

## Wahconah Building Meeting Minutes

March 2, 2010

Meeting called to order by Jim Huebner at 7:00 PM

**Present:** Jim Huebner (chair), John Bantjes (vice chair), Marty Phillips, Rita Furlong, Jim Chivers, Billie Henderson, Marge Foster, Susan Carroll-Lombardi, Bill Goddard, Jim Conro, George Desmarais, Jason Dion (CBRSD Building and Grounds Manager), Mike Daniels (WRHS Head Custodian) and My-Ron Hatchett & Paul Babin (Reinhardt Associates)

Motion made by member Bantjes and seconded by member Carroll-Lombardi

- To approve the minutes of the February 16, 2010 meeting.

Motion passed unanimously.

### **Bond Prices and Bond Structure**

- Jim Huebner and Marge Foster reported that they recently had been made aware of some limitations in getting the bond for Phase I (\$1.4 million).
- The MGL, under which the district would currently borrow money, limits the amount of time for which we can borrow furniture and equipment to 5 years and remodeling or construction to 10 years. Currently the district would have to borrow the money at an interest rate of 4.75%.
- The CBRSD School Committee voted at their February 11, 2010 meeting to appeal to the Municipal Finance Oversight Board, so that the district might secure the bond under Chapter 44 (Municipal Borrowing). Chapter 44 would allow the district to borrow the money for a longer period of time and at a better interest rate.
- The School Committee will have to approve a capital budget before the Municipal Finance Oversight Board will render a decision concerning CBRSD's bond, so the approved capital budget assessments will reflect the larger interest rate and shorter borrowing terms.
- CBRSD expects a decision from the Municipal Finance Oversight Board by the beginning of May 2010.

### **General Contractor Progress**

- My-Ron Hatchett reported that much of the electrical work is complete. The lift and other electrical work in the auditorium is complete with the exception of some stage lighting. The work is complete in the gym.
- Administrators and contractors held a meeting to "map out" the keying of the new locks.
- The new exterior doors will be delivered to Garland Construction this week for painting.
- George Desmarais reported, from the Construction Meeting with Garland Construction earlier in the day, that they were behind schedule and would likely be requesting a time extension.
- My-Ron Hatchett reported that he had made cost estimate requests for railing for the ramp at the north exit of the gym and replacement of the auditorium doors.

- Marty Phillips had discussed the slope of the entry way at the front doors with Mike Lizee (Reinhardt Associates). He had a concern that water would puddle and potentially damage the new doors.
- My-Ron Hatchett said that, although the entry way is sloped toward the building and in need of repair, the water flow and potential for damage will not increase with the installation of the new doors. There is currently not a water problem at the front doors.
- Mike Daniels had expressed a concern about the swing of a door in “A” corridor and My-Ron Hatchett reported that the hardware company is evaluating the situation.

#### **Mezzanine (Back Stage Storage) Site Visit**

- A representative from the Massachusetts Architectural Access Board will make a site visit to WRHS on March 4, 2010 at 10:30.
- Marty Phillips, My-Ron Hatchett and possibly Jim Conro, Jim Stankiewicz and Pam Gold will be at the site visit.
- The representative, who makes the visit, will recommend a ruling to the access board.

#### **Gym Bleachers**

- Marty Phillips reported that the installation of the stabilizers and the two additional rows of bleachers has been delayed because of the electrical work being done in the gym, bad weather and ballgames.
- All materials are on site and will be installed March 4, 5 and possibly March 8.
- Mike Daniels reported that he and his staff have created a diagram of the problem areas in the bleachers, making note of loose nuts and bolts. My-Ron Hatchett has alerted the bleacher company, and they will be addressing these issues when they install the new materials this week.

#### **High Speed Data Link**

- Jim Huebner reported that Rick White has completed the connections and that the link is fully operational.

Motion made by member Huebner and seconded by member Bantjes

- To pay the final invoice to Collins Electric for \$4,700 for the high speed data link project.

Motion made by member Goddard and seconded by member Chivers

- To amend the previous motion to withhold \$2,000 from the final payment to Collins Electric for \$4,700 for the high speed data link project, against the condition of the trench in the spring. The amendment payment amount will be \$2,700.

Amended motion passed unanimously.

## **Gym Skylights**

Motion made by member Desmarais and seconded by member Chivers

- To close the Gym Skylights project as completed by Vermont Roofing.

Motion passed unanimously.

## **CBRSD Finance Committee Meeting**

- Members Jim Chivers, Jim Huebner, Marge Foster and Susan Carroll-Lombardi were in attendance for the building committee presentation at the FC meeting.
- Jim Huebner reported that the finance committee suggested that the HVAC portion of the design project be listed with the essential upgrades and not with the energy savings/green Wahconah subprojects. That change has been made.
- A question was raised as to how much money could be saved if the bus lane portion of the project could be removed. The committee concluded that there is no real savings.
- **Action item:** My-Ron Hatchett will report to the committee the safety code that requires public schools to have a separate lane for bus traffic.
- The approved bus lane drawings include 7 parking spaces in front of the auditorium. Because of complicated and costly drainage issues, the committee discussed eliminating those 7 spaces from the plans. The benefits of the 7 additional spaces are not greater than the costs.

## **Green Wahconah and Athletic Facilities Subcommittee**

Motion made by member Huebner and seconded by member Bantjes

- To allow Reinhardt Associates to move forward from the Feasibility Study to Schematic Design for 7 projects that have been identified as Wahconah Phase II Essential Upgrades.
- The 7 projects include: 1) Athletics, 2) Site Improvements (athletics), 3) Code Upgrades & Sprinkler System, 5) Remove & Replace Ceilings, 6) Accessibility Upgrades (MAAB/ADA), 7) Bus Lane/Parking and HVAC Replacement/Upgrades to Existing.
- There was discussion to further define what is meant by HVAC, and it was concluded that a new HVAC system would circulate the air and control the temperature to improve the air quality and meet and/or exceed the current building codes with regards to air quality.
- The new HVAC system will have digital controls.
- The committee recommended that in the future, copies of the information being considered for a motion like this should be provided for all members to have in time to review before and during the meeting.

Motion passed.

10 Yes

1 No (Bill Goddard)

- A motion was made and later withdrawn by Jim Huebner to move forward with the Green Wahconah Scenario #3 for planning purposes.
- Jim Huebner explained that he initially made this motion to point out to the full committee that subcommittee recommends Scenario #3, as they believe that it will produce the greatest return on the investment.
- All of the Green Wahconah (energy saving) Scenarios include: *Lighting Upgrade, Lighting Controls, Roof Upgrade and Window Upgrade. The **fuel source** is the differential in each of the 5 Scenarios.*
  - **Scenario 1** – Current Oil/Gas Fuel Source and System
  - **Scenario 2** - Keep 2 existing boilers and add a Solar Domestic Hot Water System
  - **Scenario 3** – Keep the newer of the 2 existing boilers and add Solar Domestic Hot Water System (expanded from 2)
  - **Scenario 4** – Keep the newer of the 2 existing boilers and add the smaller Solar Domestic Hot Water System and a Geothermal System
  - **Scenario 5** – Keep the newer of the 2 existing boilers and add the smaller Solar Domestic Hot Water System , a Geothermal System and a Photovoltaic System at Roof
- One boiler is being kept in most of the scenarios as a back up system.
- Mike Daniels expressed a concern about the condition of the existing oil tank. My-Ron Hatchett and Paul Babin responded by saying that any new system would replace the oil/gas fueled boiler, as a primary source of heat and that a large tank would no longer be necessary. If the older boiler is removed, then this would make room for a new much smaller oil tank in its place.
- Scenarios 3, 4 and 5 would essentially eliminate the buildings’ direct use of fossil fuels.
- The Owner’s Project Manager, Cardinal Construction, recommended that the committee consider moving to the Schematic Design Phase for Scenario 5, in the event that future developments make a geothermal system (Scenario 4 & 5) and a photovoltaic system (Scenario 5) more feasible than they appear today.
- Cardinal Construction concluded, and the subcommittee concurred, that Scenario 3 would be the best option to be considered for construction.

Motion made by member Huebner and seconded by member Bantjes

- To allow Reinhardt Associates to move forward from the Feasibility Study to Schematic Design for Scenario #5 for the Wahconah Phase II Green Wahconah Project.

Motion passed unanimously.

- Jim Huebner recommended that a subcommittee be formed to investigate the possibility of a third party being involved in the installation of a photovoltaic system at WRHS.
- **Action Item:** Susan Carroll-Lombardi will discuss with Superintendent, Jim Stankiewicz the possible actions of the district and the MSBA (Massachusetts School Building Authority) concerning Phase II.

### **Presentations to the Towns**

- It was suggested that George Desmarais create another slide presentation of before and after pictures for the presentation.
- There was a lot of discussion as to how Phase II should be presented.
- It was also suggested that an “Open House” near the end of April might be a good way to display the completed work of Phase I.
- **Action Item:** The entire committee should begin to generate ideas and materials that might lend to the presentation of the building projects to the towns.

### **New Business**

- George Desmarais pointed out that there was a line of reimbursable expenses listed on the paid invoice to Cardinal Construction. Reimbursable expenses were neither included nor excluded in the contract, and more research is required to address this concern.

The meeting was unanimously adjourned at 8:50 PM.

**Next Meetings:** March 16, 2010 and April 6 & 20, 2010

Green Wahconah & Athletic Facilities Advisory/Subcommittee: 6:00 -7:00 WRHS Library

Wahconah Building Committee: 7:00-9:00 WRHS Library