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

November 18, 2020

PBC Attendees:

Pat DiSarro
Tom Hecht
George Bauer – had to depart at 7:00pm
Brian Peterson
Janet Morgan
Andie Greene
Matt Cleary
John Chapman
JP Fernandes

Absent:

Don Fittal
Robert Piazza

Also Present:

Scott Pellman	Colliers
Doug Goulet	Colliers
Nelson Reis	O&G
Amy Samuelson	SLAM
Mike Molzon	Region 14
Brian Boccio	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 6:25 pm.

1. **Finance Report** –

- Like last month the finance working group did not have a chance to meet this past month. There are only two PCO's to review this evening and 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.
- Updated contingency status reports were included in the financial folder located in the meeting packet. A full contingency status report for the entire project was provided. The project has expended \$3,737,729

in Construction and Owner's contingency and there are pending issues or Owner improvements that total an additional \$437,682. However, the two PCO's to be discussed tonight PC322 and PCO323 are proposed to be applied to the CM contingency freeing back up approximately \$72,500 to the Owners contingency.

- The current available contingency for the High School and BOE facility is approximately \$473,771. This would be reduced to \$36,089 assuming all the pending issues or betterments are accepted. This increases to \$108,589 when the two pending PCO's currently shown under the Owners contingency move to the CM contingency. The project is still experiencing 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 \$100,000 for this work. The addition of re-heat coils is being proposed as the project was designed without the ability to heat up dedicated outside air. The outside air delivered to each space has its humidity remove through air conditioning, however due to that process the air delivered to rooms is typically around 55 to 60 degrees. The VRF units and radiant heating panels in each space use the room as a plenum to heat the room mixing with the colder outside fresh air. In the winter when the air is dryer, AC will not be required to remove humidity but there is still no provision to heat the outside air which will still be very cold. Individuals sitting below the outside supply air ducts are experiencing cold drafts until the air mixes with the room air. Adding heating coils in the outside air duct work should allow more tempered air to be delivered to the spaces improving comfort.
- Amy Samuelson notes that any action on his item should wait until the commissioning is complete. This approach should be confirmed with the design engineers along with SES, the commissioning agent.

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

a. Project Update –

- Project meetings continue to take place online, there is a scheduled OAC meeting Tomorrow. The focus of the meeting will be project close out, punch list, ongoing heating PA and bell issues. Colliers is coordinating with Eversource to have them perform a power quality survey. Colliers has been coordinating additional HVAC and Commissioning meetings attempting to resolve the ongoing issues. There was a technology punch list walk through scheduled on October 28th, and Colliers spent last Wednesday reviewing the PA system, several fixtures were found inoperable and several more were missing and still require installation.
- Colliers is continuing project support hourly based on the agreement in place.

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

PCO-322 – Auto Flow valves - \$53,233

- This change is associated with valves that control the flow of hot water to the radiant heating panels. The shop drawing review process did not accurately identify the required sizes and the wrong size valves were installed. The correct valves are now installed. O&G is recommending that this cost be charged to the CM contingency
- Doug Goulet reported that it was a shop drawing issue, and the comments were not adequate on either the contractor or design side of the shop drawings review process and the contractor installed what they believed were the corrected valves.
- Nelson noted that a CCD was issued to move the work forward, the work was tracked T&M. There was an agreement that it would be applied to the CM contingency. The work involved between 60 and 70 valves that are located in each classroom. Part of the overheating issues was due to a surplus flow of the hot water. Individuals seated under the panels were being overheated.

PCO-323 – Miscellaneous CM contingency draw - \$19,363

- This is the cost for miscellaneous contingency draws from multiple contractors and PCO's.
 - General trades PCO's for additional cleaning due to COVID – cleaning every 2 days.
 - Janet Morgan asked if the State Grant could be used for this cost, it was noted that the State typically takes their funding portion back from any grant or credit that is provided to a school building project.
 - HVAC VAV Wiring control wiring scope gap – the work was done T&M
 - HVAC – Relocation of 2 BMS Panels from staff toilet rooms walls to other walls due to construction phasing. – The work was performed T&M
 - HVAC – relocate gym sensor – it was installed as detailed, but it sits on an uninsulated shaft wall and the sensor was picking up the cooler shaft overheating the gym.
4. Norcom Proposal - At the last meeting Colliers distributed a proposal solicited by the Region for a new repeater to resolve communication dead spots within the building. Two proposals were received, one for repeaters only and a second that included new handsets. If accepted by the committee this expense should be applied to the central office project due to its available contingency. The district has confirmed that they need the larger of the two proposals approved that includes the handsets. The total cost is \$29,096.44 and this is included in the contingency status report.
- George Bauer noted that Pam and the SRO working through Wayne M coordinated this with the Region. Janet stated that there is poor radio communications due to the way the building is built. Mike Molzon stated that there are dead spots in certain areas of the school, but the current units work well in most parts of the building. Currently the school is using existing 2-way radios which have been in service for the past 20 years using the same frequency. The SRO works at a different level and is looking for seamless coverage.
5. The District as of today is requesting software to drive the video announcement boards throughout the facility, this request has been added to the contingency status log

Architect update – Amy S

- The Architects did not have much to report on the close out phase. The design team continues to support the commissioning process with attendance at those meetings along with the OAC meetings.
- SLAM is following up on the PA system troubles working with their consultant and contractor.
- Punch list work continues.
- Heating issues are being reviewed as part of commissioning
- The custom wall covering is in production.

Project Update - Nelson R-

- The CM Contingency is currently \$173,278 and is anticipated on being reduced further next month. PCO's 322 and 323 have been applied to the contingency balance prior to the number reported.
- Tennis courts and windscreen are complete, the logo is pending by the end of the year
- Landscaping changes are complete, O&G will walk the site with SLAM next week on Monday at 9:00am. The missing willows have been re-planted by the stream. It was suggested to Mike M not to brush hog the area by the willows to let it grow in.
- HVAC commissioning is nearing completion, the contractors are being pushed to complete as much as possible by next Wednesday.
- The Application #39 Billings were reviewed.
- A proposed screen wall by the loading areas is not required and will not be pursued.
- The video production storefront has shipped, the contractor is expecting the materials before Thanksgiving
- Bubbled glass is being replaced
- The wall mural is expected within two weeks
- All concrete floors have been sealed
- Tele data work is complete along with the exterior speaker, data outlets in the Central Office, the license plate reader is being activated.

- A schedule was provided in the O&G report for ongoing completions by the end of November.
- Progress photos were presented.

New Business:

- None

Public Comment:

- None

Motions 11-18-20 PBC meeting

PCO-322

Motion that the public building committee approve of PCO - 322 dated 11/13/2020 to replace autoflow valves for the radiant heating in the amount of \$53,223 as a zero-cost change order to be applied to the CM contingency.

Andie Greene made a motion that the public building committee approve PCO - 322 dated 11/13/2020 to replace autoflow valves for the radiant heating in the amount of \$53,223 as a zero-cost change order to be applied to the CM contingency. Seconded by Patrick DiSarro - All in favor- Unanimous-motion passes.

Y- Pat, JP, Tom, Janet, John, Mat

PCO-323

Motion that the public building committee approve of PCO - 323 dated 11/16/2020 for miscellaneous contingency items in the amount of \$19,363 as a zero-cost change order to be applied to the CM contingency

Andie Greene made a motion that the public building committee approve PCO – 323 dated 11/16/2020 to replace autoflow valves for the radiant heating in the amount of \$53,223 as a zero-cost change order to be applied to the CM contingency. Seconded by Patrick DiSarro - All in favor- Unanimous-motion passes.

Y – pat, John, JP, Tom, Janet, Brian, MAT

Norcom proposal

Motion that the public building committee approve the Quote # C97509 from Norcom CT dated 06/12/2020 in the amount of \$29,096.44 for the installation of a SLR5700 Repeater & XPR3500e portable handsets.

Andie Greene made a motion that the public building committee approve the Quote # C97509 from Norcom CT dated 06/12/2020 in the amount of \$29,096.44 for the installation of a SLR5700 Repeater & XPR3500e portable handsets. Seconded by Patrick DiSarro - All in favor- Unanimous-motion passes.

- Discussions – Tom H – asked if this involved safety, Scott Pellman noted that the system relates to the SRO and school safety, Andie Greene agreed for communications to the field are important as well.

All in favor- Unanimous-motion passes Y Pat, Tom, Janet, John, Mat, Brian, JP

Application for Payment #39

Motion that the public building committee approve the O&G Pay Application No 39 for the period from October 1 to October 31, 2020 in the amount of \$243,357.04

Andie Greene made a motion that the public building committee approve the O&G Pay Application No 39 for the period from October 1 to October 31, 2020 in the amount of \$243,357.04 Seconded by Patrick DiSarro - All in favor- Unanimous-motion passes. Y – Pat, Tom, John, Brian, Mat, Janet, JP,

Meeting Adjourn

Pat DiSarro made a motion for the meeting to adjourn at 7:24pm. Meeting adjourned.