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

December 22, 2020

PBC Attendees:

Pat DiSarro
George Bauer
Brian Peterson
Matt Cleary
John Chapman
JP Fernandes
Don Fittal
Andie Greene

Absent:

Robert Piazza
Tom Hecht
Janet Morgan

Also Present:

Scott Pellman	Colliers.
Nelson Reis	O&G
Lewis Balsizer	O &G
Amy Samuelson	SLAM
Matt Couceiro	CES
Eric Romeo	CES
Brian Messerschmidt	SES
Mike Molzon	Region 14
Brian Boccio	Region 14
Ernie Lawas	SES

From / Notes Prepared by Alice Pistritto – Region 14

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 6:25 pm.

- Discussions on MEP completion and Commissioning**
 - Concerns continue to be expressed to the BOE
 - Boilers recommissioned
 - On-site meeting – cold locations, operational activities with units
 - Generator to be tested again
 - Tested balance report to Design Team
 - Bathrooms – rooms are experiencing cold down draft- insulation was reevaluated-
 - Music wing is experiencing insufficient heat as well

- Teachers feel air draft
- Learning Center – draft issues
- Amy S spoke to concerns with vapor barrier causing cold transfer – design team make recommendations to improve heat in the areas experiencing heat issues.
- Space temp needs to be observed by sensor on wall. Possible false reading occurring- sensors needs to be modified in every room.
- Extensive discussion/testing on troubleshooting heat issues prior to purchasing heat coils
- Brian M spoke to the commissioning throughout the building. Deficiencies are tracked and verify that issues have been resolved.

2. **Finance Report** –

- There are four PCO's to review this evening along with application for payment #40. Nelson Reis from O&G will review the payment application as part of his report. The application summary and Payment application was included in the committee meeting packet.
- A current contingency status reports was included in the financial folder located in the meeting packet. The project has expended \$3,766,826.12 in Construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$371,838. PCO 324 which total \$9,900 will be discussed tonight is tagged for CM contingency, Once that PCO is acted on those funds would be restored to the Owners contingency..
- The current available contingency for the High School and BOE facility is approximately \$444,674. This would be reduced to \$72,835.88 assuming all the pending issues or betterments are accepted. As discussed, the project is still experiencing MEP issues and the committee should be very cautious in approving any additional changes not required for the building to operate correctly.
- The largest pending expenditure are re-heat coils for the DOA units. The contingency status log is currently carrying \$150,000 for this work.

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

a. Project Update –

- Project meetings continue to take place and the focus of the meetings has been project close out, punch list completion and ongoing heating issues. Colliers is coordinating with Eversource to have them perform a power quality survey. Colliers continues to facilitate additional HVAC and Commissioning meetings attempting to resolve the ongoing issues.
- Colliers is continuing project support hourly based on the agreement in place.

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

PCO-324 – Miscellaneous CM contingency draw - \$9,900

- This is the cost for miscellaneous contingency draws from multiple contractors and PCO's.
- CT Carpentry -Hand rail needed
- General Trades - Nosal
- Acoustical – Central Connecticut Acoustics
- Painting – M&P
- Electrical – ESG

PCO-325 – Corner Guards at the Kitchen Servery - \$5,280

- This proposal would add corner guards to the gypsum columns in the cafeteria and server. This is something that could be added later by the district and Colliers is not recommending that the committee approve this change.

PCO-326 – Laundry Leak Detection - \$13,480

- This is for revisions to the leak detection system.
(This PCO will be postponed & revised)

PCO-327 – Emergency Lights in health room - \$4,178

- This PCO will tie lights in the existing Health Room which is an interior windowless room onto the emergency lighting circuit as requested by the administration and Fire Marshal.

Architect update – Amy S

- Responding to commissioning comments
- Punchlist items
- Auditorium concerns- AV
- Bi- Weekly meetings are a priority – Commissioning & OAC

Project Update - Nelson R-

- Summary for payment application
- Contingency update
- Contract work completion update
- Commissioning schedule was shared
- Wallcovering installed
- Tennis wind screen
- Stockade fence installed
- Andie G asked about retainage for exterior landscape/restoration work to be done in the spring

New Business:

- Discussion on project completion.
- Commissioning will affect the end of the project-
- If heat coils are needed it will push the completion date out
- Questions on warranties

Public Comment:

- None

Motions 12-22-20 PBC meeting

PCO-324

Motion that the public building committee approve PCO - 324 dated 12/18/2020 for miscellaneous contingency items in the amount of \$9,900 as a zero-cost change order to be applied to the CM contingency

George Bauer made a motion that the public building committee approve PCO - 324 dated 12/18/2020 for miscellaneous contingency items in the amount of \$9,900 as a zero-cost change order to be applied to the CM contingency. Seconded by JP Fernandes - All in favor-. Unanimous - Motion passes

PCO-325

Motion that the public building committee PCO - 325 dated 12/18/2020 to provide corner guards at the kitchen server area in the amount of \$5,280

George Bauer made a motion that the public building committee approve PCO – 325 dated 12/18/2020 to provide corner guards at the kitchen server area in the amount of \$5,280. Seconded by JP Fernandes - All in favor-. None – Motion denied

PCO-326

Motion that the public building committee PCO - 326 dated 12/18/2020 to add a Laundry Leak Detection System in the amount of \$13,480

made a motion that the public building committee PCO – 326 dated 12/18/2020 to add a Laundry Leak Detection System in the amount of \$13,480. Seconded by XXX - All in favor-.

Postpone and revise PCO 326 for updated pricing

PCO-327

Motion that the public building committee Approve PCO - 327 dated 12/18/2020 to tie lighting in the health room to the emergency circuits in the amount of \$4,178

George Bauer made a motion that the public building committee Approve PCO – 327 dated 12/18/2020 to tie lighting in the health room to the emergency circuits in the amount of \$4,178. Seconded by JP Fernandes - All in favor-. Unanimous- motion passes

Application for Payment #40

Motion that the public building committee approve the O&G Pay Application No 40 for the period from November 1 to November 30, 2020 in the amount of \$406,208.61

George Bauer made a motion that the public building committee approve the O&G Pay Application No 40 for the period from November 1 to November 30, 2020 in the amount of \$406,208.61 Seconded by JP Fernandes - All in favor- Unanimous-motion passes.

Meeting Adjourn

George Bauer made a motion for the meeting to adjourn at 8:09 pm. Seconded by JP Fernandes Meeting adjourned.