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

**June 8, 2021**

**PBC Attendees:**

Pat DiSarro  
Andie Greene  
Brian Peterson  
Don Fittal  
George Bauer  
JP Fernandes  
Matthew Cleary

**Absent:**

Janet Morgan  
Robert Piazza  
Tom Hecht  
John Chapman

**Also Present:**

Scott Pellman	Colliers
Nelson Reis	O&G
Mark Jeffko	O&G
Amy Samuelson	SLAM
Glenn Gollenberg	SLAM
Wayne McAllister	Region 14
Michael Walsh	CES

**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 Four PCO's to review this evening along with application for payment #45. Nelson Reis from O&G will review the payment application as part of his report. The Payment application #45 was included in the meeting packet and has been reviewed and recommended for payment by SLAM and Colliers.
- Financial reports were provided via an email earlier today with a number of financial documents in folder #4. The project has expended \$3,898,552 in Construction and Owner's contingency to date and there are pending issues or Owner improvements that total an additional \$93,9003. – there is a total available balance of construction and owners contingency of \$312,948 prior to the acceptance of the pending issues. After subtracting the pending issues of \$93,003 assuming all pending issues are accepted there would be \$219,945 remaining in total contingency. To balance the High School and Central office Total

project budgets approved by the State \$102,594 must be reserved for the Central Office project resulting in a total available contingency for the High School project of \$117,351. This available contingency will be reduced by SLAM and Colliers management and close out costs for services that are being completed hourly. Colliers along with the design team is doing their best to minimize these costs moving forward.

- Colliers and O&G attended multiple meetings where they reviewed all State change orders in detail with OSCG&R staff. A summary of the updated eligible costs was provided in the meeting packet. Items highlighted in yellow have specific reviews still pending by the State and those reviews may result in some additional reimbursement. Our current understanding based on the notes from the meeting is that the eligible construction costs for the submitted change orders has increased from \$800,526 to \$1,589,117.
- Colliers has taken the information from the State change order eligibility coordination and created an updated estimate of the potential Regions portion of the construction costs based on the current identified ineligibles and pro-rated soft costs. This is a preliminary working estimate and the final costs to the Region will be determined as part of the final State audit that will take place after completion of the project. Based on the current understanding of the numbers without complete State input the cost to the Region is approximately \$37,290,572 or \$1,474,738 below the referendum target of \$38,765,310.
- An updated Cash flow was also provided that assume the project will be completed this summer and all final payments executed by September 2021.
- **PM Report** – Scott Pellman reported on the following:
  - **a. Project Update** –
- In addition to the State meetings there was an Owner, Architect, Contractor meeting last week to review current issues. These meetings will now take place only as needed through the project close out period. The next MEP coordination meeting has been scheduled for Tuesday 8-15-2021 and will confirm direction for MEP summer work based on PCO discussions from this evening. There have been a number of meetings to discuss the VRF controls with the design team, O&G, and the contractors along with the commissioning agent and Owners representatives. Punch list work is nearing completion and O&G has been working hard to find contractors willing to take on the final added scope items, specifically for electrical items. Lighting controls have been a focus of the team and we are awaiting information from the manufacturer on some of the sporadic flickering that has occurred throughout the main building.

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

**PCO-312R** – Contingency Draw – O&G – (\$127,428.39 CM Contingency)

- This PCO was reviewed in detail between Scott Pellman and Kurt Lavaway from Colliers along with Nelson Reis and Mark Jeffko from O&G. This covers time for O&G oversight from last June through the fall of 2020 for scope changes. Through the review meetings the time was reduced from the original proposal and has been carried on the O&G report since late last year. Now that the end of the project is in sight, Colliers is recommending that this reviewed PCO be moved forward. Since the fall of 2020 O&G has included management time on each of the individual approved PCO's so no further oversight expenses are anticipated except for those associated with future approved PCO's that will be included with each independently.

**PCO 343** - Nelson Reis stated that this PCO was discussed and approved at the Last meeting.

**PCO-345** – VRF Controls Modifications - Contingency Draw – O&G – (\$118,857 CM Contingency)

- This PCO has been the subject of a number of meetings and needs to be moved forward so the project can be closed out. Scott Pellman, Nelson Reis, and Amy Samuelson explained the issue and how the VRF's were initially wired throughout the different phases of the project and what controls were specified and need to be installed to

complete the project. The PCO also includes a fan mode change which is a modification to the originally specified sequence of operations to address drafts in the rooms when the spaces are not calling for heating or cooling. O&G is recommending that the work be performed T&M. The PCO currently includes OT rates and now that the proposed work will be completed in the summer will not be required.

**PCO-349** – Contingency Draw – O&G – (\$5,077 CM Contingency)

- This PCO addresses mechanical and painting work that will be applied to the CM contingency. Nelson Reis discussed the mechanical and painting work. The painter had to go back into the gym and paint areas adjacent to locations where the spray foam was added after the final painting occurred which was a phasing issue. The mechanical pump service invoice addressed a failed control board that had been operating properly for over 2 years and was no longer under warranty. O&G contacted the contractor and had the board replaced.

**PCO 348** – Leak Detection – 25,314

- Nelson reis presented the PCO which is currently being reviewed by the design team. This provides a floor puck to sound an alarm if a leak is noted in the mechanical areas under DOAS and AHU's throughout the building.

**Architect update** – Amy Samuelson

- The architect and design team have been participating in PCO discussions, CES is on the call to address any questions. There is no new issued on the design front. The design team is focused on completing the punch list reviews.

**Project Update** - Nelson R-

- Nelson Reis provided an updated on the CM contingency which stands at \$74,150 after all potential PCO's discussed earlier in the meeting are applied. Added scope and outstanding work was reviewed as highlighted in yellow in the report. PCO-184 for the toilet room heat is being re-priced by Wiremen, Roger walked the building with them today for the pricing. The insulation work has been scheduled and the materials have been procured. The payment application matches the report and was reviewed for the scope of work completed in April. The majority of the funds for this months application are for retainage release here the contractor has submitted all required release of liens, consent of surety and CHRO paperwork.

George Bauer stated that the committee

Is willing to have special meeting to move pending PCO's forward so all work can be completed this summer.

**Motions 6-8-21 PBC meeting**

**PCO-312R**

Motion that the public building committee approve PCO - 343 dated 10/16/2020 for CM added general conditions for June through October 2020. in the amount of \$127,428.39 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 - 312 dated 10/16/2020 for CM added general conditions for June through October 2020. in the amount of \$127,428.39 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-345R**

Motion that the public building committee approve PCO – 345R dated 5/1/2021 for VRF wall sensors and fan mode modifications not to exceed the amount of \$118,857 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 – 345R dated 5/1/2021 for VRF wall sensors and fan mode modifications in the amount not to exceed \$118,857 as a zero-cost change order to be applied to the CM Contingency. Moved by Patrick DiSarro - Seconded by J P Fernandez - All in favor- Unanimous Motion passes**

**PCO-349**

Motion that the public building committee approve PCO – 349 dated 6/4/2021 for various out of scope items in the amount of \$5,077 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 – 349 dated 6/4/2021 for various out of scope items in the amount of \$5,077 as a zero-cost change order to be applied to the CM Contingency. Moved by Patrick DiSarro - Seconded by J P Fernandez - All in favor- Unanimous Motion passes**

**PCO-348**

Motion that the public building committee approve PCO – 348 dated 6/4/2021 for mechanical penthouse leak detection not to exceed \$25,314 pending approval of the design team and Colliers.

**George Bauer made a motion that the public building committee approve PCO – 348 dated 6/4/2021 for mechanical penthouse leak detection not to exceed \$25,314 pending approval of the design team and Colliers. Moved by Patrick DiSarro - Seconded by J P Fernandez - All in favor- Unanimous Motion passes**

**Application for Payment #45**

Motion that the public building committee approve the O&G Pay Application No 45 for the period from April 1 to April 30, 2021 in the amount of \$387,904.36

**George Bauer made a motion that the public building committee approve the O&G Pay Application No 45 for the period from April 1 to April 30, 2021 in the amount of \$387,904.36 Moved by J P Fernandez - Seconded by Patrick DiSarro – All in favor- Unanimous-motion passes.**

**New Business:**

- Patrick DiSarro stated that the entrance to the school and bus loop is working great and was used recently very successfully used as a stage for the spring concert and theater performance. Patrick pointed out the roof area at the front of the school where an unattractive transitions is visible from old to new work. Amy Samuelson noted that nothing could be done without removing the entire roof area up to the ridge line. Nelson pointed out the oil canning of the existing roof that is exaggerated on a sunny day with the lighter colored roof.

**Public Comment:**

- None

**Meeting Adjourn Patrick DiSarro made a motion for the meeting to adjourn at 7:25pm. Seconded by J P Fernandez All in favor- unanimous Meeting adjourned.**