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Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
Public Building Committee Meeting
July 23, 2019

PBC Attendees:

John Chapman
Tom Hecht
Brian Peterson
Don Fiftal
Patrick DiSarro
Robert Piazza
Andie Greene
George Bauer

Absent:

Janet Morgan
JP Fernandes
Matt Cleary

Also Present:

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

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

Attachments:

A meeting of the Public Building Committee was held on Wednesday June 12, 2019 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.

George Bauer stated that with John Chapman's recent resignation from the Board of Education there was a change in the Chairperson for the Building Committee. The BOE felt that a sitting member on the board should serve as the Chair. To that end, George Bauer will now be the Chairperson of the building committee. John will continue to work on the committee and see the project through to the end.

2. **Finance Report** – Scott Pellman

- There was a finance working group meeting this past Wednesday July 17 where the team reviewed the latest pay application #23 along with the current project budget and contingencies.

PCO- 124R, 129R, 154 through 151 were reviewed with the working group and the following PCO's were approved:

- PCO 129R– Old P-Lam Window Sill Replacement - \$8,473
- PCO 158 – Tack Boards and painting music corridor - \$1,531
- PCO 161– Additional Cleaning - \$576 (CM Contingency)

- An updated contingency status report was provided for the committee's review. The project has expended \$1,588,151 in construction contingency and there are pending issues or Owner improvements that total an additional \$1,522,231, these number include athletic improvements and septic system 303 along with proposed field drainage improvements.

- The current available contingency for the High School is approximately 1.8 million prior to implementing any of the pending issues. If all of the pending issues were accepted there would be approximately \$310,000 remaining in the HS contingency the available contingency for the Central Office project is approximately \$650,000 of which approximately \$30,000 is identified on the contingency status log.

- Also provided this evening is an updated cash flow, the projection for June was a little higher than the actual O&G invoice.

- Colliers provided an estimated District share for financing purposes to 'Wayne McAllister and George Bauer. Based on conservative numbers without any audit information from the State and the anticipated cost to the District is approximately 36.2 million dollars which is currently below the estimated cost at the time of the referendum.

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

- George and I met with the new Principal Pam Sordi last week and Pam is starting to attend our weekly coordination meetings. WE are working with her to get up to speed on the project and the teacher moves into their permanent homes this fall. Watching the schedule in regards to the septic and plan contingencies to complete that work. Meeting with Janet and being pro-active.

- Septic system repair continues to be coordinated with DEEP. Colliers coordinated a perc test of the existing soils which eliminated the need to bring in septic fill.

- For system 301, the South West system Deep provided some feedback on the rates to be used in the calculations. Andie Green assisted in clarifying the plumbing loads in

the VOAG building which reduce the number of additional galley's that would have been required based on the DEEP comments. This system was approved under PCO 153 at the last meeting for \$262,970 which also included an allowance for electrical. The previous Richards proposal totaled \$229,046 and the revised based on the DEEP comments is \$268,953 which does not include the electrical work which is approx. \$15,000. Sketches were reviewed of the proposed changes.

- System 303 has been reduced from what was originally submitted to Deep and the Richards proposal was reduced from \$146,473 to \$66,546. A sketch was reviewed for the system revisions. The current contingency status is carrying the higher number as the revised proposal was only received late this afternoon. This will free up more contingency.
- In addition to the septic Work Andie Joined myself and Nelson in reviewing the ponding issue at the South East corner of the Soccer field. There was a proposal to add drainage that was estimated at approximately \$152,000 and the project is currently carrying \$96,000 in the budget for that work. With the suggested changed to the civil engineer we are hopeful that the cost will be less than anticipated.
- Grading for artificial field is done. Athletic fields will begin in next 2-3 weeks for stripping and reseed.
- Roof coatings (4 coats) primer was applied. Readings are taken to ensure that the temperature and weather conditions are acceptable for the product. Paint work and duct work in the attic are affected by the weather conditions. Oppressive heat has slowed down work.
- Demolition abatement is complete with not further concern.
- New floors have been poured.
- Pointing has been started however – pointing is at a standstill. Concentrated efforts to continue work in the gymnasium.
- Painter is focusing on the outside part of the building
- Steel has been put up for the canopy

PCO reviews –

There are a number of PCO's that are still being reviewed by the design team – (124 IT storage room revisions, 160 control wiring)

- **PCO-124** - IT storage room revisions \$28,618 (against CO contingency)
– This gives technology a convenient and continuous space for technology to work
- **PCO-154** – Demolition of old foundations at gym and underpinning \$36,790
- **PCO-155** – Rock excavation at Tennis courts \$19,383 reduced from \$30,000.
- **PCO-156** – Equipment rails at Physics lab -\$10,549 reduced from approximately \$ 21,000.

- **PCO-157** – VO Ag PA system and access control coordination \$62,204 – will not be reimbursed by state.
- **PCO-159** – Relocation of Music storage units and additional end panels \$3,789
- **PCO-160** – Control Wiring \$26,110 (CM Contingency) - The work was done according to the drawings however, there needed to be changes for effectiveness.

- **Application for Payment #23**

Motion that the public building committee approve the O&G Pay Application No 23 for the period from June 1 to June 30, 2019 in the amount of \$1,753,515.21

Architect update – Amy S

- Change to IT Dept. will go to CO. Enlarging the work room and storage space for them is beneficial and possible because of the addition of a sprinkler system. Redesigned to work together.
- Monitoring construction on IT and site work changes
- Meeting tomorrow morning with Administration in requests to video production lab and equipment. Discuss options to the technology.
- Nelson noted this would require work to be done during school year. Since all the corridors and hallways will be completed by the start of school. It will be at an additional cost to the project. There are wireless options available.
- Pat D- requested that SLAM follow up on tennis court- player benches, wind screens and storage shed.
- Andie asked – if the project had new soccer/ field hockey goals
- Amy will follow up on all sports equipment

Project Update: Nelson R

- Everyday changes can be seen. Canopy has gone up.
- Corridors were open up- Bok railings are going up.
- Framing of skylights
- Main corridor has a lot of trades working there. It is a priority
- Old main entrance will be coming down on Wednesday.
- Phase 3 A 3B – 99% Punch list work continues
- Phase 4 A 90% Flooring installed –
 - Phases B and C are 45 % complete. Above ceiling mechanicals and masonry continue down into the locker room area
 - D Gymnasium flooring will begin soon- after HVAC is installed, all equipment that can be installed has been installed.
- Balancing continues to be worked on as areas are complete. There is a plan in place to continue to work on balancing and pretesting work.
- Phase 5 20% A – Media Center summer flip,
- 5A – Administration area – November completion
- 5B Central Office area
- Final paving on Aug 12th- Everything except the fire loop
- Fire tank/pump testing Aug 14- 15. Site contractor responsible for filling tanks with water.
- Elevator work continues

- Allowances around 80% on GMP holding some pending
- Not holding second shift since school has been out of session. Only if needed.
- Artificial turf field sub grade work done and inspected. Infiltration test was completed.
- D Zone asphalt needs to cure before applying coating– turn over for the start of school
- Post tension for alternate tennis courts has begun
- Cast stones could be used to view the tennis court w/materials that could not be returned.
- New treads are on site – work will begin mid-August
- Guardrails under discussion
- Day to day working with Colliers and Pam Sordi as well as SLAM
- Summer very busy with requests and gathering answers

John C asked about generator – according to Nelson and Mike Molzon it is working according to plan on a weekly basis. Every Tuesday it goes into a test mode and once a month it shifts over to actually powering up the building. It will power up all life safety, emergency lighting, food coolers, PA system, HVAC system, well pump, fire safety, boilers
Manual was requested as well as a training session to be scheduled.
Nelson reiterated that the generator will run all life safety- Not the entire building

Public Comment:

Mike Molzon noted that IT was brought into the building in a makeshift way. Prior years the region's technology infrastructure was off site. It is critical to the entire region that this department have a viable work area.

Motions:

PCO-124 - IT storage room revisions \$28,618(against CO contingency) – This gives technology a convenient and continuous space for technology to work

George Bauer made a motion IT storage room revisions \$28,618(against CO contingency) – This gives technology a convenient and continuous space for technology to work Seconded by Andie Greene- All in favor- Unanimous

PCO-154 – Demolition of old foundations at gym and underpinning \$36,790

George Bauer made a motion for Demolition of old foundations at gym and underpinning \$36,790 Seconded by Andie Greene- All in favor- Unanimous

PCO-155 – Rock excavation at Tennis courts \$19,383 reduced from \$30,000.

George Bauer made a motion for rock excavation at Tennis courts \$19,383 reduced from \$30,000. Seconded by Andie Greene- All in favor- Unanimous

PCO-156 – Equipment rails at Physics lab -\$10,549 reduced from approximately \$ 21,000.

George Bauer made a motion for equipment rails at Physics lab -\$10,549 reduced from approximately \$21,000. Seconded by Andie Greene- All in favor- Unanimous

PCO-157 – VO Ag PA system and access control coordination \$62,204 – will not be reimbursed by state.

George Bauer made a Motion that the public building committee approve dated 7/9/2019 to add a new PA system to the VoAG building to interface with the renovated HS including security coordination in the amount of \$62,204. Seconded by Andie Greene- All in favor- Unanimous –

PCO-159 – Relocation of Music storage units and additional end panels \$3,789

George Bauer made a motion that the public building committee approve PCO – 159 dated 7/13/2019 for the relocation of music storage cabinets and new end panels in the amount of \$3,789 Seconded by Andie Greene- All in favor- Unanimous -

PCO-160 – Control Wiring \$26,110 (CM Contingency) - The work was done according to the drawings however, there needed to be changes for effectiveness.

George Bauer made a Motion that the public building committee approve PCO – 160 dated 7/16/2019 for control wiring to VAV boxes in the amount of \$26,110 as a zero-cost change order to be applied to the GMP Contingency. . Seconded by Andie Greene- All in favor- Unanimous -

Application for Payment #23

Motion that the public building committee approve the O&G Pay Application No 23 for the period from June 1 to June 30, 2019 in the amount of \$1,753,515.21

George Bauer made a motion that the public building committee approve the O&G Pay Application No 23 for the period from June 1 to June 30, 2019 in the amount of \$1,753,515.21 . Seconded by Andie Greene- All in favor- Unanimous -

Andie G – Discussion on Septic system

- 302 & 303 - 3 rows of galleys 150' long northern building , Ag and CO – sewage is collected and flows by gravity. When it reaches capacity flows back to system and then is pumped up to second system.
- Andie noted that the plan is to abandon the system and add to the 2nd system. He is questioning how practical this change is after noting that the 2nd system does not have much sewage in there
- 301 needs to be replaced.
- There is corrosion on the tops of 302 – 303.
- Discussions focused on the amount of money vs the benefit to be spent on the 302-303 septic system at this time. Project could be done in the future for a better price.
- The plan has been approved can be implement when needed. DEEP will not require the region do it at this time.

Meeting Adjourn

George Bauer made a motion for the meeting to adjourn at 8:17pm – Seconded by Andie Greene. Meeting adjourned.