

**WHS & HANMER SCHOOL BUILDING COMMITTEE
REGULAR MEETING MINUTES
Monday November 28, 2016**

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	x		
	J. Edward Brymer Jr., Vice Chairman	x		
	Daniel Camilliere, Clerk	x		
	Frank Dellaripa	x		
	Peter Gardow	x		
	David Drake	x		
	Charles Carey	x		
Liaison Present	Steven Barry, Council Liaison			x
Staff Present	Jeff Bridges, Town Manager	x		
	Mike Emmett, Supt. Schools			x
	Tom Moore, WHS Principal	x		
	Fred Bushey, Dir of Maintenance	x		
	Lori Schroll, Admin. Analyst - Engineering	x		
	Sally Katz, Staff Liaison	x		
Guests Present	Rusty Malik, Quisenberry Arcari	x		
	Gus Kotait, O&G	x		
	Mark Jeffko, O&G	x		
	Lee Donaldson, O&G	x		

Call to Order: Vice Chairman Brymer called the meeting to order the order at 6:40 p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

1. Public Comments - none

2. Approval of Minutes:

a. Minutes of the November 14, 2016 regular meeting

Motion was made by Ed Brymer to accept the minutes, seconded by Dan Camilliere;

Discussion – none

All present voted in favor - Charles Carey Abstained

2A. Expenditures:

a. Fuss & O'Neill - Inv. #15114 - 11/11/16 - \$119.00

Motion was made by Ed Brymer to pay this invoice, seconded by Peter Gardow; Discussion - None

All present voted in favor

b. BVH - Inv. #12112129.00-37 - 10/25/16 - \$7,640.14

Motion was made by Ed Brymer to pay this invoice, seconded by Peter Gardow; Discussion - None

All present voted in favor

c. Quisenberry - Inv. #9382 - 10/31/16 - \$261.90

Motion was made by Ed Brymer to pay this invoice, seconded by Peter Gardow; Discussion - None

All present voted in favor

d. Wm. B. Meyer - Inv. #COM-22-16/6 - 10/31/16 - \$6,730.00

Motion was made by Ed Brymer to **TABLE** this invoice, seconded by Peter Gardow; Discussion - None
All present voted in favor

e. BVH - Inv. #02112129.00-38 - 11/21/16 - \$7,631.50

Motion was made by Ed Brymer to pay this invoice, seconded by Peter Gardow; Discussion - None
All present voted in favor

2B. Contractor Requisitions -

a. Rescind approval of Todd Devin Food - Req. #00003 - 8/31/16 in the amount of \$9,509.50 approved at the November 14, 2016 meeting

Motion was made by Ed Brymer to rescind approval of this Requisition in the amount of \$9,509.50, seconded by Peter Gardow; Discussion - The contractor has submitted a revised invoice with the corrected amount.

All present voted in favor

b. Cherry Hill - Req. #00028 - 10/31/16 - \$26,490.75 -

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey; Discussion - Peter asked what they have left to do, Gus said punch list items. Peter asked about the glass numbers that are missing and if they will be completing these. Gus said that Rusty is still discussing this with them and going over the numbers.

All present voted in favor

c. CT. Mason - Req. #00026 - 10/31/16 - \$3,293.84

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey; Discussion -none
All present voted in favor

d. Davis-Ulmer - Req. #00030 - 10/30/16 - \$35,701.00

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey; Discussion -none
All present voted in favor

e. Ferguson - Req. #00030 - 10/28/16 - \$107,206.01

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey; Discussion - none
All present voted in favor

f. G&R Valley - Req. #00031 - 10/29/16 - \$73,250.70

Motion was made by Ed Brymer to pay this requisition, seconded by Peter Gardow; Discussion - None
All present voted in favor

g. GDS - Req. #00031 - 10/30/16 - \$35,037.90

Motion was made by Ed Brymer to pay this requisition, seconded by Peter Gardow; Discussion - None
All present voted in favor

h. G. Donovan - Req. #00031 - 10/31/16 - \$165,397.24

Motion was made by Ed Brymer to pay this requisition, seconded by Peter Gardow; Discussion - None
All present voted in favor

i. L&P Gate - Req. #-00030 - 10/30/16 - \$1,263.50

Motion was made by Ed Brymer to pay this requisition, seconded by Peter Gardow; Discussion - None
All present voted in favor

j. Mackenzie Fireproofing - Req. #00009 - 10/31/16 - \$7,125.00

Motion was made by Ed Brymer to pay this requisition, seconded by Peter Gardow; Discussion - None

All present voted in favor

k. Mackenzie Painting - Req. #00024 - 10/31/16 - \$25,229.00

Motion was made by Ed Brymer to pay this requisition, seconded by Peter Gardow; Discussion - None
All present voted in favor

l. MJ Daly - Req. #00029 - 10/29/16 - \$110,198.00

Motion was made by Ed Brymer to pay this requisition, seconded by Peter Gardow; Discussion - None
All present voted in favor

M. NT Oliva - Req. #00020 - 10/31/16 - \$52,844.75

Motion was made by Ed Brymer to pay this requisition, seconded by Peter Gardow; Discussion - None
All present voted in favor

n. Silktown - Req. #00017 - 9/30/16 - \$25,603.78

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey; Discussion - none
All present voted in favor

o. Silktown - Req. #00015 - 9/30/16 - \$66,708.80

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey; Discussion - none
All present voted in favor

p. Silktown - Req. #00016 - 10/30/16 - \$4,848.75

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey; Discussion - Frank asked if they will be cleaning up the debris on the roof, Gus said yes it will be part of their punch list.
All present voted in favor

q. Spazzarini - Req. #00037 - 10/30/16 - \$228,351.50

Motion was made by Ed Brymer to pay this requisition, seconded by Charles Carey; Discussion - none
All present voted in favor

r. Todd Devin - Req. #00003 (1) - 8/31/16 - \$11,389.55

Motion was made by Ed Brymer to pay this requisition, seconded by Peter Gardow; Discussion - None
All present voted in favor

s. Urban - Req. #00018 - 10/31/16 - \$65,577.84

Motion was made by Ed Brymer to **RESCIND THIS REQUISITION AND TAKE IT OFF THE AGENDA**, seconded by Peter Gardow; Discussion - none
All present voted in favor

2C. Proposed Change Orders

a. PCO #786 - Urban - Epoxy Flooring in Rms. 41 & 42 - 9/1/16 - \$37,402.00 TABLED

Motion was made by Ed Brymer to continue to **TABLE** this PCO, seconded by Peter Gardow;
Discussion - none
All present voted in favor

b. PCO #620 L&P Gate - Install 3 new skylights in Area D - 6/13/16 - \$5,389.74

Motion was made by Ed Brymer to accept this PCO, seconded by Dan Camilliere; Discussion - none
All present voted in favor

c. PCO#807 - Ferguson - Add. Exit Signs for turnover per FM - 9/19/16 - \$1,616.00

Motion was made by Ed Brymer to accept this PCO, seconded by Peter Gardow; Discussion - none
All present voted in favor

d. PCO #817 - GDS - Add flashing under Dryvit at Boiler - 9/26/16 - \$785.00

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

e. PCO #821 - GDS - Cut in holes for diffuser - 9/29/16 - \$584.00

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

f. PCO #822- GDS - Fix wall/add smoke seal Corr.35 - 9/29/16 - \$814.00

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

g. PCO #840 - GDS - Change stud size in Area F Bathroom - 11/18/16 - \$1,369.00

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

h. PCO #841 - GDS - Frame & Sheetrock wall in main data - 10/28/16 - \$1,025.00

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

i. PCO #843 - GDS - ASI209 window head b02 & b32 detail - 11/18/16 - \$4,971.00

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

j. PCO #881 - L&P Gate - New Roof Frames for fans in Area A - 11/17/16 - \$3,991.00

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

k. PCO #882 - L&P Gate - Railing mod. St. #1 - 11/17/16 - \$2,536.00

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

l. PCO #883 - L&P Gate - Audit shoring modifications - 11/17/16 - \$8,116.00

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

m. PCO #884 - L&P Gate - Add steel demo at Area F roof - 11/17/16 - \$1,759.30

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

n. PCO #885 - L&P Gate - Remove steel plate Area F window - 11/17/16 - \$6,451.19

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

o. PCO #886 - L&P Gate - Remove track at Area F Windows - 11/17/16 - \$2,212.00

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

p. PCO #887 - L&P Gate - Add lintel @St. 2 entrance - 11/17/16 - \$3,318.61

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

q. PCO #888 - L&P Gate - ASI171 Wind D09 in Art 22 Lintel - 11/17/16 - \$6,855.49

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

r. PCO #889 - GDS - Add scoreboard in Gym B - 11/18/16 - \$1,002.28

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

s. PCO #890 - GDS - F100 rated walls at fire dampers - 11/18/16 - \$4,359.00

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

t. PCO #891 - GDS - Const. separation walls per phasing - 11/18/16 - \$3,813.42

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

u. PCO #892 - GDS - Infill at FA strobes - 11/18/16 - \$647.41

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

v. PCO #893 - Ferguson - Replace FA modules in Corr.73 B/C MSC \$1402 - 11/18/16 - \$0

Motion was made by Ed Brymer to accept this PCO, seconded by Charles Carey; Discussion - none
All present voted in favor

w. PCO #894 - Baystate - Delete Ex elevator scope - 11/22/16 - (\$10,000.00)

Motion was made by Ed Brymer to accept this PCO, seconded by Peter Gardow; Discussion - none
All present voted in favor

x. PCO #895 - MJ Daly - Repair duct damage in pool B/C SMI \$2153.55 - 11/22/16 - \$0

Motion was made by Ed Brymer to accept this PCO, seconded by Peter Gardow; Discussion - none
All present voted in favor

3. New Proposals - none

4. Architect/CM

a. O&G Report -

Gus reported the following:

The construction progress since the last meeting includes working on the punch list items, and installing the band room soffit.

On the Financial side, the balance of the construction contingency and the owner contingency is \$185,344, with an additional balance of \$280,000 in allowances. O&G will be scheduling change order meetings with the contractors.

Jeff said there are two claims against the project, the first is from EverSource for the damage to the transformer, and the second a contractor filed a claim regarding the asbestos in the gym and locker room.

Frank asked about the warranties, Gus said that MJ Daly's the warranties will begin starting November 15th for the whole year plus they are adding 1 additional year of maintenance, just waiting for them to get us this in writing

b. Architects Report

Rusty reported the following:

He has been meeting to close out change orders with contractors, and continuing the punch list process and reviewing it.

He informed the committee that the cost for the display case in the Art Gallery would be \$500 (materials only) he is waiting for the installation cost, once he receives this information he will get back to us.

Rusty said that in regards to the power in the industrial arts area, he said when this area was designed the teacher at the time, let them know what equipment was going to stay and where it was going to go. Once the equipment was put at the original layout, the power was adequate. Fred said 1 or 2 pieces of the equipment will be eliminated.

Rusty said when deciding on the type of dust collector, they approached this as not being just a wood shop, so he went with a flexible system (3 portable systems) which was the less expensive than a fully ducted system. Christine asked if the portable collectors have been purchased yet, Fred said no, not yet.

Rusty discussed the baffles in the pool area, and showed the Committee options of colors, either blue & white or the same colors that are in the Media center and the Café; Mr. Moore stated he would like Rusty to come as close to the colors in the Media center as possible. Rusty said he will post the colors when he gets them.

Christine asked about the Plaque, Rusty said he was scheduled to get the artwork today, but didn't. He said it may take as little as 5 weeks after the shop drawing is approved to receive the plaque. Once the final artwork and shop drawing is completed he would have a firmer date.

c. Safety & Security Update – Frank reported that when he was at the school with Peter, they saw a door in the pool was open, Peter asked if the alarm system is live, and if not when does it go live. Fred said they are working on the zones and it should be done within a couple of weeks.

5. Correspondence – none

6. Committee Reports

Site-work / Construction - no report

Technology and Furniture - Fred said he is still missing a couple of pieces. Fred said that he has to speak with Kathy in Finance regarding the Virco purchase order; it seems that they are short on one of them so he needs to go over the invoices. Also, Meyer's PO needs a change order because they are short on that one too, Fred will make a determination of how much needs to be added and bring it to the next meeting.

Energy/Commissioning - Peter said that the commissioning log is about the same

Finance - no report

Rooftop HVAC Screening - Christine reported that she was informed by Town staff that some of the members of the P&Z Committee went out and looked at the roof of the school, and their feedback was that the Committee should be prepared to have screens installed on all sides of the roof. Jeff asked Rusty

where he is in applying with P&Z regarding this; Rusty said he was waiting to get more information before he went before them.

Rusty said he used the West & South sides to get a quote, which was \$156,000 - 74 points of contact with the roof - no dunnage and \$125,000 - 32 points of contact with dunnage - with design brings it to \$270,000.

Christine and Jeff asked Rusty go to try and get to P&Z in December to see if they will approve just painting the units and not having screens added and adding that is what this Committee recommends. Christine asked if he can try and get on the agenda for the 12/6 meeting, Sally will contact Peter to see if this is possible.

Communications - no report

Punch list -

Lee reported that the punch list is completed as follows:

Phase 1 is 96% complete

Phase 2 is 96% complete

Phase 3 is 96% complete

Phase 4 is 87% complete

Phase 5 is 50% complete

Phase 5-2 is 38% complete

Auditorium is 80% complete

Elevator is 92% complete

Frank and Peter said that when they were walking around they noticed the following items that need attention:

- The concrete in the courtyard is stained near the drain and needs to be cleaned, and wondered if anything could be done to prevent this from happening again. Gus said he will look at it and also have MJ Daly and Spazzarini look at it.
- Near the main entrance, there is a bunch of items i.e. louvers, pipes that need to be cleaned up; also, there is a chimney that the bottom needs a paint job.
- In the weight room the overhead garage door the wind was rushing in through it which kept the heater running. Fred stated that this room is not part of the project, Frank and Peter said maybe if there is money left we could take care of it.
- Near this garage door there is a vent to nowhere.
- Old electrical boxes along the wall, Gus said Brian has talked to the electrician to get it removed.
- Landscaping - Rusty said we need to wait till the spring, Mark said that the Landscaping punch list will put a value on the items and hold the money.
- Frank asked Fred about the clogged drain down in the district storage basement; Fred said this is a Board of Education issue, not part of the project.

Christine asked about the status of the tree out front, Sally said that the Tree Warden stated that if any more of the tree is cut it will kill it. Sally stated that the options are, leave it as is, take it out, or build a retaining wall at a cost. Discussion ensued, and consensus was to look at getting costs for a wall; and to see if the quotes could come in less than the original one of \$10,000.

7. Old Business - none

8. New Business - none

9. Upcoming Dates

- a. December 5, 2016 next Town Council Meeting
- b. December 12, 2016 next Building Committee Meeting
- c. December 19, 2016 next Town Council Meeting

**10. Adjourn - Motion was made by Ed Brymer, seconded by Charles Carey; Discussion - none
All Present Voted in Favor**

Meeting adjourned at 8:44 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Dan Camilliere, Clerk