 319 dated 10/15/2020 to add HDMI cables in multiple locations and to provide covers for the gymnasium WAPS in the amount of \$23,320 Pending Final Approval by the Design Team and Colliers Seconded by Pat DiSarro- All in favor- Unanimous-motion passes.

PCO-320

Motion that the public building committee approve of PCO - 320 dated 10/15/2020 to add Schluter trim to the tile base in the amount of \$15,574

George Bauer made a motion that the public building committee approve PCO – 320 dated 10/15/2020 to add Schluter trim to the tile base in the amount of \$15,574 Pending Final Approval by the Design Team and Colliers Seconded by Pat DiSarro - All in favor- Unanimous-motion passes.

PCO-321

Motion that the public building committee approve of PCO - 321 dated 10/16/2020 for miscellaneous contingency draws in the amount of \$42,776 as a zero-cost change order to be applied to the CM contingency.

George Bauer made a motion that the public building committee approve PCO – 321 dated 10/16/2020 for miscellaneous contingency draws in the amount of \$42,776 as a zero cost change order to be applied to the CM contingency Pending Final Approval by the Design Team and Colliers Seconded by Pat DiSarro - All in favor- Unanimous-motion passes.

Application for Payment #38

Motion that the public building committee approve the O&G Pay Application No 38 for the period from September 1 to September 30, 2020 in the amount of \$352,734.41

George Bauer made a motion that the public building committee approve the O&G Pay Application No 38 for the period from September 1 to September 30, 2020 in the amount of \$352,734.41 Seconded by Pat DiSarro - All in favor- Unanimous-motion passes.

Meeting Adjourn

Pat DiSarro made a motion for the meeting to adjourn at 7:53pm. Meeting adjourned.