

**WHS & HANMER SCHOOL BUILDING COMMITTEE
REGULAR MEETING MINUTES
Monday January 25, 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
	Mike Turner, Staff 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, Dir. Of Physical Services		x	
Guests Present	Rusty Malik, Quisenberry Arcari	x arrived at 8:16		
	Gus Kotait, O&G Construction	x		
	Mark Jeffko, O&G	x		
	Keith Rafaniello	x		

Call to Order: Chairman called the meeting to order the order at 6:39 p.m. in the lower level Meeting Room at the Board of Education in the Stillman Building.

Public Comments – none

1. Approval of Minutes:

a. Minutes of the January 11, 2016 regular meeting.

Motion was made by Dan Camilliere to accept the minutes, seconded by Peter Gardow;
Discussion – Christine asked that a correction be made on page 2, letter G, her quote was the furniture in the café that is broken will need to be replaced by Virco with new pieces at Virco's expense.
All present voted in favor as corrected

2A. Expenditures:

a. Wm. B. Meyer - Inv. #COM-141-15/9 - 12/31/15- \$23,908.00

Motion was made by Ed Brymer to pay this invoice, seconded by Frank Dellaripa;
Discussion – none
All present voted in favor

b. Quisenberry - Inv. #8577 - 12/31/15 - \$19,531.11

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

c. Quisenberry - Inv. #8578 - 12/31/15 - \$257.86

Motion was made by Ed Brymer to pay this invoice, seconded by Charles Carey;
Discussion – fees for mileage
All present voted in favor

d. Wm. B. Meyer - Inv. #1371 - 1/11/16 - \$456.00

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

e. STL - Inv. #29868 - 12/31/15 - \$850.00

Motion was made by Charles Carey to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

f. Wm. B. Meyer #1380 - 1/11/16 - \$1,100.00.

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere;

Discussion – none

All present voted in favor

g. Valley Communications - Inv. #635055 - 1/8/16 - \$1,742.00

Motion was made by Ed Brymer to pay this invoice, seconded by Peter Gardow;

Discussion – Keith Rafaniello informed the Committee that this was for the 4 tvs left to be mounted - 3 of which are still do not have power running to them. Christine stated that Rusty went back and looked at his notes for the drawings; he found there was language mentioning the TVs. Because of this, at a recent meeting Ferguson has agreed to put power to the screens from the closest outlet. Keith did say there will be more screens coming to be put up.

Christine asked about the band room and what is being done regarding the projector and the sound board paneling. Keith said Valley came out to look at the soundboard paneling and will be removing the projector, restoring the sound paneling, and re-mounting it back up over the sound board at their cost. Keith went on to say that a cable was run from the projector to the sound system Christine said she wants to make sure Ferguson doesn't have any questions or concerns with another vendor accessing the sound system prior to town acceptance; Gus said he will check with Ferguson. Christine stated that if there are any blemishes on the paint in the areas Valley is working, the cost of it being retouched will be charged back to Valley, she asked Keith to please let them know this.

All present voted in favor

2B. Contractor Requisitions

a. G&R Valley - Req. #00021 - 12/30 /15 - \$61,456.45

Motion was made by Charles Carey to pay this invoice, seconded by Frank Dellaripa; Discussion: none

All present voted in favor

b. GDS - Req. #00021 - 12/30/15 - \$143,771.78

Motion was made by David Drake to pay this invoice, seconded by Frank Dellaripa; Discussion – none

All present voted in favor

c. G. Donovan Assoc. - Req. #00021 - 12/30/15 - \$185,959.95

Motion was made by Charles Carey to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

d. Ferguson Electric - Req. #00020 - 12/30/15 - \$30,110.81

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – Frank asked why it is so low; Gus said it was the work done at the end of the biology room’s phase.
All present voted in favor

e. L&P Gate Co. - Req. #00022 - 12/30/15 - \$3,862.33

Motion was made by Ed Brymer to pay this invoice, seconded by Frank Dellaripa; Discussion – none
All present voted in favor

f. Davis Ulmer - Req. #00021 - 12/30/15 - \$14,934.00

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

g. Spazzarini - Req. #00027 - 12/30/15 - \$72,625.27

Motion was made by David Drake to pay this invoice, seconded by Frank Dellaripa; Discussion – none
All present voted in favor

h. Cherry Hill Glass - Req. #00018 - 12/30/15 - \$53,231.58

Motion was made by Dan Camilliere to pay this invoice, seconded by Ed Brymer; Discussion – none
All present voted in favor

i. CT. Mason - Req. #00016 - 12/30/15 - \$44,022.52

Motion was made by Charles Carey to pay this invoice, seconded by Dan Camilliere; Discussion – none

All present voted in favor

j. SMI - Req. #00020 - 12/30/15 - \$147,035.30

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

k. Mackenzie - Req. #00013 - 12/30/15 - \$14,321.25

Motion was made by Frank Dellaripa to pay this invoice, seconded by Dan Camilliere; Discussion – Frank asked why there are 2 bills; Gus replied one is for November and the other is for December.

All present voted in favor

l. Baystate Elevator - Req. #00004 - 1/31/16 - \$53,676.00

Motion was made by Charles Carey to pay this invoice, seconded by Dan Camilliere; Discussion – David asked if this is the one in the auditorium and is it completed, Gus replied yes it is in the auditorium and no it isn’t completed yet.

All present voted in favor

m. Mackenzie - Req. #00014 - 12/31/15 - \$7,880.25

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

n. O&G Industries - Req. #00027 - 12/30/15 - \$99,496.00

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

2C. Proposed Change Orders

a. PCO #546 - Ferguson Electric – Projector Outlets – 12/7/15 - \$ - TABLED

b. PCO #563 - Ferguson - Wiring 1ph to 3ph for pizza oven only - 1/21/16 - \$1,565.00

Motion was made by Ed Brymer to approve this PCO, seconded by Frank Dellaripa; Discussion - Fred stated that the pizza oven needs to be phase 3 wiring; Ed asked if the oven has been ordered yet, Fred said no it is on the Agenda this evening, and if it gets approved he will order it tomorrow. Frank stated that the proposal had something else on it, Fred explained it also had the wiring for the Steamer, Mike Emmett stated that the Board will address the issue of electricity for the Steamer.

All present voted in favor

3. New Proposals -

a. Quote #4280184282 Lenovo - 90 computers/120 chrome books - \$114,510.00

Keith passed out a copy of the Technology budget and went over it with the Committee. Keith explained that they have spent only 42% of the budget to date and they may come in under budget for the project. He went on to explain that Floor 2 has 3 computer labs and the chrome books will go on carts for floors 3 & 5. Christine asked Keith to get them information on what kind of savings there will be, and at what point would it be comfortable to make adjustments to the budget; and at that point they can inform the Town Council, she continued on by thanking Keith for being mindful of the budget.

Motion was made by Ed Brymer to accept Quote #42801842892 in the amount of \$114,510.00, seconded by Charles Carey; Discussion - none

All present voted in favor

b. Pizza Oven - \$6,500

Motion was made by Ed Brymer, to accept the quote for the Pizza Oven, seconded by Frank Dellaripa Discussion - Frank asked how long it will cook a pizza, Fred said about 8 minutes.

All present voted in favor

4. Architect/CM

a. O&G Report - Monthly Report #25

Gus reported the following:

On his monthly cost report they are showing \$619,151 in construction contingency, \$150,000 in owner's contingency for approximately \$800,000 in contingency that being the case the project could be out of contingency money by August. There is still approximately \$500,000 in allowances also.

The project is 77% completed

The auditorium has a February 22nd delivery date for seats with a tentative date for completion in the middle of March. They are closing walls, installing Merlite and will be starting wood panel this week.

They are continuing to handle some structural issues, taking down some walls to fit ducts in.

The major sitework is shut down for the winter.

Starting steel on 500 level.

Christine asked about schedule, Gus said they will regroup and make a new schedule to take us to the end of the project and he will get it to the Committee within the next month as part of Report #26.

Gus said he would like to abate the old home economics room and maybe the stairwells (the old) during February vacation, and if it can't be done then it will have to wait till April but February would be work better for the schedule. Fred is worried about the timeline of the testing; he wants to make sure

the results are back quickly so the school can reopen on time. Gus will talk to SMI, F&O and the testing lab to see what can be done during February break. Christine noted that we are paying a premium price when we expedite having the results back in order to keep the school activities going.

b. Auditorium Status - ADA Seating - Gus said it will take the vendor 2 guys for a week to level the 4 areas and asked if the committee for a motion to have this done.

Frank Dellaripa made the motion to allow Marguerite not to exceed \$8,000 time and material to do the ADA seating areas in the auditorium, seconded by Charles Care; Discussion - none,
All Present voted in favor

Gus will also get a price from L&P Gate on the guardrail behind the these seats.

c. Safety & Security Update - no report

d. Architects Report - PV Panel Issues

Christine stated that the Committee had discussed and approved Marguerite's Change Order for the work in the auditorium, and they had talked about Quisenberry picking up this cost since they didn't catch the issue. Rusty did say he took on the auditorium sound system, and put in over 40 hours of time, and he is not charging the Project.

Rusty continued on to say that the auditorium is moving forward. Christine asked if we are losing the pit area for the jazz band, Rusty said yes on the floor but the stage addition can go down to the floor. He said that they will be taking the measurements for the curtains and the rigging has come in. School officials need to get back to Rusty with feedback on the sound equipment. The BOE purchase of this equipment is on the critical path. Ferguson will be doing the install with no additional cost.

Rusty said that they had to send back the mounting for the PV Panels on the roof and had to reorder new ones, since they came in bigger than the space available for them. He said he is negotiating with them the upcharge of \$600.00.

Frank asked Rusty about the filter in the pool and that Fred believes it is undersized. Rusty said that they called MDC and were told to take the filter off and that will get rid of the problem. Fred said he would like that in writing from the MDC. Frank said if the water is going into the storm drain it would need a filter, but if it goes into the sanitary drain it doesn't.

5. Correspondence - none

6. Committee Reports:

Site-work / Construction – Frank asked about the filter for the pool. Fred stated that the filters are not big enough coming out of the back of the equipment and it is causing problems. Fred said the filter that was put in by G&R Valley is too small; Gus said they put in what was on the design. Christine asked Rusty to review this.

Frank continued on and asked Fred about the door issues, Fred said the Stair 12 door was taken care of and Carrier came out to look at the gym HVAC equipment to review the excessive air pressure.

Christine asked Gus where they are with the items the Fire Marshal was interested in, are they resolved yet. Gus said the wires for the annunciators have been pulled just and the rest of the material will be here this week.

Gus continued on to say he has a meeting scheduled for Tuesday with Rusty and G. Donovan to resolve the issue with Door 70. G. Donovan installed the wiring the wrong way in the frame, Christine said this need to be fixed and we are not paying for it since it is an installation issue.

Frank said everything else on Fire Marshal list is resolved or underway.

Gus said that the structural engineer reviewed the cracks in the sidewalk outside; near the pool he said they are surface cracks in the sidewalk and it is nothing structural. This will need to be fixed at our cost.

Communications – Mr. Moore reported that Keith went through the pictures that were on line and discussed slightly what to do for the opening of auditorium, who should be involved, etc., still working on this.

Mr. Moore said a follow up on the Channel 3 story about the girl who said the school was making her sick; to date no other families have complained; he has been getting feedback that families are very supportive of the project and how things are handled

Technology/Furniture – Fred reported he is working with Virco and Quisenberry to see what is needed for the rest of the building. Fred stated that the FFE budget was \$1.2 million, he had an open PO with Virco for \$981,000 of which \$832,468 has been spent, and he said he is still working on the numbers but may have to go into the technology budget. Christine stated that the Committee will need a status on the FF&E budget within a week, Town Council is waiting for this.

Energy/Commissioning – Peter reported that there are 154 items on the Cx list, 87 are open and most of them belong to MJ Daly. Peter asked Gus how the boiler room commissioning went; Gus said he received an email today.

Finance – Christine reported they had the meeting earlier, and there isn't anything to report.

Rooftop HVAC Screening - Mike reported that he will be getting a meeting together and will be researching the fabric screening. Christine reminded the Committee that there is no money built in to the budget for screening.

7. Old Business

a. O&G projection heating allowance for FEC -

Gus asked the Committee to allow him to transfer \$7,500 from FEC allowances to their heating allowance to cover the temporary heating costs.

Motion was made by Peter Gardow, seconded by Charles Carey; Discussion: none
All Present Voted in Favor.

b. FF&E and Technology Budget Updates - was discussed earlier in the meeting.

8. New Business - none

9. Upcoming Dates

- a. February 1, 2016 next Town Council Meeting = computer and ffe updates
- b. February 8, 2016 next Building Committee Meeting

10. Adjourn - Motion was made by Dan Camilliere, seconded by Frank Dellaripa; Discussion - none
All Present Voted in Favor

Meeting adjourned at 8:53 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