

**Regional School District No. 14**  
**Woodbury/Bethlehem**  
**Nonnewaug High School – Renovations Project**  
**Public Building Committee Meeting**  
**July 21, 2020**

**PBC Attendees:**

Pat Disarro  
George Bauer  
Janet Morgan  
Andie green  
Tom Hecht  
JP Fernandes  
Don Fiftal  
Brian Peterson

**Absent:**

John Chapman  
Matt Cleary (left meeting @ 7:00pm / no votes cast)  
Robert Piazza

**Also Present:**

Scott Pellman	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G
Jim Crocker	Board of Education
Declan Curtin	Region 14
Karen Daley	Board of Education Clerk
Mark Harutunian	Region 14

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

**Attachments:**

There was a finance working group meeting on Wednesday July 15<sup>th</sup> where the team reviewed the latest pay application #35 along with the PCO's for the month.

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.

1. **Finance Report** –

- There was a finance working group meeting on Wednesday July 15<sup>th</sup> where the team reviewed the latest pay application #35 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 the finance working group meeting.
  - 1.PCO-293 Signage revisions - \$1,936
  - 2.PCO-295 Heat detectors field building – \$4,551
  - 3.PCO-297 Locker Trim - \$8,814
- An updated contingency status report was provided for the committee's review. This month in the meeting packet Colliers attached the full contingency status log that includes all previous approved or rejected change orders along with the contingency log that only includes pending changes and issues. The PCO's approved at the finance working group have been included in this month's contingency status report. The project has expended \$3,462,272.68 in Construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$594,904, the \$200,000 for AV infrastructure is no longer included in the pending issues and that issue and potential expenditure has been logged as deferred. O&G has been unsuccessful obtaining a quote for the work including from the design Consultant DNR.
- The current available contingency for the High School and BOE facility is approximately \$154,323 assuming all the pending issues or betterments are accepted.

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

a. **Project Update** –

- Project meetings continue to take place online, there was an Owner Architect Contractor meeting last Thursday July 16<sup>th</sup>, Colliers continues to monitor the project in the field on a weekly basis. The architect was finishing the initial punch list of all building areas as of last Friday July 17<sup>th</sup>. An updated project schedule was included in your meeting packet and will be further discussed under the CM's portion of the meeting. The updated schedule has been sent to the districts insurance carrier to coordinate builders' risk for the work that is now extending into the fall.
- There is ongoing coordination with door swings to the Main Office and Counseling Offices, There is a proposal for a piece of furniture to be added adjacent to the Counseling door in the hall to avoid people being hit from the out-swinging door. The proposed was included in your meeting packet for a total of \$1,385.
- There was a request by the athletic director to place a logo on the tennis court windscreens. O&G and the architect have been exploring this request. The shop drawings for selection of the standard color was included in your meeting packet and the same shop drawing also has samples of windscreen logos. Addition of logo cost is approximately \$1,100. Discussion about logo or full name of school. Nelson noted that there is an approximate 4 week turnaround. Design will present options to the committee for further consideration.

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

**PCO-292** – Pasture Fencing – \$15,501

- Cost to install and paint pasture fencing north of the tennis courts. Discussion and review by the committee in regards to placement and where the horses would be in relation to the tennis courts

**PCO-294** – Gym Banner Track – \$15,491 – (CM Contingency)

- Cost to add banner tracks around the perimeter of the gymnasium that were shown on the drawings but not specified. Nelson discussed other options that he has seen but

noted that these banners are made of heavy fabric and that should be taken into consideration.

**PCO-296** – DOA leak detection – \$26,211

- Cost to install leak detection at the roof top mechanical units. (under review) Discussion on the necessity of this addition to the project. Nelson explained that custom drip pans will be installed under the units as well as a detector in the drip pan. These detectors will be tied into the system and will alert if there is a problem. It is a measure to ensure any substantial water damage to the building.

**PCO-298** – Additional Administration demolition. – \$14,894 – (CM Contingency)

- Cost to remove double layers of drywall discovered above the existing ceilings that was not called for on the demolition drawings. Janet noted that this area was built to code at the time it was originally constructed.

**PCO-299** – Miscellaneous Contingency draw. – \$3,669 – (CM Contingency)

- Cost to add additional Shower hooks, painting of metal deck infills and replacement of ceiling tiles due to phasing remove double layers of drywall discovered above the existing ceilings that was not called for on the demolition drawings.

**PCO-300** – Stage Pathway Lighting – \$7,272

- Cost to add pathway lighting behind the rear curtain from stage left to stage right. (under review) The committee discussed that this was a safety concern for anyone who was in that area. Jason Bouchard participated by phone to further explain the need for lighting.

**Architects progress update** – Amy Samuelson reported on the following

- Alex and Jeff are working on final documents
- Continue to working on punch list and close out of the project
- Glass doors in video room and auditorium are still being priced.
- School request door swing in the main office be switched to inward swing. Janet was consulted and it was probably unlikely to be granted. Addition of bench similar to the one outside of guidance is suggested as the solution. Janet also mentioned that changing the door to a slider with a breakaway could be done at a later time. This door is code compliant at this time. There are 2 benches that are on site and not being used. They will be considered for outside of the counseling office and main office doors. Amy noted that this bench will work outside of the counseling office without issue.

**Construction Update – Nelson Reis-**

- Complete punch lists continue
- Contingency is \$402,979.
- Continue to close out with trades
- Revisions are being worked on with design team
- Commissioning of heating will be done in fall
- Allowances went down slightly
- Managing the project through Covid 19 continues
- List of completed/in progress areas are listed in O&G report for only approved changes
- Allowances last month in 90<sup>th</sup> percentile- Temporary Power is at a deficit
- Gym floor is doing well, humidity is being introduced- Logo is being addressed as well
- CO is reading to move in- Just a walk through with Janet
- Some work will go into September. Change order work and Covid 19 have impacted the timing.
- School will open in fall with no restrictions to the building. Significant progress has been made in the last 4 weeks.

- Project is 99% complete- informed insurance company. Any additional premium would be minor. O&G would assume the cost if necessary.
- Fitness room work will need to be completed in August
- Tennis court coating is going well
- Bleachers have a projected finish date of September 4<sup>th</sup> but there is a push to finish in late August
- Artificial/natural fields will be usable along with lights in September

## **Motions 07-21-20 PBC meeting**

### **PCO-292**

George Bauer made a motion that the public building committee approve PCO - 292 dated 7/8/2020 to install pasture fencing north of the Tennis Courts in the amount of \$15,501. Seconded by JP Fernandes – All in favor- Unanimous, motion passes

### **PCO-294**

George Bauer made a motion that the public building committee approve PCO – 294 dated 7/16/2020 to furnish and install gym banner tracks in the amount of \$15,491 as a zero-cost change order to be applied to the GMP contingency. Seconded by JP Fernandes – All in favor- Unanimous, motion passes

### **PCO-296**

George Bauer made a motion that the public building committee approval of PCO - 296 dated 7/14/2020 to install leak detection below the roof top mechanical units in the amount of \$26,211 pending review and approval by the design team. Seconded by JP Fernandes – All in favor- Unanimous, motion passes

### **PCO-298**

George Bauer made a motion that the public building committee approve PCO – 298 dated 7/16/2020 for unforeseen demolition in the administration area in the amount of \$14,894 as a zero-cost change order to be applied to the GMP contingency. Seconded by JP Fernandes – All in favor- Unanimous, motion passes

### **PCO-299**

George Bauer made a motion that the public building committee approve PCO – 299 dated 7/17/2020 for miscellaneous contingency items in the amount of \$3,669 as a zero-cost change order to be applied to the GMP contingency. Seconded by JP Fernandes – All in favor- Unanimous, motion passes

### **PCO-300**

George Bauer made a motion that the public building committee approval of PCO - 300 dated 7/17/2020 to install pathway lighting at the auditorium stage in the amount of \$7,272 pending review and approval by the design team. Seconded by JP Fernandes – All in favor- Unanimous, motion passes

## **Tennis Court Windscreen Logo**

George Bauer made a motion dated 7/21/2020 to approve logo work on the windscreen for the tennis courts not to exceed \$3,000.00 contingent with Amy and the design team to provide options for the screen. Seconded by JP Fernandes – All in favor- 1Nay- motion passes

**Application for Payment #35**

George Bauer made a motion that the public building committee approve the O&G Pay Application No 35 for the period from June 1 to June 31, 2020 in the amount of \$895,231.32 after executed release of liens are submitted for Nosal and DiRienzo for reduced retainage Seconded by JP Fernandes – All in favor- Unanimous, motion passes

**Other Business-**

**Public Comment**

**Meeting Adjourn**

George Bauer made a motion to adjourn by seconded by JP Fernandes  
Meeting adjourned at 8:59pm