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

June 28, 2022

Zoom meeting 6:00pm

PBC Attendees:

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

Absent:

Matthew Cleary
Andie Greene
Janet Morgan
Robert Piazza

Also Present:

Scott Pellman	Colliers Project Leaders
Nelson Reis	O&G Industries
Amy Samuelson	SLAM
Mike Molzon	Region 14
Carol Ann Brown	BOE

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 6:04pm.

1. **OPM Update** – Scott Pellman provided the following update:
 - There was a meeting on 6-16-22 to discuss final close out coordination that included representatives from O&G, Colliers Project Leaders and Region 14 representatives, the following were discussed.
 - The additional work provided by ESC that was being coordinated through Colliers and Mike Molzon to address freeze stat issues has been completed.
 - The work associated with switchgear modifications that will allow main switch re-set remotely when there is a power outage is being scheduled for this summer. Mike Molzon noted that the work is being scheduled with Eversource, they require a 4-week notice, it should happen by the end of July. The cost of the work was approved in April by the committee chair.
 - There are two warranty issues that are being addressed,
 - The first warranty issue involves resetting of the condensing units when there is an Eversource phase loss power outage. The condensing units do not always restart automatically and require manual re-setting, this does not happen when the main breaker is cut cleanly and only occurs when the power is lost at the street. The manufacturer will be contacted along with ESC the next time there is an outage to assist in determining the

cause, it was noted that there has not been a power loss for some time. Contact information from SWAN has been provided to Mike Molzon.

- The second warranty issue involves the lighting control sensors. The factory had a number of units removed and tested which showed that they are all defective. O&G noted that all units will be replaced under warranty by the factory. The new product rep Kevin O'Brien is still trying to get a hard date for delivery of the new sensors, they have been released and are awaiting delivery. The committee would like the warranty extended based on the defect, O&G will inquire. Mike Molzon noted that there is still an issue in the auditorium with flickering lights. Kevin O'Brien will be requested to confirm this is being addressed, O&G will forward the email from Mike Molzon and Jason to Kevin O'Brien to confirm this issue is also being addressed.

2. **Approval of application #49** - Nelson Reis reviewed the application for retainage reduction and final payments for two contractors.

Application for Payment #49

Motion that the public building committee approve the O&G Pay Application No 49 for the period from January 31, 2022, to March 31, 2022, in the amount of \$68,882.39

George Bauer made a motion that the public building committee approve the O&G Pay Application No 49 for the period from January 31, 2022, to March 31, 2022, in the amount of \$68,882.39 Moved by Patrick DiSarro - Seconded by JP Fernandes – All in favor- Unanimous-

3. **Construction Managers Update** - Nelson Reis reported on the following:
 - All contractors are closed out with the exception of ES Boulos and the Mechanical Contractor DiRienzo and Johnson Controls.
 - Johnson Controls – The contractor did not submit their CHRO plan so there is a 2% hold back in their Fee that cannot be released. Alvin Bingham from CHRO is being consulted.
 - ES Boulos – is disputing a back charge for punch list work completed on their behalf. The back charge totals approximately \$14,000
 - DiRienzo - O&G cannot go into specifics as they are working through their attorneys and are communicating with the bonding company. This issue is expected to be resolved in the next few weeks. The disputed dollar value is much larger, approximately \$800,000.
 - There will be one final PCO that reconciles all allowances along with application #50.
4. **Project Close out schedule:**
 - O&G should close out the final application and GMP including all credits and allowance reconciliation. A meeting will be set up in late July or August to approve this final payment. O&G was directed to finalize the GMP as these disputes are between O&G and their trade contractors.
 - Mike Molzon is meeting with the building official Gary and Fire Marshall Janet tomorrow for review and final issuance of the final CO.
 - The BOE will need to formally accept the project to start the 20-year window with the State for any future projects within the HS. There are 3 new BOE members who will be asked to vote to accept the project. Carol Ann Brown noted that there are a number of issues on face book and the BOE members may have some questions. The new BOE members will need to be brought up to date before they can vote. A special meeting may be needed. Team members will be available at the meeting to respond to questions.
5. **Other Business properly coming before this committee**
 - None
6. **Public Comment**
 - None
7. **Meeting Adjourn** Patrick DiSarro made a motion for the meeting to adjourn at 6:38pm. Seconded by JP Fernandes. All in favor- unanimous Meeting adjourned.