

Colliers
135 New Road
Madison, CT 06443
MAIN +1 860 395 0055
FAX +1 203 779 5661

Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
Public Building Committee Meeting
January 22, 2020

PBC Attendees:

Robert Piazza
Andie Greene
George Bauer
Brian Peterson
Matt Cleary
Patrick DiSarro
JP Fernandes

Absent:

Janet Morgan
Don Fittal
Tom Hecht
John Chapman

Also Present:

Scott Pellman	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G
Alex Colwell	O&G
Mike Molzon	Region 14

From / Notes Prepared by: **Scott Pellman - Colliers**

Attachments:

A meeting of the Public Building Committee was held on Wednesday January 22, 2020 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 Pistrutto for inclusion.

1.Call to Order – The meeting was called to order at 6:35pm.

2. Finance Report: – Scott Pellman

- There was a finance working group meeting on January 15th where the team reviewed the latest pay application #29 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.
 - o PCO-213 Film at front conference room – No cost impact - \$0.00
 - o PCO-214R Blinds at Front office - \$208 CM Contingency
 - o PCO-216R Thresholds at Gym - \$5,528
 - o PCO-217 Added trench drains - \$9,828 CM Contingency
 - o PCO-219 Additional elevator operator time - \$7,026 CM Contingency
 - o PCO-220 Field Building roof soffits - \$953 – CM Contingency
 - o PCO-224 HVAC Back Charge of damaged Fiber (\$8,289) – zero cost
 - o PCO-225 Relocate shelving and patch walls - \$731 – CM Contingency
 - o PCO-228 Added locker room cleaning Back Charge (\$741) – zero cost

- An updated contingency status report was provided for the committee's review. The PCO's listed above are being processed and the status report updated once they are finalized. The project has expended \$2,218,849.68 in Construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$1,613,837 these number include athletic improvements bleachers and lighting at \$890,000 and \$200,000 for AV equipment additions.

- The current available contingency for the High School and BOE facility is approximately \$348,814 assuming all the pending issues or betterments are accepted. The available contingency for the Central Office project is approximately \$620,000 so the district will need to apply a minimum of 272,000 of non-reimbursable items to the Central Office projects contingency because the HS project does not have enough remaining contingency dollars to take on all betterments and potential changes. The Central Office project is about to commence so funds need to be reserved for that project. Bonding costs have been reconciled at a total of 525,000 and any additional costs will be rolled into the bond. The project has also encumbered the cost of extending the Builders Risk policy to June 1, 2020 of \$14,290

Nelson Reise spoke about the change order process and that the State is behind with their review.

Scott Pellman reviewed the previous meetings report on the estimated cost to the district and that ineligible costs were being estimated very conservatively pending State comments and that a handout was provide to the committee at the last meeting.

- There have been several additional furniture and equipment requests that will be discussed this evening. A handout was provided with current furniture budgets highlighted in yellow which will more than cover the additional requests. Some more of that money will be freed up for contingency in the near future. In addition to furniture and equipment there is a pending change order to replace the existing relocated security cameras which could also be applied to the FF&E line item for security.

- The contingency status report still includes \$200,000 for upgraded technology infrastructure which does not include any technology equipment. I reached out to DNC laboratories who are creating the requested infrastructure drawings and they should be completed by the end of the month.

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

- a. Project Update –

- Colliers and construction team continue to meet with the administration on a weekly basis to coordinate the ongoing construction. There is a planning meeting for the administration move into their new location tomorrow morning. We have already been working to identify temporary locations for technology staff that will be impacted with the last phase of construction. Furniture deliveries are taking place over the next few days as the new admin area reaches completion.

- A preliminary cost of the bleachers and lighting has been provided for your review. The cost is being reviewed by the design and construction team and is currently estimated at \$893,340.40 without O&G mark ups. In addition to the costs the committee needs to formally authorize SLAM to start the permitting discussions with the Town.

The loop road handicapped turn around is included in the cost, bleachers field and additional pedestrian lighting. The electrical costs utilizes a trade contractor through Richards Corp because the contractor on site was very high.

JP requested that the numbers be broken out for lighting, bleachers and the turn around. O&G will provide 3 separate estimates form review by the next meeting.

Amy Samuelson noted that the turnaround is not code required but would be nice.

Amy has reviewed the permitting meeting schedule and talked informally with Maryellen. Only the North West light poll falls within their jurisdiction. Amy was not comfortable moving forward. The lights will need to go through wetlands first. The project will also run the bleachers by P&Z. The expectation is that there would be a hearing for the lights. The direction from the committee is to get a complete application in for all the work. Amy noted that the meeting attendance is hourly. The documentation is complete, and SLAM can submit the package within the week.

- Also provided tonight is a list of furniture and equipment requests.
 - o The Athletic Director has requested additional fitness equipment and racks totaling \$3,939.69 not including shipping charges.
 - o The art room is currently used for two simultaneous classes so SLAM met with the art instructors and administration and proposed some movable furniture that will add as a room divider – Proposal from Red Thred for \$5,517
 - o The Athletic director has also requested a new training and taping table, the Red Thred quote attached is \$2,656
 - o The Art teacher has requested a large butch block table for use in cutting, this request was confirmed and recommended by the principal. The WB Mason invoice is for \$2,237

If recommended by the committee the total of \$14,349 can be applied to a portion of the remaining FF&E funds previously highlighted.

- While we are talking about FF&E there is also an additional invoice from RH Lord because the elevator was not available for furniture deliveries, so they had to carry all the furniture up the stair cases, The invoice total is \$1,075

PCO reviews: Scott Pellman

The following have been reviewed and are recommended for payment:

PCO-221 - Security Display at the SRO's office - \$5,839

PCO-222 – Relocated and additional digital signage - \$8,822

PCO-223 – Stair nosing repair kits - \$25,279 – rubber treads are on the punch lists – NORA the manufacturer will be reviewing the installation.

PCO-229 – Blinds at the PE offices - \$209 – CM Contingency

PCO-230 – Additional Scenery hooks for the stage - \$1,788

PCO-231 – Data outlet for postage machine – \$490 CM Contingency

Architect update: Amy Samuelson

- Recent design work includes changes to provide an additional guidance office converting a nurse's storage room. The reception desk had some design changes based on admin reviews. The AD office furniture is being modified to rotate the desk and power and data.
- There has been a request for a hot water booster in science up to 140 degrees to wash glassware

Project Update: Nelson Reis

- Working with Colliers and SLAM on the phase 5a to 5b turn over, there is a month gap in the schedule to allow a soft transition o the move. 5B starts March 9th. This should give the electrician time to complete work in other areas
- Nelson introduced Alex the project engineer who is shadowing the meeting.
- AS reported last month a second MEP coordinator has been brought onto the project for one month's period. He will now come back one day a week to continue coordination.
- There was a commissioning meeting last week – full commissioning will take place in March
- The current GMP contingency is 939,700 – O&G is discussing freeing up some of the money.
- There are some money remaining on GMP allowances.
- The photos included in the report do not do the project justice, Nelson suggest setting up another walk through shortly.
- Feb 3rd the Auditorium light bar will be installed in time for the March performance so then the theatrical lights can be installed.
- The new toilets that support the auditorium will be opening shortly.
- The new admin area has a lot of light
- The security film has been installed on all the exterior windows; interior frosted film will be completed this week.

Motions

PE Fitness Equipment

George Bauer made a Motion that the public building committee authorize the district to order the fitness equipment noted in the handout dated 1-22-2020 not to exceed \$7,000 including shipping - Seconded by JP - Unanimous

Art room dividing furniture

George Bauer made a Motion that the public building committee approve the RED THRED quote 756848 dated January 6, 2020 for a total of \$5,517 to be applied to the FF&E planned but not contracted budget. - Seconded by JP - Unanimous

Training room taping table

George Bauer made a Motion that the public building committee approve the RED THRED quote 756955 dated January 6, 2020 for a total of \$2,656 to be applied to the FF&E planned but not contracted budget. - Seconded by JP - Unanimous

Art room butcher block table

George Bauer made a Motion that the public building committee approve the WB Mason quote SF00148600 dated December 7, 2018 for a total of \$2,237.80 to be applied to the FF&E planned but not contracted budget - Seconded by JP - Unanimous

Additional furniture Coordination

George Bauer made a Motion that the public building committee approve the RH Lord Invoice 33122-4 dated September 4, 2019 for a total of \$1,075 to be applied to the FF&E planned but not contracted budget. - Seconded by JP - Unanimous

PCO-221

George Bauer made a Motion that the public building committee approve PCO – 221 dated 1/8/2020 to add security displays to the SRO office in the amount of \$5,839. - Seconded by JP - Unanimous

PCO-222

George Bauer made a Motion that the public building committee approve PCO – 222 dated 1/8/2020 for relocated and additional digital signage in the amount of \$8,822. JP – discussion T&M not to exceed - Seconded by JP - Unanimous

PCO-223

George Bauer made a Motion that the public building committee approve PCO – 223 dated 1/8/2020 for stair nosing repair in the amount of \$25,279 - Seconded by JP - Unanimous

GB PCO-229

George Bauer made a Motion that the public building committee approve PCO – 229 dated 1/21/2020 for added blinds to the PE offices in the amount of \$209 as a zero-cost change order to be applied to the GMP Contingency. - Seconded by JP - Unanimous

PCO-230

George Bauer made a Motion that the public building committee approve PCO – 230 dated 1/21/2020 to add additional scenery hooks at the stage in the amount of \$1,788 - Seconded by JP - Unanimous

PCO-231

George Bauer made a Motion that the public building committee approve PCO – 231 dated 1/22/2020 for the addition of a data outlet for the postage machine in the amount of \$490 as a zero-cost change order to be applied to the GMP Contingency. - Seconded by JP - Unanimous

George Bauer made a Move that the PBC approve SLAM to pursue regulatory agency approvals NTE \$5,000 for the field bleachers and lighting- Seconded by JP - Unanimous

Application for Payment #29

George Bauer made a Motion that the public building committee approve the O&G Pay Application No 29 for the period from December 1 to December 31, 2019 in the amount of \$344,718.69 - Seconded by JP - Unanimous

Public Comment - none

Meeting Adjourn

George Bauer made a motion for the meeting to adjourn at 8:14 pm – Seconded by JP

Meeting adjourned.