

**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**  
**June 16, 2020**

**PBC Attendees:**

George Bauer  
Janet Morgan  
Patrick DiSarro  
Don Fiftal  
Brian Peterson  
Andie Greene  
JP Fernandes

**Absent:**

Tom Hecht  
John Chapman  
Robert Piazza  
Matt Cleary

**Also Present:**

Scott Pellman	Colliers
Amy Samuelson	SLAM
Nelson Reis	O&G
Karen Daley	Region 14
Pam Sordi	Region 14
Mark Hartunian	Region 14
Jim Crocker	BOE
Carol Ann Brown	BOE

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

**Attachments:**

A meeting of the Public Building Committee was held on Wednesday June 16, 2020 via Zoom meeting.

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 6:35 pm.

## 2. Finance Report –

There was a finance working group meeting on Friday June 12<sup>th</sup> where the team reviewed the latest pay application #34 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-215R fitness room mirror - \$5,524
  - PCO-218 Green Screen Paint – \$927
  - PCO-271R Stage Curtain Relocations - \$8,193
  - PCO-283R2 Admin door swing revision for safety - \$5,443
  - PCO-289 Boiler room waterproofing – (\$4,005) – CM Contingency
  - PCO-290 Payroll Window – (\$2,995) – CM Contingency
- 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 \$3,441,049.68 in Construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$563,429 which includes \$200,000 for AV infrastructure.
- The current available contingency for the High School and BOE facility is approximately \$207,021 assuming all the pending issues or betterments are accepted.
- O&G has been having difficulty getting pricing for the AV infrastructure package. The project budget is still holding \$200,000 in the contingency status log for upgraded technology infrastructure which does not include any technology equipment.
- The meeting packet included a folder for State Change Order reviews. The project finally received initial input from the State on all submitted change orders through 1 through 14. The initial reviews were not very favorable and resulted in approximately 81% of the changes deemed ineligible after the initial review. You are allowed to set up a meeting with the State and go through each change order to provide explanations and present additional information to increase the eligibility. For example; the septic revisions were deemed ineligible, there is a good case to make these cost eligible as the project must have a septic system that would last a minimum of 20 years with renovation status. Colliers will be coordinating that meeting with O&G and the design team.
- Back in December of 2019 Colliers presented an estimated District share for the project. At that time, we estimated the Regions share would be \$37,153,708 or \$1,611,602 below the taxpayer cost that was referenced in the referendum. (Referendum estimated at \$38,765,310). At that time Colliers was very conservative and used 75% ineligible costs for the executed change orders. Utilizing the current first pass from the State at 81% ineligible the revised estimated cost to the Region is \$38,142,246 which is still \$623,064 below the taxpayer cost that was referenced in the referendum. We are committed to improve the eligible status of the change orders.

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

- Project Update – Project meetings continue to take place online, Colliers and the construction team continue to meet with the administration on a Bi-weekly basis to coordinate the project. There was a punch list walk through on site last week that was attended by George and Amy and Pam to review the current construction activity. Punch list work is ongoing and continues to be a focus. O&G has been requested to develop a schedule that will include all Owner directed changes for coordination with the Region and school Administration. There will be a site walk this Thursday starting at 8:00am to review the building and grounds in preparation for graduation. The bi weekly OAC meeting will follow.
- At the walk-through last week, we reviewed two requests with Pam and the AV department.
  - a) The first request is to add a permanent stair to the ramp side of the stage to better facilitate award ceremonies and student access from the seating area to the stage. Pam Sordi is in attendance tonight and can speak to this request. Pam noted that access to the stage when students are seated on the left or center of the auditorium becomes time consuming and disrupts the flow of the event. Temporary stairs were not conducive.
  - b) A second request was the addition of a glass wall in the AV studio to separate the studio area from the classroom. This would provide acoustical separation of the video studio while allowing visual control of the space from the classroom.

In order to design these two additions to the project SLAM has provided a Not to Exceed design fee of \$7,000 that would be billed hourly.

The final dedication plaque shop drawing was provided to the committee and District staff for review. We received one comment from Dr. Olzacki to add his initial but have not received any further input. After this evening the plaque will be finalized.

**PCO reviews** – There are only a few PCO's to review this evening.

**PCO-288** – Central Office Painting – \$14,233

- Cost to paint lower level storage rooms and hallway originally not called to be painted to save money.

**PCO-291** – Bleacher options – \$20,196 – (CM Contingency)

- Cost to add black powder coated risers, black coated chain link fence, posts and rails

**Architect update** – Amy S

- 4 ft. doors requested for video lab – enclosing it will need to add ventilation.
- Add security
- This is not a true acoustic sound wall with doors.
- Room was intended to be 1 space. There is no heat/AC in this new area. There needs to be a supply and return
- Mark H requests for remote to control heat and AC to turn off when taping to minimize noise
- CO reception desk intended to remain in place with 3.9 ft. area to work in. actual area is 29" this will not be accessible for a wheelchair -
- Power will be used – Janet noted there were not enough power to support all the needs of the front desk.

- Design team working on auditorium stairs – This area has gone through multiple request changes through administrative changes- Amy noted that it will impact sight line for audience
- Temporary stairs will require regress lighting as well as permanent staircase requires.

**Project Update: Nelson R**

- PCOs contingency is at approximately \$500,000.
- Issues creeping up in commissioning process. Place markers are put in in the contingency
- Original Contingency \$1.5 million
- Closing out trade contracts – some credits have come back, negotiating with general trades.
- Wrapping up ticket work as well
- GMP allowances close to running out – overage applied to contingency
- O&G scheduler working with Roger – Create a summer schedule for changes.
- Allowances – apply accordingly
- Lighting and Bleachers will continue during the summer with Nelson attending part-time
- Musco Lighting was released – will be there in July Conduit work will begin next week
- Media center is wrapped up
- Lighting in corridors are done
- CO – carpeting installed, existing fixtures were in bad condition
- Flush- o- meters replaced. JP noted all should be replaced.
- Ceiling Clouds are complete- Café complete
- Carpets were removed from band area

**Public Comment:**

N/A

**Motions:**

**SLAM Design Amendment**

**George Bauer made a motion that the public building committee authorize SLAM to design the auditorium stairs and AV glass wall for an hourly not to exceed Fee of \$7,000. Seconded by Pat DiSarro – All in favor – unanimous – motion passes**

**PCO-288**

**George Bauer made a motion that the public building committee approval of PCO 288 dated 6/9/2020 for lower level painting of the central Office corridor and storage rooms in the amount of \$14,233. Seconded by JP Fernandes – All in favor – unanimous – motion passes**

**PCO-291**

**George Bauer made a motion that the public building committee approve PCO – 291 dated 6/12/2020 for finish improvements to the bleachers in the amount of \$20,196 as a zero-cost change order to be applied to the GMP contingency. Seconded by JP Fernandes – All in favor – unanimous – motion passes**

**Application for Payment #34**

**George Bauer made a motion that the public building committee approve the O&G Pay Application No 34 for the period from May 1 to May 31, 2020 in the amount of \$449,651.17  
Seconded by JP Fernandes – All in favor – unanimous – motion passes**

**Meeting Adjourn**