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

January 26, 2021

PBC Attendees:

Pat DiSarro
Matthew Cleary
Tom Hecht
Brian Peterson
John Chapman
Don Fittal
George Bauer
Andie Greene

Absent:

Janet Morgan
Robert Piazza
JP Fernandes

Also Present:

Scott Pellman	Colliers
Nelson Reis	O&G
Amy Samuelson	SLAM
Pam Sordl	Region 14

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 6:05 pm.

1. **Finance Report** –

- There are Five PCO's to review this evening along with application for payment #41. Nelson Reis from O&G will review the payment application as part of his report. The Payment application which was reviewed by SLAM and Colliers was included in the committee meeting packet.
- A current contingency status reports was included in the financial folder located in the meeting packet. The pending changes have been scrubbed by Doug Goulet the Construction Rep from Colliers along with Nelson Reis from O&G. The project has expended \$3,763,558.12 in Construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$381,467. The Environmental Consultants' contract was closed out and \$7,446 were re-allocated back into the Owners contingency. Both Colliers and the design team continue to support the project hourly. Through the

December invoices there is \$9,700 remaining in the SLAM ongoing CA budget which was created by consolidating unused hourly Fees and Reimbursables. There is \$4,900 remaining in the Colliers ongoing CA budget. Both accounts may require transfers from the contingency funds in the near future, a contingency budget for ongoing close out support services of \$40,000 is included in the pending additional costs total.

- The current available contingency for the High School and BOE facility is approximately \$447,941.88. This would be reduced to \$66,474.88 assuming all the pending issues or betterments are accepted. The larger pending estimated expenditures are as follows:

a.	Bonding Reconciliation	\$45,000
b.	CA Oversight	\$40,000
c.	Power Meters for BMS	\$17,500
d.	Exhaust controls DOA 8,9,10	\$17,315
e.	Hot water coils at DOAS	\$150,000
f.	Leak detection DOAS	\$30,000

Those above totals \$299,815 of the pending estimates \$381,467

- There is also approximately \$150,000 in the CM Contingency that Nelson will discuss as part of his report.
- In addition to the pending estimated changes the Administration is requesting 3 additional video Display monitors for \$17,961 which is currently being reviewed by the design team and Colliers along with a proposal from DNR laboratories for software and licenses to operate the displays for an additional \$6,100. Both of these requests were included in the monthly meeting packet under "Owner Requests" I would not recommend that the committee take action on these requests this evening but keep them for consideration once a significant portion of the pending changes have been completed.
- There was also a request for additional blinds for certain rooms and areas that was forwarded to George and the BOE for consideration.

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 design team reviewed the current concerns and questions on the heating issues in the field and issued a report on Friday that is currently being reviewed by the Commissioning Agent and construction team. Progress is being made on the comfort of the building and the building was recently adjusted so it has positive air pressure which eliminates colder air being drawn into the building.
- Colliers requested a power study be performed by Eversource to address power quality issues with legs dropping out for the main power feed. It is believed that these intermittent drops are causing issues with building controls. The design and construction team has reviewed the report and a meeting is being scheduled this Thursday with the Eversource engineers to review the report and discuss their corrective actions.
- SLAM and Colliers continue to work with O&G to finalize Punch list issues and significant progress has been made.
- The new reception desk has been installed in the central Office and Doug Goulet from Colliers along with SLAM continue to work with the furniture vendors to complete the final deliveries of outstanding items that were on back order or has delivery challenges due to COVID.

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

PCO-328 – Door Credits – (\$3,239)

- The door was scheduled to be replaced under PR 149 with a new door to swing into the Main Office however this was deemed to be a code violation. An alternative solution was provided to install a 180 degree hinge and maintain the door swing eliminating the need for the new door.

PCO-329 – Drywall due to existing conditions - \$49,166 – CM Contingency

- This change includes drywall framing for existing conditions along with fire stopping at existing walls.

PCO-330 – CM Contingency Draw - \$22,981 – CM contingency

- Nelson Reis reviewed multiple contingency items from different trade contractors which will be applied to the CM contingency

PCO-331 – DOAS 8, 9 and 10 Exhaust fan sensors - \$17,315

- This was a request by the design team to install new exhaust air static pressure sensors at DOA units 8,9 and 10 along with new testing and balancing.

PCO-332 – Chiller bypass Setpoints - #2,391

- This revised the minimum chiller bypass setpoints for approved Daiken units in lieu of the basis of design Trane units resulting in re-balancing of the bypass valves within the chilled water system. This work is complete.

Architect update – Amy S

- Attending OAC meetings and commissioning meetings
- There will be a report on the commissioning
- Will attend energy meeting this week
- Gaps in the floor in the gym have returned as reported by Declan.

Project Update - Nelson R-

- Reviewed contingency
- Negotiating with trades- noted there may be scope issues
- Work completed in accordance with the payment application
- Sitework- Outside scoreboard replaced
- Interior building commissioning continues with CES
- Video production and interior window glass replaced
- Many contracts are complete
- Emergency lights in the health office was done
- Reception desk in CO was installed
- Lewis continues to work with commissioning

New Business:

- None

Public Comment:

- None

Motions 1-26-21 PBC meeting

PCO-328

Motion that the public building committee approve PCO - 328 dated 1/18/202 for a door credit to the originally approved PR 149 in the amount of (\$3,239).

George Bauer made a motion that the public building committee approve PCO - 328 dated 1/18/202 for a door credit to the originally approved PR 149 in the amount of (\$3,239). Seconded by Pat DiSarro - All in favor-. Unanimous Motion passes

PCO-329

Motion that the public building committee approve PCO - 329 dated 1/19/2021 for additional drywall framing and firestopping in the amount of \$49,166 as a zero-cost change order to be applied to the CM Contingency.

George Bauer made a motion that the public building committee approve 329 dated 1/19/2021 for additional drywall framing and firestopping in the amount of \$49,166 as a zero-cost change order to be applied to the CM Contingency. Seconded by Pat DiSarro - All in favor- Unanimous Motion passes

PCO-330

Motion that the public building committee approve PCO - 330 dated 1/20/2021 for miscellaneous contingency items in the amount of \$22,981 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 – 330 dated 1/20/2021 for miscellaneous contingency items in the amount of \$22,981 as a zero-cost change order to be applied to the CM Contingency. Seconded by Pat DiSarro - All in favor- Unanimous Motion passes

PCO-331

Motion that the public building committee Approve PCO - 331 dated 1/21/2020 for new exhaust air static pressure sensors for DOA units 8, 9 and 10 in the amount of \$17,315

George Bauer made a motion that the public building committee Approve PCO – 331 dated 1/21/2020 for new exhaust air static pressure sensors for DOA units 8, 9 and 10 in the amount of \$17,315. Seconded by Pat DiSarro- All in favor- Unanimous Motion passes

PCO-332

Motion that the public building committee Approve PCO - 332 dated 1/21/2020 for chiller bypass setpoint changes in the amount of \$2,391.

George Bauer made a motion that the public building committee Approve PCO – 332 dated 1/21/2020 for chiller bypass setpoint changes in the amount of \$2,391. Seconded by Pat DiSarro - All in favor-. Unanimous motion passes

Application for Payment #41

Motion that the public building committee approve the O&G Pay Application No 41 for the period from December 1 to December 31, 2020 in the amount of \$119,550.52

George Bauer made a motion that the public building committee approve the O&G Pay Application No 41 for the period from December 1 to December 31, 2020 in the amount of \$119,550.52 Seconded by Pat DiSarro- All in favor- Unanimous-motion passes.

As an added note:

Discussion about energy drop outs were noted by Tom Hecht are happening even at his place of employment. He has concerns about how helpful Eversource will be in rectifying the problem.

Meeting Adjourn George Bauer made a motion for the meeting to adjourn at 7:12pm. Seconded by Pat DiSarro All in favor- unanimous Meeting adjourned.