

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**

**March 30, 2021**

**PBC Attendees:**

Pat DiSarro  
Brian Peterson  
John Chapman  
Tom Hecht  
Don Fittal  
George Bauer  
Andie Greene  
JP Fernandes  
Matthew Cleary – departed meeting at 7:00pm prior to motions

**Absent:**

Janet Morgan  
Tom Hecht  
Robert Piazza

**Also Present:**

Scott Pellman	Colliers
Nelson Reis	O&G
Amy Samuelson	SLAM

**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 Scott Pellman for inclusion.

**Call to Order** – The meeting was called to order at 6:05pm.

1. **Finance Report** –

- Scott Pellman reported that there are Six PCO's to review this evening along with application for payment #43. Nelson Reis from O&G will review the payment application as part of his report. The Payment application #43 was included in the meeting packet and has been reviewed and recommended for payment by SLAM and Colliers.
- A full contingency status report and overall financial summary was included in folder #6 in the meeting packet, these were actually updated further today and re-loaded into the folder with today's date. The project has expended \$3,850,226.12 in Construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$417,341.

- The current available contingency for the High School and BOE facility is approximately \$361,274. Assuming all the pending issues or betterments are accepted the project would go approximately \$56,000 over budget. The larger pending estimated expenditures are as follows:
  - a. Bonding Reconciliation           \$22,300
    - This cost is tied to all contractor change orders and is unavoidable
  - b. Power Meters for BMS           \$17,500
    - RFI 538 this is completed and has not yet been billed
  - c. Hot water coils at DOAS       \$150,000
    - This work may not be required based on final settings to the dehumidification process in the shoulder season, (spring and fall), this will be evaluated once the VRF controls have been modified to meet the original design intent.
  - d. Leak Detection DOAS           \$30,000
    - This work was requested by the building official, the spaces have floor drains, there is no formal cost, this was a placeholder. Amy Samuelson was requested to speak to Gary about this.
  - e. VRF pucks/BMS prog.           \$120,000
    - This work is required however final ownership of the issue is in dispute . Amy Samuelson reported that there was a meeting in the field this afternoon. In room A28 the puck was not installed correctly. In B28 the puck was correctly installed. Trend data will be gathered stating today now that proper installation and programming has been confirmed. The installers technician (SWAN)will need to verify proper installation of all pucks in the future and cycle each unit for re-commissioning. PR 188 modifies the fan mode and has been incorporated into the two rooms noted.

Those above totals \$339,800 of the pending estimates \$417,341

- Both Colliers and the design team continue to support the project hourly. The master budget that was included in the financial folder has been updated to close out unused Fee and re-direct those funds for ongoing support. The budget was reviewed with the committee to show remaining available dollars. There should be enough Fee for Colliers and the design team through the end of May.
- George Bauer inquired on the status of State change orders and their impact to the budget. The design and construction team anticipates meeting with the State in the next few week. The project was granted renovation status after the grant application was processed which increased the amount of eligible construction. In November Colliers provided an estimate of anticipated Region 14 cost which included conservative assumptions on the percentage of State change orders that will be eligible for reimbursement. Colliers believes that the final amount of Region 14 costs will be below the amount stated at the referendum.
- In addition to the pending estimated changes there are a few additional Owner requests to discuss:
  - **VoAg speakers**, The 4 exterior speakers on VoAg building were never tied back into the new system and this work was never included in the bidding documents. O&G has already closed the contract for System One so any additional work would have to go through the Region. There are two options:
    - Re-wire the existing speakers - \$1,048.49
    - Re-wire and replace the existing speakers - \$5,308
 Colliers is recommending option #1.
  - **Additional Privacy blinds** - 30 locations - \$4,054  
 SLAM had designed the interior rooms looking at lines of sight and did not include additional blinds where they believed sufficient areas outside of lines of sight existed to shelter in place . Colliers will provide the quote listing all potential additions for the architect to review and comment for safety and security. JP recommended only addressing safety considering the current budget,

Andie agreed that only safety issues should be considered. Once the critical openings are identified the finance working group can take action on approval.

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 meetings. The next MEP coordination meeting is scheduled for Tuesday 4-6-2021 and the next OAC meeting is scheduled for April 8, 2021 and this Thursday. There was a field meeting today for rooms A28 and B28 to confirm installation and programming of the wall mounted VRF thermostats. After today trend reports will be collected over the next week and reviewed by the design team to confirm proper operation and then the remaining VRF units will be corrected. The latest OAC meeting minutes and MEP coordination minutes were provided in folder #1 of the meeting packet.
- Pricing is being coordinated to install insulation in the vertical gaps of the administration building. The contingency status log is carrying 10,000 for this work. Insulation availability is limited as projects ramp up after Covid. Based on delivery availability this work will most likely have to be scheduled after the April break.
- The team met with Dalene flooring, the gymnasium flooring contractor last Friday and has developed a plan to address the large floor gaps. They are going to run a machine over the floor to separate the boards evenly and believe after one or two seasons of re-finishing the floor should stabilize. This is contingent on the execution of a maintenance agreement.
- Power issues - Eversource performed an infrared scan of the power lines and corrected a few additional areas where the existing lines were causing intermittent power quality issues. An updated power study was completed and provided to Mike Molzon. Since the work was completed the school has not experienced a power issue.
- There will be a site walk this Monday April 5, 2021 at 8:00am to review turf establishment and identify areas for additional work including slit seeding.
- SLAM and Colliers construction representatives have been focused on reviewing and closing out punch list items.
- Boilers and lighting system commissioning has been completed, there will be some follow up commissioning once the VRF puck installations and re-programming is completed.
- The Central Office is complete, there is a meeting with the movers scheduled for this Thursday at 10:00am to plan for the move to be scheduled over the week of spring break.

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

**PCO-337** – Contingency Draw – O&G – (\$6,130 CM Contingency)

- Nelson Reis reviewed the items contained within the contingency draw.

**PCO-338** – Toiler Room Heat – \$18,482

- This PCO would add electric radiant heat to Practice room 1081, Social Worker 1103, SRO Office 1105, Toilets rooms 1082, 1109D, 1107A, 1107B 1111M, 1111N, 1202R, 1202S. Amy Samuelson discussed the added heat.

Amy Samuelson and the design team are reviewing this change request. There were some discrepancies in the pricing due to the size of the electrical heating units specified. Colliers does not recommend acting on this PCO this evening. The offices do have radiant heat and VRF

units. The design team felt that the calculations of the heat provided would be sufficient, the existing slab below the SRO office and Social Worker office may not be insulated. Amy stated that the design team wants the staff to be comfortable. The possible addition of the insulation in the LMC may assist in comfort for toilets. Office comfort should be prioritized. This should also wait until the VRF changes are completed. Scott Pellman noted that the building was being operated in negative pressure for a period of time pulling colder air into the spaces, this may have contributed to this issue and has been corrected.

**PCO-339** – Auditorium Smoke Vent Shaft - \$5,297

- This PCO addresses a condensation issue due to the existing condition above the stage.

**PCO-340** – Performance and Payment Bond reconciliation – 18,762

- This PCO reconciles bond costs for change order work associated with the Sitework, Concrete and general Trades packages.

**PCO-341** – Back charge for Glycol Leak - \$0.00

- There was a glycol leak in the basement that was addressed by Clean harbors and this PCO back charges the mechanical contractor for the cost. This includes the damage to the principals desk.

**PCO-342** – Final Cleaning – (\$11,754 CM Allowance)

- This is the final payment for all additional cleaning due to out-of-scope Changes, the pandemic and additional cleaning associated with Covid.

**Architect update** – Amy S

- Slam had no further issues to report, they are attending commissioning and OAC meetings as well as following up with punch list issues and PCO reviews.

**Project Update** - Nelson R-

- Nelson Reis from O&G presented the payment application #43 for the Month of February. All contractor billing amounts, and percentage of completion were reviewed
- Contingency Status does not reflect PCO 342 – currently there is approximately \$85,000 remaining in the CM contingency.
- The high-level summary included in the CM's monthly report was reviewed for issues that were not addressed during previous meeting conversations.
- Over the April break a commissioning walk through will be scheduled, there are 18 open issues on the punch list.
- The power cords in the Art room are 95% complete.
- PR 172 laundry leak detection has been simplified, there was enough money in the trade allowance to complete the work T&M and it should be approximately \$1,500.

**Motions 3-30-21 PBC meeting**

**Vo Ag Speakers**

Motion that the public building committee approve the Estimate from System One dated 3/10/2021 to re-wire the existing speakers in the amount of \$1,048.49

**George Bauer made a motion that the public building committee approve the Estimate from System One dated 3/10/2021 to re-wire the existing speakers in the amount of \$1,048.49 Moved by Patrick DiSarro - Seconded by J P Fernandez - All in favor-. Unanimous - Motion passes**

**PCO-337**

Motion that the public building committee approve PCO - 337 dated 3/18/2021 for Miscellaneous Contingency Draws in the amount of \$6,130 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 - 337 dated 3/18/2021 for Miscellaneous contingency Draws in the amount of \$6,130 as a zero-cost change order to be applied to the CM Contingency Seconded by Patrick DiSarro - All in favor-. Unanimous- Motion passes**

**PCO-339**

Motion that the public building committee approve PCO - 339 dated 3/22/2021 for smoke shaft insulation in the auditorium in the amount of \$5,297.

**George Bauer made a motion that the public building committee approve PCO – 339 dated 3/22/2021 for smoke shaft insulation in the auditorium in the amount of \$5,297. Moved by Patrick DiSarro - Seconded by J P Fernandez - All in favor- Unanimous Motion passes**

**PCO-340**

Motion that the public building committee Approve PCO – 340 dated 3/29/2021 for bond reconciliation for bid packages 2.02a Sitework, 2.03 Concrete and 2.06 General Trades in the amount of \$18,762

**George Bauer made a motion that the public building committee Approve PCO – 340 dated 3/29/2021 for bond reconciliation for bid packages 2.02a Sitework, 2.03 Concrete and 2.06 General Trades in the amount of \$18,762. Moved by Patrick DiSarro - Seconded by JP Fernandez - All in favor- Unanimous Motion passes**

**PCO-341**

Motion that the public building committee Approve PCO – 341 dated 3/29/2021 for contractor back charges to address glycol leak in the amount of \$31,588.63 as a zero-cost change order to be back charged to DiRienzo

**George Bauer made a motion that the public building committee Approve PCO – 341 dated 3/29/2021 for contractor back charges to address glycol leak in the amount of \$31,588.63 as a zero-cost change order to be back charged to DiRienzo. Moved by Patrick DiSarro - Seconded by J P Fernandez - All in favor- Unanimous Motion passes**

**PCO-342**

Motion that the public building committee Approve PCO – 342 dated 3/30/2021 for final cleaning in the amount of \$11,754 as a zero-cost change order to be applied to the CM allowance.

**George Bauer made a motion that the public building committee Approve PCO – 342 dated 3/30/2021 for final cleaning in the amount of \$11,754 as a zero-cost change order to be applied to the CM allowance. Moved by Patrick DiSarro - Seconded by J P Fernandez- 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 February 1 to February 28, 2021 in the amount of \$417,060.46

**George Bauer made a motion that the public building committee approve the O&G Pay Application No 42 for the period from February 1 to February 28, 2021 in the amount of \$417,060.46 Moved by Patrick DiSarro - Seconded by J P Fernandez - All in favor- Unanimous-motion passes.**

**New Business:**

- JP asked about the schedule for punch list completion, there are 18 open items, and the entire team will meet over April break to address all outstanding issues. 4 of the items are plantings that need to be replaced.
- George asked about the leak in the gym roof that impacted a basketball game. Nelson stated that due to the high winds a flashing area opened up that ran along the old room entering the gym. The roof has a 20-year warranty, and the roof has been repaired. The roof was inspected by the manufacturer that provides the 20-year warranty.
- JP asked about maintenance manuals, electronic copies have been provided and Nelson is creating user friendly versions. Mike Molzon has the manuals.

**Public Comment:**

- None

**Meeting Adjourn** Patrick DiSarro made a motion for the meeting to adjourn at 7:50pm. Seconded by J P Fernandez All in favor- unanimous Meeting adjourned.