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

February 23, 2021

PBC Attendees:

Pat DiSarro
Brian Peterson
John Chapman
Don Fittal
George Bauer
Andie Greene

Absent:

Matthew Cleary
Janet Morgan
Tom Hecht
Robert Piazza
JP Fernandes

Also Present:

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

From / Notes Prepared by Scott Pellman – Colliers Project Leaders

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 6:15 pm.

1. **Finance Report** –

- Scott Pellman reported that there are Four PCO's to review this evening along with application for payment #42. Nelson Reis from O&G will review the payment application as part of his report. The Payment application #42 was included in the meeting packet and has been reviewed and recommended for payment by SLAM and Colliers.
- A current contingency status reports was included in the financial folder located in the meeting packet. To date the project has expended \$3,780,025.12 in Construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$336,537. Both Colliers and the design team continue to support the project hourly. The master budget will be reviewed, and unused budgets

will be re-directed for ongoing CA support for Colliers and SLAM. Both accounts will require transfers from the contingency funds in the near future.

- The current available contingency for the High School and BOE facility is approximately \$431,475. This would be reduced to \$106,375 assuming all the pending issues or betterments are accepted. The larger pending estimated expenditures are as follows:

a.	Bonding Reconciliation	\$41,300
b.	CA Oversight	\$40,000
c.	Power Meters for BMS	\$17,500
d.	Hot water coils at DOAS	\$150,000
e.	Leak detection DOAS	\$30,000

Those above totals \$278,800 of the pending estimates \$336,537

- There is also approximately \$104,000 in the CM Contingency that Nelson will discuss as part of his report.
- In addition to the pending estimated changes there is an additional owner request to review this evening. It was discovered that the recess in the new counseling office was actually 11" shorter than what was detailed so the specified cabinets did not fit. These cabinets may be able to be utilized in the central Office. Upper cabinets are needed along with a tack board and counter to finish off the furniture. The total proposal for this furniture is \$1,612.

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

a. Project Update –

- Owner Architect and Contractor meetings continue to take place every other Thursday morning along with MEP coordination and commissioning meeting on the opposite Tuesdays. The next OAC meeting is this Thursday. There was a field meeting with the contractors, design team, construction team and commissioning agent on Wednesday February 10th to review all the field conditions affecting MEP completion. Envelope issues were discovered in the administration building (SLAM designated building area "E") which included missing insulation and gaps in the vapor barrier. The missing insulation and vapor barrier gaps were addressed last Monday and Tuesday by the contractors. The repair of the gaps and replacement of the missing insulation should improve the overall building envelope reducing the cold air entering the building above the ceilings. In addition to the envelope work in building "E" the building management system temperature readings indicated temperature drops in specific areas of the supply ductwork. The duct branches identified have received additional insulation. Work continues on MEP controls and the design team is coordinating the installation of new wall mounted VRF thermostats that should provide better heating control in the classrooms.
- Since last we met the team met with Eversource and reviewed the results of their power study. Eversource has acknowledged the high level of power issues and has performed significant tree trimming along the power lines leading to the school. They are planning on performing an infrared scan of the power lines to confirm that there are no weak or hot spots that require further repair. Once that work is completed Eversource will perform another power quality study to confirm that their recent work has corrected the issues.
- SLAM and Colliers continue to work with O&G to finalize Punch list issues and significant progress has been made.

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

PCO-333 – DOAS Freeze stats – \$6,043

- This involves re-programming the sequence of operations for the freeze stat controls for DOAS 8, 9 and 10

PCO-334 – Gym Door Frame Insulation - \$5,496

- It was discovered during the walk through on February 10th that the exterior hollow metal door in the gymnasium were uninsulated. The frames need to be drilled, filled with foam, patched and re-painted.

PCO-335 – P&P bond increase tele data and Fire Alarm - \$3,698

- P&P bond premium for final surety invoices associated with bid packages 2.17 tele data and 2.19 fire alarm.

PCO-336 – CM contingency Draws - \$7,394 – CM Contingency

- General trades and electrical packages including CM oversight.

4. Nelson Reis from O&G presented the payment application #42 for the Month of January. All contractor billing amounts, and percentage of completion were reviewed. The majority of the payments were associated with change order work. It was noted that ES Boulos had not billed for some time and they still have a larger balance to finish.

Motions were moved up in the agenda to accommodate the building committee

Motions 2-23-21 PBC meeting

Counseling Office furniture

Motion that the public building committee approve the proposal from De Clerq Office Group dated 1-27-2021 for counseling room furniture in the amount of \$1,612

George Bauer made a motion that the public building committee approve the proposal from De Clerq Office Group dated 1-27-2021 for counseling room furniture in the amount of \$1,612 Seconded by Patrick DiSarro - All in favor-. Unanimous Motion passes

PCO-333

Motion that the public building committee approve PCO - 333 dated 2/17/2021 for DOAS Freeze stat control programming in the amount of \$6,043 pending final approval by the design team.

George Bauer made a motion that the public building committee approve PCO - 333 dated 2/17/2021 for DOAS Freeze stat control programming in the amount of \$6,043 pending final approval by the design team Seconded by Patrick DiSarro - All in favor-. Unanimous Motion passes

PCO-334

Motion that the public building committee approve PCO - 334 dated 2/20/2021 to insulate exterior gymnasium hollow metal door frames in the amount of \$5,496 pending final approval by the design team.

George Bauer made a motion that the public building committee approve PCO - 334 dated 2/20/2021 to insulate exterior gymnasium hollow metal door frames in the amount of \$5,496 pending final approval by the design team. Seconded by Patrick DiSarro - All in favor- Unanimous Motion passes

PCO-335

Motion that the public building committee approve PCO - 335 dated 2/20/2021 for contractor bond increases for bidding packages 2.17.and 2.19 in the amount of \$3,698.

George Bauer made a motion that the public building committee approve PCO – 335 dated 2/20/2021 for contractor bond increases for bidding packages 2.17 and 2.19 in the amount of \$3,698. Seconded by Patrick DiSarro - All in favor- Unanimous Motion passes

PCO-336

Motion that the public building committee Approve PCO - 336 dated 2/20/2021 miscellaneous contingency draws in the amount of \$7,394 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 – 336 dated 2/20/2021 for miscellaneous contingency draws in the amount of \$7,394 as a zero-cost change order to be applied to the CM Contingency. Seconded by Patrick DiSarro- All in favor- Unanimous Motion passes

Application for Payment #42

Motion that the public building committee approve the O&G Pay Application No 42 for the period from January 1 to January 31, 2021 in the amount of \$176,452.30

George Bauer made a motion that the public building committee approve the O&G Pay Application No 42 for the period from January 1 to January 31, 2020 in the amount of \$176,452.30 Seconded by Patrick DiSarro- All in favor- Unanimous-motion passes.

Architect update – Amy S

- Continuing to attend project meetings and walk throughs
- There is a meeting this Thursday with the technology consultant to address issues pointed out by Dr Bouchard as part of the OAC meeting this Thursday at 8:00am.
- The team is monitoring the mechanical issues closely

Project Update - Nelson R-

- No photos were included in this month's report.
- The O&G available contingency is approximately \$104,000
- The team is closing out contracts for completed work
- Recently completed changes include
 - Building envelope improvements
 - Chiller bypass settings
 - MEP coordination
- A revised proposal for laundry leak detection is being priced now.
- The design team was provided calculations on the installation of the gym floor that is being reviewed.
- The A phone for the central Office should arrive on Monday 3-1-2021 and will be installed next Week.

New Business:

- Brian Peterson inquired if there were any issues with then gym bleachers – The team along with Mike Molzon reported that there are no known issues.

Public Comment:

- None

Meeting Adjourn John Chapman made a motion for the meeting to adjourn at 7:08pm. Seconded by Pat DiSarro All in favor- unanimous Meeting adjourned.