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**Regional School District No. 14
Woodbury/Bethlehem
Nonnewaug High School – Renovations Project
Public Building Committee Meeting – Nonnewaug HS 6:00pm
November 3, 2021**

PBC Attendees:

George Bauer
Pat DiSarro
Tom Hecht
Andie Greene
Brian Peterson
John Chapman – attended via phone

Absent:

Don Fittal
JP Fernandes
Matthew Cleary
Janet Morgan
Robert Piazza

Also Present:

Scott Pellman	Colliers
Nelson Reis	O&G
Amy Samuelson	SLAM
Wayne McAllister	Region 14
Tina Tanguay	Region 14
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. **Facility Walk through** – a facility walk through commenced at 6:15pm departing from the Cafeteria.
2. **Call to Order – The meeting was called to order at 7:33pm.**
3. **OPM Update** – Scott Pellman reported on the following:
 - Scott Pellman from Colliers provided a review the financial summary information provided in the building committee meeting package. The Construction team is working to close the project out for a final application for payment in December 2021. The available contingencies and review of State change order eligible and ineligible costs were discussed. The project has achieved a significant increase in the eligible costs after O&G, SLAM and Colliers met with the State.

- Since the last Public Building committee meeting there have been multiple coordination meetings with the design and construction team to facilitate the completion of the project including the modifications and re-programming of the VRF's. It was noted that Covid related material procurement affected completion of a number of the punch list items. The design and construction team have updated their open punch list items which were included in the information packet and should be completed within the next two weeks.
- Included in the meeting packet were sample project close out documents that the Design, Construction and Colliers team will be using over the next month to compile all required information for the State Audit.
- A complete contingency status report was provided that shows all accepted and rejected change order work along with soft cost budget movement for the entire project. Changes highlighted in blue correspond to the Central Office Project.

a. PCO's –

- A credit of \$4,527.38 for hose bibs and clean outs that were not required will be processed at the next meeting – line 665 of the contingency status report.
- There will be final bond for trade bond reconciliation of change orders, the contingency status report is currently carrying \$30,000 – Line 525 of the contingency status report.
- It is anticipated that O&G will have additional documents for reconciliation of allowances and the CM contingency that will be addressed at the final meeting.

b. Quotes –

- There is a quote from ISS to address connectivity of the public address system to allow the main office to connect a computer, I Pod etc. directly from the office without re-locating to the lower-level equipment closet. The proposal scope was clarified earlier today and an updated quote was included in the meeting information packet. The total cost for this proposed work is \$3,674.

Construction Managers Update - Nelson Reis reported on the following:

- The list of open punch list items was reviewed. O&G has hired an electrician for Veterans day and the day after Thanksgiving to complete open electrical work. In addition, the lighting sensors that control corridor lights will be replaced under warranty by the manufacturer. A meeting has been scheduled with the mechanical contractor this Friday to resolve all disputed items.
- The final Balance of allowances and CM contingency will be credited back to the project in the final application.
- Pay application #46 and #47 were reviewed with the committee, these pay applications cover the period from May 2021 through September 2021.
- The ticket work for the VRF modifications were lower than the anticipated price and will be reconciled for the next meeting.
- The largest retainage that is still being held is for the electrician who will be back charged for the pending electrical work to complete open punch list items.

Approval of invoices

Application for Payment #46

Motion that the public building committee approve the O&G Pay Application No 46 for the period from May 1 to June 30, 2021, in the amount of \$238,427.65

George Bauer made a motion that the public building committee approve the O&G Pay Application No 46 for the period from May 1 to June 30, 2021, in the amount of \$238,427.65 Moved by Pat DiSarro - Seconded by Andy Greene – All in favor- Unanimous-motion passes.

Application for Payment #47

Motion that the public building committee approve the O&G Pay Application No 47 for the period from July 1 to September 30, 2021, in the amount of \$372,496.80

George Bauer made a motion that the public building committee approve the O&G Pay Application No 47 for the period from July 1 to September 30, 2021, in the amount of \$372,496.80 Moved by Patrick DiSarro - Seconded by Andie Greene – All in favor- Unanimous-motion passes.

ISS Quote for PA connectivity from the main office

Motion that the public building committee approve the ISS quote dated 11-3-2021 to provide public address system connectivity to the main office in the amount of \$3,674

George Bauer made a motion that the public building committee approve the ISS quote dated 11-3-2021 to provide public address system connectivity to the main office in the amount of \$3,674 Moved by Patrick DiSarro - Seconded by Andie Greene – All in favor- Unanimous-motion passes.

New Business:

- Schedule for final meetings

- The next building committee meeting will be scheduled for The week of December 13th on either Monday the 13th or Wednesday the 15th . Colliers will pole the committee members to see which date will work the best.

- With the completion of the walk through the BOE need to schedule a meeting to formally accept the project which will start the 20-year timeline with the State before additional projects can be funded for the school. This meeting will need to be scheduled after the final school building committee meeting. Tentatively this will take place on December 20, 2021 .

- John Chapman questioned the status of open items. The lighting issues which are mostly warranty issues are being addressed. The roof has seen intermittent leaks over the Central Office which is a warranty issue and is being addressed by the warranty through Mike Molzon.

- Tom Hecht asked if there will be a community presentation or open house once the project is complete. George Bauer noted that things have been restricted due to Covid issues. Amy Samuelson offered some professional photography that could be run as a show during a meeting or a virtual tour.

Public Comment:

- None

Meeting Adjourn Andie Greene made a motion for the meeting to adjourn at 8:15pm. Seconded by Patrick DiSarro. All in favor- unanimous Meeting adjourned.