

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 – Nonnewaug HS 6:00pm**

January 12, 2022

Zoom meeting

PBC Attendees:

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

Absent:

Andie Greene
Janet Morgan
Robert Piazza

Also Present:

Scott Pellman	Colliers Project Leaders
Nelson Reis	O&G Industries
Mike Molzon	Region 14
Pam Sordi	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 Scott Pellman for inclusion.

1. **Call to Order – The meeting was called to order at 7:33pm.**
2. **OPM Update** – Scott Pellman discussed the project update dated 1-12-2022 sent to the committee earlier today:
 - Commissioning agents visit, the issues noted on the commissioning report were reviewed and along with the approach to resolve open issues.
 - The design team needs to address the DOA-3 controller that should be on emergency power.
 - Corridor sensors, There are three areas in the hallways that require sensor work along with the gymnasium. Roger Johnson from O&G has walked the project with Brian Boccio and has confirmed the majority of the lighting issues have been corrected, Mark Olerud from Apex has also been on site and is coordinating the additional areas that are still not functioning properly. It's believed that a power pack needs to be replaced as all sensors have previously been replaced. Mike Molzon noted an issue in the main hallway this week, O&G is aware and Apex believes it's a power pack issue and they will be replaced. JP asked is an extended warranty could be provided, Nelson will speak with Mark O.

- Additional supplemental heat options will be reviewed with the design team. George noted that individual staff toilets in the administration building are still cold, Mike Molzon added that the hallway in the music area and music office are also not able to achieve temperature. Nelson noted that additional insulation was added at the music area and in the administration building. Mike stated that the boilers have capacity and he would recommend that the extra heat could be provided with base board radiation. Mike is going to try and install additional insulation above the toilet room ceilings. Nelson stated that the undercuts were increased in the past for toilet room doors. Colliers to request what other options are possible for heating of the 7 toilet rooms and music practice/office that may be implemented by the District at a later time. John Chapman asked if the building was supposed to be designed to code why didn't we get the insulation that meets code. Mike has added insulation at the access to the attic.
- Mike Molzon noted that this morning the kitchen mechanical unit was off due to the freeze stat tripping and the unit will not stay running, Mike re-set the freeze stat and the unit re-started.
- At DOAS #5 There was a 100-degree delta T – in an email earlier today Eric Romeos response was that the delta should be 40 degrees and asked . Was the unit commissioned properly? Colliers to contact the commissioning agent.
- There are issues with CU-8 and CU-9 which require corrective action or re-programming to ensure that the IDF and MDF rooms maintain cooling when there is a a power failure, the VRF units that feed those spaces are on emergency power but there are others attached to the same CU's that are not on emergency power and when the power goes off the entire system shuts down. A meeting will be scheduled with design and construction to further address this issue.
- The three exterior light fixtures by the tennis courts have been replaced. Mike Molzon questioned work done over the Christmas break concerning the 3 light poles heads. O&G noted that the work completed under the warranty and three heads were replaced by Boulos
- The auditorium strip light attic stock and replacement fixtures should be delivered to the site on Monday 1-17-22 for installation.
- Nelson from O&G will correct the stair nosing's that are raised at the main entry stair of the auditorium.
- The PA interface in the main office was completed over the winter break and tested, Pam will verify its operation tomorrow, Mike Molzon noted that he did hear the system being tested on 12-29-2021.
- Colliers has a financial close out meeting with the administration on 12-2-2021 and that coordination is ongoing.
- Counseling conference room HDMI does not function, front conference room wire configuration. Scott P will review on Monday.
 - Mike Molzon stated that he spoke to B from Wireman and Wiremen will be on site Monday.

Construction Managers Update - Nelson Reis reported on the following:

- Nelson Reis reviewed the pay application with the committee which involves retainage releases. Consent of Surety has been received. All change orders have been signed and paperwork received for contractors receiving retainage payments. All ongoing contractors retainage was reviewed awaiting final close out documents. GDS was the largest release of retainage.
- The bond increases will be reconciled on the final pay application.
- The trade allowance summary was reviewed. There will be credit change orders for the money that was not expended. Approx. \$213,000 A final review with the State will be coordinated by O&G and include Colliers once the allowances have been reconciled.
- The CM has 5 allowances in the GMP with just over \$1,000 unused.
- The CM contingency has approx. \$73,000 that will not be expended.
 - Mike Molzon also noted that the compressor units by the kitchen need to be re-started at times . This needs to be addressed by the design team and SWAN.

Approval of invoices

Application for Payment #48

Motion that the public building committee approve the O&G Pay Application No 48 for the period from October 1, 2021, to January 31, 2022, in the amount of \$476,539.79

George Bauer made a motion that the public building committee approve the O&G Pay Application No 48 for the period from October 1 to January 31, 2022, in the amount of \$476,539.79 Moved by Patrick DiSarro - Seconded by Tom Hecht – All in favor- Unanimous-motion passes.

New Business:

- Schedule for final meetings will be dependent on finalizing issue and reconciling the final application for payment.

Public Comment:

- None

Meeting Adjourn Pat DiSarro made a motion for the meeting to adjourn at 7:50pm. Seconded by JP Fernandes. All in favor- unanimous Meeting adjourned.