

Wahconah Building Minutes

April 6, 2010

Revised April 12, 2010

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

Present: Jim Huebner (chair), John Bantjes (vice chair), Marty Phillips, Jim Chivers, Marge Foster, Susan Carroll-Lombardi, Bill Goddard, Jim Conro, George Desmarais, Billie Henderson, Rita Furlong, Jim Drawe, Jim Galliher & Kerry Ryan (WRHS Physical Education Faculty), Jason Dion (CBRSD Building and Grounds Manager), Mike Avis (Garland Construction), April Kelly (Cardinal Construction) and My-Ron Hatchett & Paul Babin (Reinhardt Associates)
(Marty Phillips, Jim Galliher and Kerry Ryan left about 45 minutes to 1 hour before adjournment)

Minutes from the March 16, 2010 Meeting

Motion made by member Bantjes and seconded by member Goddard

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

After much of the discussion below, the motion passed with 3 abstentions.

Warrants

The committee signed Warrant 2010-40A and Warrant 2010-38A

Garland/Griffin: change order credits, progress, completion date **Auditorium Doors and railing**

- There was discussion as to a motion made on March 16 to approve and then later to rescind the approval change orders for new auditorium entrance doors and a handrail on the new ramp on the north side of the gym.
- The need for the new auditorium doors became evident after the company who is supplying the new hardware for all of the doors in the building said that new hardware couldn't be installed on the existing doors, as they are in poor condition.
- Garland had been contracted to refinish and repair the existing doors, but this is no longer a possibility.
- **Action Item:** Mike Avis (Garland Construction) will submit a request for a change order that will result in a credit for the refinishing/repair of the auditorium doors.
- Members discussed that hiring Garland to install the new auditorium doors would be the least expensive and most expedient option at this time.

Motion made by member Desmarais and seconded by member Foster

- To accept Garland's proposal to replace three auditorium doors, this was proposed by Garland in the letter dated March 4, 2010, with the proviso that the change order does not extend the completion date of other contract items.

Motion passed with 11 yes and 1 no.

- The gym exit railing discussion was tabled indefinitely as My-Ron Hatchett suggested that now that the weather is better the grade at the edge of the ramp can be improved.

Extension

- There also was a good deal of discussion about the failure of the committee to approve a requested extension by Garland Construction. Mike Avis from Garland Construction attended the meeting to field questions and speak to this issue.
- The committee had previously been willing to extend the contract 21 days for Garland to install the sprinkler system above the mezzanine in the auditorium.
- George Desmarais noted that the stop work order that was issued on November 30, 2009 and committee action that was taken on December 17, 2009 stalled any work related to the mezzanine, and that at least 90 days had passed between the stop order and March 16, 2010 when the committee gave Garland the 21 days to resume and complete the work on the sprinkler system.
- Mike Avis stated that he believed that the sprinkler system job could be completed in 45 days, but that 21 days was not enough time, as the job requires a hydraulic calculation to be done by a third party contractor then approved by Reinhardt.
- Jim Chivers asked if the 45 days to install the sprinkler system would be too invasive and interfere with the end of school activities and schedule. Marty Phillips reported that many end-of-year activities are scheduled for the auditorium.
- Mike Avis also explained that Garland Construction began work on October 26, 2009, to complete the handicap ramps before bad weather. In addition, they have installed the back-stage mezzanine, stage chair lift and many access panels for the electricians who are installing the fire alarm and public address systems. He noted that 28 access panels have been installed in the plaster ceilings, when there were only 3 panels of this type in the drawings.
- Mike Avis explained that not completing all of the projects by the end of March is in part the result of a lengthy, complicated submittal and review process for the 85 doors being replaced which stretched over the Holidays and the door procurement lead time.
- **Action Item:** Mike Avis and My-Ron Hatchett will work together to produce a schedule for the entire project that will include a schedule for the new sprinkler system for the mezzanine for the committee's review.

Mezzanine (Back Stage Storage)

- Billie Henderson and Susan Carroll-Lombardi reported that the School Committee would be voting on a policy to limit access to the mezzanine storage to district employees on April 8, 2010. This policy was requested by the MAAB after the district's waiver request and hearing.

Exterior Doors

- Door installation has begun. Seventeen slab doors are on site and ready to be installed.
- Because of a discrepancy in the door glass specifications, the wrong glass was received by the contractor initially for the doors.

- The mistake has been corrected and the glass for the doors should be received and ready to install as the contractors finish installing the slab doors.
- Mike Avis said that the all of the exterior doors should be installed by April 26, with the lobby door work being done over the spring school break.

Speakers, switches and clocks

- Currently there is not a speaker or a clock in the assistant principal's office. Garland agreed to correct this problem, while they are pulling all the wires for the other electrical projects.

Green Wahconah and Athletics Schematic Design

Site Survey and Borings

- My-Ron Hatchett provided estimates for both the site survey and borings.

Motion made by member Huebner and seconded by member Bantjes

- To accept Sherman Frydryk's bid to do the site survey in support of the schematic design project for \$12,800.

Motion passed unanimously.

Motion made by member Huebner and seconded by member Bantjes

- To accept O'Riley, Talbot and Okun's bid to do the borings in support of the schematic design project for \$4,200.

Motion passed unanimously.

- The borings will be done for the proposed new athletic facility site only and not for geothermal wells at this time.

Asbestos

- April Kelly and Cardinal Construction are still reviewing materials concerning asbestos and more information for the committee is forthcoming.

Practice Room and Other Chair Lift Spots

- My-Ron Hatchett had rescheduled a meeting with the building inspector, which had previously been cancelled, to discuss accessibility and other issues in the schematic design.

WMECO incentives

- Paul Babin reported that WMECO is currently paying up to 70% of the construction cost of the installation of new lighting if it is a part of a major renovation project.
- As soon as the schematic design is approved, Paul Babin will apply for these incentives for the WRHS project.

Green Wahconah and Athletics Schematic Design continued

- April Kelly and My-Ron Hatchett stated that both Reinhardt and Cardinal will continue to work on the schematic design, by taking another look at cost estimates and doing some value engineering. (Comparing scope, costs, layouts, etc.)
- **Action Item:** My-Ron Hatchett or Reinhardt Associates will provide some maintenance and/or operating expense information for the proposed hot water solar panels and associated systems.
- **Action Item:** The building committee is asked to review the current schematic design documents and get their comments and questions to My-Ron Hatchett by Tuesday, April 13, 2010.

3rd Party PV Update

- Susan Carroll-Lombardi reported that the Central Berkshire Policy and Operations subcommittee voted not to form a subcommittee to investigate a 3rd party for possible PV energy production. The school committee members felt that they lacked the time and expertise necessary to research this project.
- A subcommittee of Jim Drawe, Jim Chivers and Bill Goddard was formed of the building committee members to research and pursue a 3rd party to fund a PV project.
- **Action Item:** April Kelly will send Jim Drawe any information that she has obtained concerning PV that might assist this newly formed subcommittee.

Funding/Bonding update

- The oversight board hearing has been changed to April 14, 2010. Marge Foster will attend this meeting when it will be decided if CBRSD can borrow money under the same law as municipalities at a more advantageous rate. Standard and Poor's will then rate the bond prior to issuance.

Phase I & Phase II Presentation Planning

- George Desmarais will continue to take pictures and prepare a Power Point presentation to be presented at town meetings that shows the many positive improvements of Phase I. The presentation will also include some information that shows the need that prompted the design and initial planning for Phase II.
- A hard copy of this presentation will be available for the town's that prefer paper presentations.
- George Desmarais and Billie Henderson will work to develop a 1 or 2 page summary presentation page of Phases.
- The specifics of the Phase 2 design will not be available to the public by the annual town meetings, as the school committee will not have had an opportunity to review or discuss the designs by that time.

The meeting was unanimously adjourned at 8:50 PM.

Next Meetings: April 20, 2010 & May 4 & 18, 2010 Wahconah Building Committee: 7:00-9:00
WRHS Library