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

**May 4, 2021**

**PBC Attendees:**

Pat DiSarro  
Brian Peterson  
John Chapman  
Tom Hecht  
Don Fittal  
George Bauer  
JP Fernandes  
Matthew Cleary

**Absent:**

Janet Morgan  
Robert Piazza  
Andie Greene

**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 Five PCO's to review this evening along with application for payment #44. Nelson Reis from O&G will review the payment application as part of his report. The Payment application #44 was included in the meeting packet and has been reviewed and recommended for payment by SLAM and Colliers.
- An updated contingency status report was provided in folder 1 of the monthly information packet along with an overall financial summary ledger. The project has expended \$3,855,523 in Construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$187,903. A number of pending items have been reduced or scrubbed from the list. This includes:
  - DOAS heating Coils – the design team has issued a bulletin to re-program the dehumidification set points to 70 degrees, this eliminated \$150,000 from the list and was replaced with PCO 344 totaling \$2,599 which will be reviewed under the PCO portion of the agenda.

- o O&G is proposing to assume 50,000 against the CM Contingency for VRF control modifications so the current contingency status list has been reduced by that amount but is still carrying \$70,000. This will be reviewed further under the PCO portion of the agenda.
- The current available contingency for the High School and BOE facility is approximately \$355,977. Assuming all the pending issues or betterments are accepted the project would have approximately \$168,074 in funds available of which approximately 130,000 needs to be maintained to balance the BOE project. The following are pending
  - a. Bonding Reconciliation           \$22,021
    - This cost is tied to all contractor change orders and is unavoidable
  - b. 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. Still waiting on the design team to confirm with Gary that this is required. DIAS 8-10 have had leak detection those units were exposed without floor drains.
  - c. VRF pucks/BMS prog.           \$70,000
    - This work is required however final ownership of the issue is still in dispute .
  - d. LMC toilet room heaters       \$18,482
    - Currently under review
  - e. Above Ceiling Insulation       \$21,389
    - This will be reviewed with the PCO being presented this evening.

The items listed above total \$161,892 of the pending estimates \$187,903 issues on the contingency status log

- There was a meeting to review the State change orders last Thursday April 29, 2021. State Change orders 1 through 9 were reviewed and an additional \$421,186 was revised from ineligible to eligible, this is a preliminary number, and the State was reviewing some additional changes that may improve the eligibility of a few additional items. A follow up meeting has been scheduled for May 10<sup>th</sup> at 9:00am to review State change orders 10 through 14. Nelson has already reviewed change orders 15 through 18 with the State. Once the meetings are completed the State will provide revised spread sheets with updated eligibility totals.
- In addition to the pending estimated changes there are a few additional Owner requests to discuss:
  - o **LMC - Projector**, A new projector in the LMC was not part of the project. The request for a new projector was included in the committee information package in folder 5 with the quote totaling \$9,305. There is \$10,600 available in FF&E however the hope is that the District could look for another funding source due to the very tight budget. Colliers will request more information from Phil Pagano on who selected the projector and equipment and if it's the appropriate model for the existing screen.

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

a. Project Update –

- Owner Architect and Contractor meetings have been reduced in frequency and the next MEP coordination meeting is scheduled for Tuesday 5-11-2021. Doug Goulet from Colliers continues to coordinate furniture deliveries and the removal of temporary furniture as some products were significantly delayed due to Covid. The punch list process is ongoing, and the majority of all outstanding items are complete. Issues with the PA system have continued to affect the project and the contractor completely field tested the entire system last week. Coordination of lighting controls has also been an issue and is being addressed. There were a few security cameras that were not working properly and the two that were not functioning were replaced this afternoon.

- Dalene flooring, ran a machine over the gym floor during the April break separating the boards, they now have a maintenance agreement in place, and it is hopeful that after 2 to 3 more seasons of sealing the floors in the summer that the gym floor will stabilize. Nelson Reis from O&G stated that Dalene is guaranteeing the floor will stabilize if the service agreement is maintained.
- The Central Office has moved back into their permanent home. George Bauer noted that the Central Office had a roof leak last week. Nelson Reis noted that the leak was temporarily patched and will be corrected under warranty. Nelson believes that the leak may be associated with the exhaust fan and is following up with the HVAC contractor.

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

**PCO-343** – Contingency Draw – O&G – (\$15,569 CM Contingency)

- This PCO is still under review by the design team. Nelson Reis reviewed the items contained within the contingency draw.
  - RFI 566 on boiler wiring was assigned to ESG on T&M
  - PR 120 is an old proposal request for art room additional lighting that is being transferred to ESG.
  - There was an existing domestic water panel that required modification.

**PCO-344** – DOA Controls Sequence revisions– \$2,599

- This PCO is still under review by the design team. the proposal will modify the control sequence for DOAs units 1-5. The dehumidification setpoint is being adjusted to 70 degrees to reduce over colling in the shoulder seasons. The work has been released by O&G.

**PCO-345** – VRF Controls Modifications - \$70,633

- This PCO is under review and a CCD has been issued to move forward with the work. Colliers does not believe that all or potentially any of the additional costs should be paid by the district with the exception of changes to the fan sequencing.

**PCO-346R** – Above ceiling insulation - \$21,389

- This PCO addresses the vertical insulation that is falling down or does not exist in the administration building. The work will not be able to be implemented until the summer due to the requirements to open up the ceilings. The areas are allowing cold air to enter horizontally below the insulation at the bottom of the trusses creating colling issues. Nelson Reis from O&G stated that the PCO is all inclusive and broken ceiling tiles due to construction will be replaced and the areas will be cleaned.

**PCO-347** – Bond increase – \$279

- This PCO reconciles bond costs for change order work associated with the acoustical Trade packages.

**Architect update** – Amy S

- Amy Samuelson noted that what is being worked on by the design team has already been addressed in the meeting. SLAM support includes attendance at MEP Meetings, State change order meeting and following up with open punch list items.
- SLAM has a call into Gary Testa to discuss the need and potential to close out the leak detection contingency item that is estimated at \$30,000.

**Project Update** - Nelson R-

- Nelson Reis reviewed the O&G monthly report noting that their contingency status is \$70,384 which includes the \$50,000 set aside for PCO 345. Trade allowances are being reconciled which should free up some additional funds. Nelson discussed the State Change order meeting and that once the State reviewer was provided additional information timely decisions were made which resulted in a number of issued gaining eligibility for reimbursement. Proposal requests and pending action item list in the O&G

report was reviewed including PR 184 for toilet room heat which will benefit from the additional insulation approved this evening however the additional heat will still be required. There are 26 open items on the SES commissioning punch list, there was an issue with the generator contact points notifying the BMS that the generator has been activated however the generator is functioning properly. Bare spots in the lawn have been re-seeded and the lawn areas fertilized. The willow stakes will be installed this week along the river. Roger has been verifying final punch list work, it was down to 18 items before Roger added a few additional. The insurance inspection for the eyewash shower was finally completed. Remaining tasks were reviewed and any remaining construction such as the insulation addition in the LMC are recommended to be implemented at one time over the summer. Lewis Balsizer has moved on and O&G has brought in a new MEP coordinator to finish the project, Ben Perez.

JP suggested that any new proposal requests be directed through George to determine if they should be presented to the committee.

Patrick asked if the intercom change for the loading dock would require wiring. Nelson stated that it would involve wiring.

### **Motions 5-4-21 PBC meeting**

#### **PCO-343**

Motion that the public building committee approve PCO - 343 dated 5/1/2021 pending final review and acceptance by the design team for Miscellaneous Contingency Draws in the amount of \$15,569 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 - 343 dated 5/1/2021 pending final review and acceptance by the design team for Miscellaneous Contingency Draws in the amount of \$15,569 as a zero-cost change order to be applied to the CM Contingency Moved By Patrick DiSarro Seconded by JP Fernandez - All in favor-. Unanimous- Motion passes**

#### **PCO-344**

Motion that the public building committee approve PCO - 344 dated 5/1/2021 for DOA sequence control revisions pending final review by the design team in the amount of \$2,599.

**George Bauer made a motion that the public building committee approve PCO - 344 dated 5/1/2021 for DOA sequence control revisions pending final review by the design team in the amount of \$2,599. Moved by Patrick DiSarro - Seconded by J P Fernandez - All in favor- Unanimous Motion passes**

#### **PCO-346R**

Motion that the public building committee Approve PCO – 346R dated 5/2/2021 for above ceiling insulation in the LMC and Music Rooms in the amount of \$21,389

**George Bauer made a motion that the public building committee Approve PCO – 346R dated 5/2/2021 for above ceiling insulation in the LMC and Music Rooms in the amount of \$21,389. Moved by Patrick DiSarro - Seconded by JP Fernandez - All in favor- Unanimous Motion passes**

#### **PCO-347**

Motion that the public building committee Approve PCO – 347 dated 5/2/2021 for additional Bond premium for the acoustical package 2.09b in the amount of \$279

**George Bauer made a motion that the public building committee Approve PCO – 347 dated 5/2/2021 for additional Bond premium for the acoustical package 2.09b in the amount of \$279 Moved by Patrick DiSarro - Seconded by J P Fernandez - All in favor- Unanimous Motion passes**

**Application for Payment #44**

Motion that the public building committee approve the O&G Pay Application No 44 for the period from March 1 to March 31, 2021 in the amount of \$135,674.59

**George Bauer made a motion that the public building committee approve the O&G Pay Application No 44 for the period from March 1 to March 31, 2021 in the amount of \$135,674.59 Moved by J P Fernandez - Seconded by Patrick DiSarro –**

**Discussion,** Nelson Reis reviewed the summary sheet from the O&G report. The G702 application for payment was reviewed for each line for work this period. The remaining balance is retainage release where lien waivers have been submitted.

**All in favor- Unanimous-motion passes.**

**New Business:**

- None

**Public Comment:**

- o None

**Meeting Adjourn** Patrick DiSarro made a motion for the meeting to adjourn at 7:35pm. Seconded by J P Fernandez All in favor- unanimous Meeting adjourned.