

Student Support Services Building Committee

Regular Meeting

October 27, 2023

10:00 am – 11:30 am

Ocean Avenue LEARNing Academy
660 Ocean Ave. New London, Connecticut

Agenda

1.0 Approval of Minutes

- 1.1 August 25, 2023 Meeting Minutes

2.0 Reports

- 2.1 O&G Construction – Greg Pomerleau/Mark Jeffko
 - Monthly Progress Report
 - Punchlist and Schedule updates
- 2.2 Tecton Architects – Justin Hopkins
 - Construction Administration Report

3.0 Old Business

- 3.1 Ribbon Cutting Planning

4.0 New Business

5.0 Financial Update

- 5.1 Invoices/Contracts
 - O&G Application #17 (August 31, 2023) **\$98,133.72**
 - Tecton Invoice #46649-16 (September 30, 2023) **\$3,254.00**
- 5.2 Change Orders
 - Current Update/Running List
- 5.3 Budget Report

6.0 Upcoming Building Meetings

- 6.1 Next Meeting: November 16 (TBD), 2023

7.0 Adjourn

Zoom login for the SSS Bldg Committee meeting 10:00-11:30

<https://us02web.zoom.us/j/87021782451?pwd=K29EcFh6QmNRd3QvK1RJWERMdG1Ndz09>

Meeting ID: 870 2178 2451

Passcode: 110204

Dial by your location

- +1 929 205 6099 US (New York)

Meeting ID: 870 2178 2451

Passcode: 110204

1.1a

STUDENT SUPPORT SERVICES BUILDING COMMITTEE
Regular Meeting
August 25, 2023
10:00 am – 11:30 am
LEARN
44 Hatchedts Hill Road, Old Lyme, CT. 06371

Meeting called to order at 10:00 am

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

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

1.0 Approval of Minutes

1.0 Motion made to approve minutes of May 26, 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 running punch list items including recent site visit by engineers regarding the rain garden. He is still chasing some outstanding technology questions including cameras and Airphones. He will coordinate with Lance Hagen to sort out the items in the base contract and the FFE requisitions.

2.2 Greg Pomerleau (O&G Construction) provided a brief report and updates on progress with sitework, roof inspections and miscellaneous punch list items. He is waiting on quotes for the rain garden modifications and grate for the boiler airway enclosure. The GAF inspector has submitted his report identifying several routine remediations that the roofer will need to correct before the warranties are certified. There was some discussion about the vertical application of asphalt shingles that will not be certified. The roofing contractor is also requesting the design team provide details for the exposed window trim areas in the metal panel sections of the roof. Greg also reported on the status of varied punch list items in the kitchen, staff room and maker space as well as an update on door and hardware ship dates.

3.0 Old Business

Jack provided a brief update on the playground surface repair. He needs to follow-up with the installer to finalize a date for repairs. He also updated the committee on the masonry wall outside the kitchen and the library window trim. Bridgette inquired about the status of the Murphy Bed. The original double bed design won't fit. Justin has identified a twin will be suitable for the space and will forward the details to Bridgette to be ordered.

4.0 New Business

There was a brief discussion about setting a date for the Phase 2 Ribbon Cutting.

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 Kate Ericson and second by Bob Mitchell

Motion passed unanimously.

Motion made to approve O&G Application #15 (May 31, 2023) for \$137,164.66 made by Bob Mitchell and second by Kate Ericson

Motion passed unanimously.

Motion made to approve O&G Application #16 (July 31, 2023) for \$127,963.20 made by Kate Ericson and second by Bob Mitchell

Motion passed unanimously.

Motion made to approve Tecton Invoice #46491-15 (July 31, 2023) for \$6,162.00 made by Bob Mitchell and second by Kate Ericson

Motion passed unanimously.

5.2 Change Orders

Greg and Jack are currently working on finalizing the change order running totals.

5.3 Budget Report

Mike Belden will have a comprehensive report at the next meeting.

6.0 Upcoming Building Meetings

6.1 Next Meeting: The next regular meeting is scheduled for September 22nd.

7.0 Adjournment

Motion made to adjourn meeting Bob Mitchell and second by Craig Esposito

Meeting ended at 11:16 am

AIA[®] Document G702[™] – 1992

Application and Certificate for Payment

TO OWNER:
LEARN
44 Hatchetts Hill Road
Old Lyme, Connecticut 06371
FROM CONTRACTOR:
O&G Industries, Inc. (General Contractor/Pay)
112 Wall St
Torrington, Connecticut 06790

PROJECT:
Ocean Ave LEARNing Center
582 Ocean Avenue
New London, Connecticut 06320
VIA ARCHITECT:
Tecton Architects
One Hartford Square West
Hartford, Connecticut 06106

APPLICATION NO: 17
PERIOD TO: 08/31/23
CONTRACT FOR: 2013400 - General Construction
CONTRACT DATE: 01/20/22
PROJECT NOS: 2013400

Distribution to:
OWNER
ARCHITECT
CONTRACTOR
FIELD
OTHER

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 9,112,091.00
2. Net Change by Change Orders	\$ 560,537.83
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 9,672,628.83
4. TOTAL COMPLETED AND STORED TO DATE (Column G on G703)	\$ 9,320,351.15
5. RETAINAGE:	
a. 4.6% of Completed Work (Column D + E on G703)	\$ 426,592.79
b. 0.0% of Stored Material (Column F on G703)	\$ 0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ 426,592.79
6. TOTAL EARNED LESS RETAINAGE	\$ 8,893,758.36
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT	\$ 8,795,624.64
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE	\$ 98,133.72
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ 778,870.47

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$560,537.83	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$560,537.83	\$0.00
NET CHANGES by Change Order		\$ 560,537.83

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: O&G Industries, Inc. (General Contractor/Pay)

By: _____ Date: _____
State of: _____ County of: _____
Subscribed and sworn to before me this
Notary Public:
My Commission expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ **98,133.72**
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT: Tecton Architects

By: _____ Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



invoice

REMIT TO: TECTON ARCHITECTS P.C.
34 SEQUASSEN STREET
SUITE 200
HARTFORD CT 06106

Invoice No.: 46649-16
Invoice Date: September 30, 2023

LEARN Regional Educational Service Center
ATT: Jack Cross, Director of Development
44 Hachetts Hill Rd.
Old Lyme, CT 06371

Project: LRN03AR
New London CT - LEARN - OALA Upper Level 582 Ocean Ave (ATT: Jack Cross)

Professional Services for the period to: September 30, 2023

Services to Sept 30 2023

Phase	Fee	% Comp.	Total Fee to Date	Prior Invoiced	Current Billing	Balance to Bill
Programming	10,790.00	100%	10,790.00	10,790.00	.00	.00
Schematic Design	48,660.00	100%	48,660.00	48,660.00	.00	.00
Design Development	118,500.00	100%	118,500.00	118,500.00	.00	.00
Construction Documents	176,000.00	100%	176,000.00	176,000.00	.00	.00
State Review/Approval (PREP/PCT etc)	10,790.00	100%	10,790.00	10,790.00	.00	.00
Bidding	26,975.00	100%	26,975.00	26,975.00	.00	.00
Construction Admin	125,995.00	100%	125,995.00	125,995.00	.00	.00
FF&E (design, bid, admin)	26,000.00	100%	26,000.00	26,000.00	.00	.00
Close Out	20,290.00	90%	18,261.00	15,007.00	3,254.00	2,029.00
Add Svs 01: Environment Statement (F&O)	17,100.00	100%	17,100.00	17,100.00	.00	.00
Add Svs 01:Addl Mtgs (F&O)	6,400.00	100%	6,400.00	6,400.00	.00	.00
Add Svs 01:Addl Mtgs (TA)	2,300.00	100%	2,300.00	2,300.00	.00	.00
Total Professional Services	589,800.00		587,771.00	584,517.00	3,254.00	2,029.00

TOTAL DUE THIS INVOICE \$3,254.00