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Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
Public Building Committee Meeting
February 19, 2020

PBC Attendees:

Robert Piazza
Andie Greene
George Bauer
Brian Peterson
Patrick DiSarro
JP Fernandes
Tom Hecht

Absent:

Janet Morgan
Don Fittal
John Chapman
Matthew Cleary

Also Present:

Scott Pellman	Colliers
Nelson Reis	O&G
Alex Colwell	O&G
Glen Gollenberg	SLAM

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

A meeting of the Public Building Committee was held on Wednesday February 19, 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 Pistritto for inclusion.

1. Call to Order – The meeting was called to order at 6:32 pm.

2. Finance Report: – Scott Pellman

- There was a finance working group meeting on February 12th where the team reviewed the latest pay application #30 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-227 Gym egress slab repair – back charge - \$0.00
 - o PCO-232 Connector expansion joint - \$2,614 CM Contingency
 - o PCO-233 Spray booth wall switch – \$224 CM Contingency
 - o PCO-236 Elevator #2 added framing and insulation - \$7,820 CM Contingency
 - o PCO-237 Temp wall and door for Nurse - \$5,365 CM Contingency
 - o PCO-238 Additional Work Stair #6 - \$5,661 CM Contingency
- 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 \$2,211,282 in Construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$1,538,017 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 \$422,200 assuming all the pending issues or betterments are accepted. This is an increase from the \$348,814 reported at the last meeting in part due to the scrubbing of the contingency status log and freeing up some available budget line items. The available contingency for the Central Office project is approximately \$620,000 so the district will need to apply some of the pending ineligible costs to that project budget once decisions are made.
O&G contingency to date is \$884,000. Transferred approximately \$500,000.
 - There is a request in the meeting packet for a Monitor to be located in the SRO's office which was not included in the bidding documents. The quote is for \$679.81 and will be presented this evening for action. There are enough funds in the remaining technology FF&E budget to cover this expense.
 - There is an additional service request for storm water management oversight that was included in the meeting packet. This service is required until all disturbed areas have been established. Reports are filed on a monthly basis with the wetlands department. Due to the significant wet weather encountered throughout the project and the rainy winter to date the contractor has exhausted the budget. The monthly invoices are based on unit costs that were provided as part of their RFP response for actual site visits and turbidity testing. The request has been estimated to June 1, 2020 which should correspond to the completion of the contracted site work and turf establishment. The value of the request is \$9,581. Remaining funds under printing have been re-directed in the project budget to cover this additional cost.
 - At the last meeting the committee authorized a \$5,000 allowance for the design team to take the field lighting and bleachers through the permitting process. The funds have been transferred to the architect's budget from remaining printing funds.

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

a. Project Update –

- Colliers and construction team is now meeting with the administration on a bi-weekly basis to coordinate the ongoing construction and are typically on site for a portion of the day two days a week. The administrative area is substantially complete. The counseling department and the nurse have moved into their new permanent homes and the administration is scheduled to move this Friday.

- O&G continues to refine the bid numbers for the site lighting, bleacher work and Handicapped access work. Nelson Reis will address the proposed costs during his report. Amy will also provide an update on the permitting process.

PCO reviews: Scott Pellman

The following have been reviewed and are recommended for payment:

PCO-226R – Laundry Room revisions - \$55,029 – dryer was too large for the doorway and the size of a venting pipe was incorrect. Plumbing changes were needed as well .Nelson explained that it is more involved because it is in an area that is already completed. Protection is needed to keep the surrounding areas clean. There is also a restocking fee. It was determined that there was a need for a commercial set of washer/dryer not a residential set.

PCO-234 – Revisions to the reception desk - \$9,759- to accommodate the need to have laptop and other equipment necessary for sign in

PCO-235 – Motorized Dampers - \$31,020 – CM Contingency

PCO-239 – Additional Cleaning in Auditorium - \$1,602 – CM Contingency – cleanup was provided to prepare for the

Architect update: Glen from SLAM:

- Regulatory process for the lights continue with the planning & zoning and wetlands.
- Zoning won't approve wo/wetland approval.
- They are requesting more information for next month's meeting.
- Design change to the guidance area to include a small office for a part time counselor. This will be in place of a storage closet and will require additional furniture.
- Wall covering on the wall - Looking for a graphic that will be a well-rounded representation of the school community. Working with Administration continues
- Working with design team to re hang the championship banners
- Security meeting – following up with what is being provided and continue to work with the SRO

Project Update: Nelson Reis

- Plan soft move for the Administration - work continues
- Getting ready for the final Administration move
- Demolition has started downstairs for new IT offices
- Met with Janet to segregate old front entrance for Ag students- temporary walls will be built
- Gym and locker room areas were punch listed on President's Day
- March 6th will provide an opportunity to complete punch list items as well
- Railings are finished out back
- Stairs are fully functional
- Administration, Guidance and nurse's area are complete
- April break will be last period of time to work on areas that will not impact school traffic.
- Exterior lighting nearing completion
- Roof coating will begin when weather conditions permit

- Weather will impact work on tennis courts as well
- Attic lighting and boiler room work continues
- Allowances are at 92% at this point of the project.
- O & G Contingency to this point is \$884,000.00
- Overall completion date is estimated for May 14th
- Change orders will need to be done on the lower level of the central office area
- Requested quote for the turnaround, lighting, and bleachers from Richards but that was not ready at the time of this meeting.
- Discussion in regards to going out to bid for lightening and bleachers at a separate time could provide a better price.

Motions

Storm Water Management

George Bauer made a motion that the public building committee accept the additional service agreement from Anchor Engineering Services dated February 12, 2020 in the amount of \$9,581 for ongoing storm water management services – Seconded by JP Fernandes- All in favor -Unanimous – Motion passes

SRO monitor

George Bauer made a motion that the public building committee approve the B&H Quote No 1061550840 dated February 18, 2020 in the amount of \$679.81 for the purchase of a 65" monitor for the SRO's office. -Seconded by JP Fernandes- All in favor -Unanimous – Motion passes

PCO-226R- Laundry Room revisions - \$55,029

George Bauer made a motion that the public building committee approve PCO – 226R dated 2/6/2020 for modifications to the laundry room in the amount of \$55,029 - Seconded by JP Fernandes- All in favor – 1 Nay – Motion passes

PCO-234- Revisions to the reception desk - \$9,759

George Bauer made a motion that the public building committee approve PCO – 234 dated 2/6/2020 for revisions to the reception desk in the amount of \$9,759 - Seconded by JP Fernandes- All in favor - Unanimous – Motion passes

PCO-235- Motorized Dampers - \$31,020 – CM Contingency

George Bauer made a motion that the public building committee approve PCO – 235 dated 2/10/2020 for the installation of motorized dampers in the amount of \$31,020 to be applied to the GMP contingency as a zero-cost change order - Seconded by JP Fernandes- All in favor - Unanimous – Motion passes

PCO-239- Additional Cleaning in Auditorium - \$1,602 – CM Contingency

George Bauer made a motion that the public building committee approve PCO – 239 dated 2/15/2020 for additional cleaning of the auditorium in the amount of \$1,602 to be applied to the GMP contingency as a zero-cost change order - Seconded by JP Fernandes- All in favor - Unanimous – Motion passes

Application for Payment #30

George Bauer made a motion that the public building committee approve the O&G Pay Application No 30 for the period from January 1 to January 31, 2020 in the amount of \$585,826.57 - Seconded by JP Fernandes- All in favor - Unanimous – Motion passes

Lighting, Bleachers, and Turnaround

George Bauer made a motion that the public building committee approve O&G to proceed with the development of bidding packages for bleachers, lights and turnaround, not to exceed \$10,000.00. Seconded by JP Fernandes- All in favor - Unanimous – Motion passes

George Bauer made a motion that the public building committee approve SLAM to proceed with the development of bidding packages for bleachers, lights and turnaround not to exceed \$5,000.00. Seconded by JP Fernandes- All in favor - Unanimous – Motion passes

Public Comment - none

Meeting Adjourn

George Bauer made a motion for the meeting to adjourn at 8:19 pm – Seconded by JP Fernandes – All in favor – Unanimous - Meeting adjourned.

Region 14 Building Committee

2020 meeting schedule

Approved: 2-19-2020

Location: Central Office Conference Room. 6:30 pm

January 22 - (Moved to Wednesday due to BOE conflict)

February 19 - (Moved to Wednesday due to BOE conflict)

March 17

April 21

May 20 - (Moved to Wednesday due to BOE conflict)

June 16

July 21

August 18

September 15

October 20

November 18 – (Moved to Wednesday due to BOE conflict)

December 15