

Wahconah Building Meeting Minutes

March 16, 2010

Meeting called to order by Jim Huebner at 7:05 PM

Present: Jim Huebner (chair), John Bantjes (vice chair), Marty Phillips, Jim Chivers, Marge Foster, Susan Carroll-Lombardi, Bill Goddard, Jim Conro, Jim Stankiewicz, George Desmarais (late), Mike Daniels (WRHS Head Custodian) and My-Ron Hatchett & Tom Sullivan (Reinhardt Associates)

Motion made by member Bantjes and seconded by member Conro

- To approve the minutes of the March 2, 2010 meeting.

Motion passed with one abstention.

General Contractor Progress

- The Committee voted to approve (motion: J. Huebner/J. Bantjes - unanimous) , then voted to rescind (motion: B. Goddard/J. Bantjes - unanimous) approval for two change orders (auditorium doors and handrails) proposed by Garland when it became clear that in so doing Garland's contractual completion time would be extended. The Committee then voted to direct Garland to credit the District for not refinishing the doors and to turn over all uninstalled hardware to the school (motion: J. Huebner/J. Bantjes - unanimous). **(RAI Action Item)**
- The Committee will bid new doors and the handrail separately after Garland has completed its contracted work.
- The Committee also voted to reject Garland's request for a contract extension (motion: B. Goddard/J. Bantjes - unanimous) since the consensus was that Garland had been dilatory both in its work and in communicating to the Committee.
- Garland is expected to be at least two weeks late on its March 30 commitment to complete its work.
- M. Foster expressed concern but was assured that the wiring repair in the auditorium over and above that done on an emergency basis was covered by the Garland contract.
- M. Phillips raised the issue of the speaker in his office. Matter TBD.

Mezzanine

- A representative from the Massachusetts Architectural Access Board visited WRHS on March 4, 2010 at 10:30 and requested policy clarification from Supt. Stankiewicz which was subsequently supplied.
- After deliberating the Massachusetts Architectural Access Board requested a notarized affidavit from Supt. Stankiewicz. The District's attorney is reviewing the proposed language. **(Action Item – Member Stankiewicz)**
- Given the expectation that the ruling of the MAAB will be favorable, the Committee voted to direct Garland to credit the District for work unperformed on the mezzanine (ladder, installation of the enclosure) and to cease all related work except installation of fire protection. (Motion: J. Huebner/J. Bantjes - unanimous). **(RAI Action Item)**

- The Committee will bid the enclosure and spiral stair separately after Garland has completed its contracted work.
- M. Hatchett will confirm the contract terms with Garland and also confirm that any and all work to date is in compliance per Dalton's Building Inspector. **(RAI Action Item)**

Gym Bleachers

- M. Phillips, G. Desmarais and M. Daniels reported that the installation of the stabilizers and the two additional rows of bleachers has been satisfactorily completed and that the loose fasteners observed were not the result of loosening but rather extras.
- The Committee voted unanimously to close the bleacher project.

Cardinal/ Warrants

- The Committee voted unanimously to approve the invoice submitted by Garland for a progress payment of \$143,718.85. school (Motion: J. Huebner/J. Bantjes – unanimous)
- The Committee voted unanimously to approve the invoice submitted by Cardinal Construction which included previously approved advertising expenses. (Motion: J. Huebner/J. Bantjes – unanimous.)

Green Wahconah and Athletic Facilities Subcommittee

- J. Huebner reported that the 3/16 meeting had been largely devoted to reviewing the final hard copy of RAI's Feasibility Study.
- The Sub-Committee will meet on 3/30 at 6 pm to review RAI's preliminary schematic design; members of the WBC were invited to attend since it was likely that the Sub-Committee would no longer meet as a separate entity after 3/30.
- It was noted that A. Kelly of Cardinal distributed revised drawings and costs for the bus lanes/parking lot design.
- Cardinal has done a preliminary cost for painting, floors, etc. to finish the work being planned for Phase II (Essential Building Upgrades & Energy Efficiency). Details will be furnished to RAI and these costs will be included in future estimates. **(RAI Action Item)**
- There is some question as to the whereabouts of an asbestos survey used in the most recent SOI to MSBA. RAI and Cardinal following up. Re-doing the survey would be quite expensive. **(RAI Action Item)**

3rd Party PV

- Stankiewicz and Carroll-Lombardi will review the issue in both the CBRSD Agenda Meeting and in Policy and Operations discussions. **(Action Item – Members Stankiewicz & Carroll-Lombardi)**

Bond Prices and Bond Structure

- Marge Foster reported that the Municipal Finance Oversight Board was favorably inclined towards the District's getting a State Qualified Bond at 3.75% for Phase I borrowing.
- Marge Foster also reported that the District is eligible for USDA funding but that the reporting requirements are burdensome. USDA will not support energy-sales projects and is currently offering only 4% financing. (See also 3/16 minutes from Green Wahconah and Athletic Facilities Subcommittee – grants from USDA may be possible for Phase II.)

MSBA Update

- Member Stankiewicz reported that MSBA will conduct on-site reviews of all MA schools in FY11.

Presentations to the Towns

- Member Carroll-Lombardi would like our Phase I & II presentation at Town Meetings to take place after the capital budget vote; she will follow up with the individual towns.
(Action Item – Member Carroll-Lombardi)
- The Committee will need to devote significant time at our next meeting to planning the presentations to the towns as well as hosting an Open House near the end of April might be a good way to display the completed work of Phase I.

New Business

- Signet Construction (sub-contractor to Garland) needs CORI checks.
- Griffin Electric has change orders but has not yet submitted them.

The meeting was unanimously adjourned at 8:05 PM.

Next Meetings: April 6 & 20, 2010 Wahconah Building Committee: 7:00-9:00 WRHS Library

March 30 - Green Wahconah & Athletic Facilities Advisory/Subcommittee: 6:00-7:00 WRHS Library