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

**June 8, 2023**

**Nonnewaug HS Library Media Center  
meeting 6:00pm**

**Building Committee Attendees:**

George Bauer -	Committee Chair
Pat DiSarro -	Member
Brian Peterson -	Member
John Chapman -	Member
Andie Greene -	Member
JP Fernandes -	Member
Jim Crocker -	BOE Chair - remote

**Absent:**

Tom Hecht  
Don Fittal  
Janet Morgan  
Matthew Cleary  
Dave Butkus

**Also Present:**

Scott Pellman	Colliers Project Leaders
Kurt Lavaway - remote	Colliers Project Leaders
Nelson Reis	O&G Industries
Amy Samuelson	SLAM
Jeff LaMothe	SLAM
Tina Tanguay	Region 14
Mike Molzon	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.

**Call to Order – The meeting was called to order at 6:10pm.**

1. **OPM Update** – Scott Pellman provided the following update:
  - Since the last building committee meeting in June of 2022 O&G has been addressing the final punch list items including hiring Wiremen electrical contracting to resolve the electrical punch list and C of O issues. In addition, all open certificate of occupancy issues have been resolved along with contractual disputes with the electrical and mechanical contractors. Nelson Reis will address those in his report.

- During the period from October 2022 through January 2023 there were 4 subcommittee meetings to address the outstanding punch list and certificate of occupancy issues. On March 22<sup>nd</sup> there was a final walk through to observe all of the corrective work with the building official and fire marshal.
- The final sealed site as built drawing needs to be filed with P&Z and Wetlands to obtain the remaining C of O signoffs, O&G and SLAM are coordinating this effort. There is also a question on an arborists inspection that Amy Samuelson is following up on. This request may involve the large tree adjacent to the softball field.
- The light sensors in the hallways have been replaced. Kevin O'Brien the representative from Apex lighting has been providing warranty corrective work for the auditorium lights and is working with Mike Molzon to coordinate the main lobby light sensors so they will turn off with the building management system.
- Now that the final application for payment with reconciled allowances has been submitted Colliers is finalizing the budget and will perform a final reconciliation with the Region 14 general ledger. There is approximately \$350,000 available in contingency between the HS and Central Office projects. Once the Colliers budget and Regions general ledger has been reconciled Colliers will finalize the last SCG-046 payment request and close out paperwork with the State.
- The two project change orders on the agenda this evening will need to be submitted to the State for review to determine ineligible costs. The final determination of ineligible costs will help set the percentage of soft costs that are prorated to the percentage of ineligible construction costs. Colliers will then complete the financial reconciliation and coordinate with the Region for filing the final State paperwork.
- The design team has looked at alternatives to implement re-heat capability into the dedicated outside air (DOA) supply system. The mechanical engineer from CES met with a contractor in the field however it was determined that the proposed system would not work. Mike Molzon has received an initial proposal from Tucker mechanical to provide re-heat coils in the DOAS ductwork along with a separate proposal from ESC to coordinate the building management controls to support the proposed work for a total of approximately 200 thousand dollars. If the Region moves forward with the implementation of re-heat capabilities this work will not be completed through O&G as the project and trade contractors have been closed out. This issue is a result of a decision by the building committee to accept the elimination of VAV boxes during the design phase as a value management option.
  - Mike Molzon discussed the lack of reheat for the DOAS units resulting in colder than expected discharge air which is most evident during the dehumidification cycle in the shoulder seasons, spring and fall. Dehumidification in the shoulder seasons lowers the supply air to 55 degrees and currently there is no provision to raise the temperature back up before discharging into the classroom which causes the occupants to feel cold during these seasons. Mike Molzon noted that the outside air should be brought up to 68 to 70 degrees before discharging into the rooms. Mike also believes that there is an issue with refrigerant flow so both chiller units cannot be run simultaneously. Mike believes that the installed valves need to be replaced as well and is seeking updated proposals. Scott Pellman noted that the cost to add DOAS re-heat would not be reimbursable under the current project and submitting the work as a separate project would cost more in design and management fees than would be re-captured with State support. The O&G contract is being closed out this evening with the approval of the final application. the district will need to determine how they want to fund the work. Mike noted that this work will need to be bid out once the final scope has been coordinated.

2. **Construction Managers Update** - Nelson Reis reported on the following

- Change orders #53 reconciles the electrical allowance for E.S. Boulos. Custom Electric also completed Change order work in addition to Wiremen noted in the Colliers report.
- Change order #54 reconciles allowances and a mechanical claim. DiRienzo was originally looking for over \$600,000, O&G only accepted changes with merit and reduced it down to \$150,000. There were 5 CM allowances and the log with credits is attached to the change order, there was unused CM contingency and trade allowances. The O&G Fee was also reconciled to match the credits.

3. **Architect Update** – Amy Samuelson reported on the following
  - The Region has received the final Certificate of Occupancy from building department and Fire Marshal and now requires Zoning and Wetlands sign-off. The Wetlands and Zoning conditions of approval included a requirement for sealed as-built drawings at the end of construction along with a reference to an arborists report. The Wetlands commission approval included the following: “A tree inspection report by a licensed arborist shall be submitted to the commission.” SLAM is reviewing this with the commission to determine the specifics of the requirement, the commission will review the wetland commission videos to assist in clarifying the request. The project did not touch any trees in the wetlands so this may have been a carry over standard condition.
  - The tree may be the one adjacent to the softball field, the dugout may be in the drip line.
4. **Approval of Change Orders**
  - Change Order #53 – Electrical Allowance Reconciliation (\$16,421.44)

**George Bauer made a motion that the public building committee approve the O&G Change Order #53 dated May 26, 2023, for a reconciliation of the electrical trade allowance for a total credit to the project in the amount of \$16,421.44 - Seconded by JP Fernandes – All in favor- Unanimous-**

- Change Order #54 – CM Allowance, CM Contingency, CM Fee, Trade Allowance Credit and negotiated settlement with the Mechanical trade contractor. (\$221,760.74)

**George Bauer made a motion that the public building committee approve the O&G Change Order #54 dated May 26, 2023, for the reconciliation of the CM allowances, fee, and contingency as well as trade allowance and the mechanical settlement for a total credit to the project in the amount of \$221,760.74 - Seconded by J.P. Fernandes – All in favor- Unanimous-**

5. **Approval of application #50** - Nelson Reis reviewed the final application for payment #50 for the retainage reduction and final payments for two contractors including the change orders #53 and #54 previously presented.

**George Bauer made a motion that the public building committee approve the O&G Pay Application No 50 for the period from March 31, 2022, to April 30, 2022, in the amount of \$552,834.06 - Seconded by J.P. Fernandes – All in favor- Unanimous-**

6. **Project Acceptance** : - The building committee should formally accept the project this evening so it can be move forward to the Board of Education for their approval which will start the 20-year time limit for future State reimbursement of projects within the area of construction.

**George Bauer made a motion that the public building committee accept the project as complete as of June 8, 2023. - Seconded by J.P Fernandes –**

**Discussion** – Jim Crocker questioned how the open DOAS re-heat - HVAC issue would be addressed and closed out. The work will be coordinated by Mike Molzon however this work will not change the contractual work completed for the project and the project completion as designed. The funding for the proposed DOAS re-heat work needs to be determined, Tina Tanguay is reviewing the options. The building committee will remain intact even though the project is closed to provide oversight of the DOAS re-heat issue.

**All in favor- Unanimous**

7. **Next Steps:**

- Scott Pellman noted that the building committee has now formally accepted the project and 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. Colliers understands that there are new BOE members who will be asked to vote to accept the project and may have questions. Colliers will coordinate with the design and construction team to be available to attend the meeting if requested by the BOE chair.
  - The next regularly scheduled meeting is July 17<sup>th</sup>. A special meeting may be called to just review this approval. A representative from the building committee, Colliers and SLAM should attend the meeting. Jim Crocker will coordinate potential dates with Colliers.
- Colliers will work with O&G to submit the last State Change Order and follow up the State response letter.
- The SCG-4000 Ineligible cost work sheet will be finalized based on the last State change order feedback.
- The final public school construction cost database estimate (PSCCD) will be uploaded onto the State web site.
- Colliers will work with the Region 14 finance department to finalize the last SCG-046 request for payment and provide a zip drive with pertinent project documents for record and future State audit.

8. **Other Business properly coming before this committee**

- None

9. **Public Comment**

- None

10. **Meeting Adjourn** George Bauer made a motion for the meeting to adjourn at 7:08pm. Moved by Pat DiSarro, Seconded by J.P Fernandes All in favor- unanimous Meeting adjourned.