

STUDENT SUPPORT SERVICES BUILDING COMMITTEE

Regular Meeting

May 26, 2023

10:00 am – 11:30 am

Ocean Avenue LEARNing Academy

660 Ocean Avenue, New London, CT

Meeting called to order at 10:11 am

In attendance: Kate Ericson, Jack Cross, Craig Esposito, Robert Mitchell, Rita Volkmann, Bridgette Gordon-Hickey, and Terence Cunningham

Guests: Justin Hopkins (Tecton Architects), Greg Pomerleau and Mark Jeffko (O&G), Gary Cymbala, and Yvonne Tobey

1.0 Approval of Minutes

1.0 Motion made to approve minutes of April 28, 2023, Building Committee made by Craig Esposito and second by Robert Mitchell

Motion passed unanimously

2.0 Reports

2.1 Justin Hopkins of (Tecton Architects) provided a brief update on the status of Construction Administration including summary of punch list items that he is chasing. Currently all furniture is accounted for but there are a handful of outstanding technology items that remain to be delivered. Given current concerns about the rain gardens in the front of the building, Justin requested that Fuss and O'Neill complete an onsite review. This has been completed and Justin is waiting for a report with an assessment summary and specific corrective action recommendations.

2.2 Greg Pomerleau of (O&G Construction) provided an abridged report of progress with the understanding that there would be an opportunity to ask questions during the planned tour of the facility. He provided an update on key Work to complete items such as the status of the roof and site work. He has reached out to Young Developers for a response to our roof walk with the owner. He did express that they are working on scheduling subcontractors back on site to complete the odds and ends as back ordered materials arrive on site. Sitework should be finished up in the next two weeks.

3.0 Old Business

Jack reported on the site visit from the Kompan installers and a strategy moving forward to replace existing trouble spots with contrasting, colored geometric (stars, triangles circles) shaped patches. Currently the bubbles of concern have apparently self-corrected/adhered with the heat of the warm spring days. However, should they reappear in the fall, they will be marked for corrective action. Kompan is scheduled to return during the school break to address the identified areas of concern that are unrelated to the bubbling.

4.0 New Business

5.0 Financial Update

5.1 Invoices/Contracts

Motion made to approve O&G Application #14 (April 30, 2023) for \$94,408.60 made by Bob Mitchell and second by Kate Ericson

Motion passed unanimously.

5.2 Change Orders

5.3 Current Change Order/Running List

Jack provided an update on the running list of change orders and a summary of remaining contingencies. He reported that the owner contingency is currently \$5,000.00 over the budgeted amount, and that the total available contingency and allowance balance is over \$200,000.00. At the end of the project the remaining allowances and contingencies will go back to the owner. This means the current balance is healthy.

5.4 Budget Report

Mike Belden provided a summary of the project's financials. He reported that this project has run very smoothly and LEARN's records and O&G's financials tie out so far. In addition, Mike reported on the state reimbursement process that has been a little difficult given the shortage of personnel. To date, Mike has submitted four drawdowns/requests for reimbursement in the amount of \$7 million dollars. LEARN has received \$5 million in reimbursements. Approximately \$1.7 is pending and Mike is ready to submit drawdown #5 for \$2.2 million.

6.0 Upcoming Building Meetings

6.1 Next Meeting: The next meeting has not been scheduled but will likely be necessary once the switch gear and electrical panel are installed in mid-July.

7.0 Adjournment

Motion made to adjourn meeting and begin the tour made by Bob Mitchell and second by Kate Ericson

Meeting ended at 10:38 am