

## Wahconah Building Minutes

April 20, 2010 – Amended May 4, 2010

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

**Present:** Jim Huebner (chair), John Bantjes (vice chair), Marty Phillips, Jim Chivers, Jim Stankiewicz (came late), Bill Goddard, George Desmarais, Billie Henderson, Rita Furlong, Jim Drawe, Brent Arthaud (Cardinal Construction), My-Ron Hatchett & Paul Babin (Reinhardt Associates) and Mike Daniels (WRHS Head Custodian)

### Minutes from the April 6, 2010 Meeting

Motion made by member Bantjes and seconded by member Furlong

- To approve the minutes of the April 6, 2010 meeting.

Motion passed unanimously.

### Garland/Griffin Progress

#### **Auditorium Doors, Sprinkler, Schedule and Change Orders**

- My-Ron Hatchett distributed a work schedule that had been prepared/revised by Garland Construction 4/19/2010.
- The completion dates listed below, according to Garland Construction's Schedule, may be adjusted as needed to coincide with school functions and/or unanticipated disruptions and holidays and assumes no additional change order work being added.
- **Exterior Doors and Door Hardware** - complete by **April 30, 2010**
- **Fire Alarm System** - test will be run on **April 28, 2010**
- **Back Stage Mezzanine Sprinkler** - work is scheduled to be done **May 10 – May 28, 2010**
- **Security and Paging System** - complete by **May 7, 2010**.
- My-Ron presented 3 change order requests for approval: 1) Install New Auditorium doors \$4,290 2) Misc. Fire Alarm Additions \$3,465 and 3) Fire Alarm Addition in the Press Box/Mezzanine in the Gym \$5,557.

Motion made by member Desmarais and seconded by member Henderson

- To accept the change order request for the new auditorium doors.
- After a good bit of discussion, the motion and second were withdrawn.

- The committee had approved Garland's proposal to replace the auditorium doors at the April 6, 2010 meeting, but did not want to approve the official change order request without information about the credit for the auditorium door refinishing project.
- The committee decided to table the acceptance of all 3 change order requests until the next meeting and has asked that more information be available at that time.
- **Action Item:** My-Ron Hatchett will contact Garland Construction to request information concerning a credit for auditorium refinishing and more detail concerning the fire alarm/electrical change order requests.

- My-Ron reported that Garland Construction's original contract fee was \$506,055 and with approved and proposed change orders it would increase to \$513,047.

#### **Doors, Keys, Locks, Tracking and Other Completion Items**

- The committee reminded Reinhardt that they are still awaiting proposals to add a speaker and clock to the Vice Principal's office and to add 2 wireless speakers elsewhere in the building.
- Marty Phillips noted that the bolts that are used to attach the door hardware to the top of the front doors are not flush with the door facing and dimple the doors. He asked if some sort of washer might be used to correct this problem.
- Marty Phillips also asked about some "play" in the interior door hardware, which could potentially set off an alarm.
- **Action Item:** My-Ron Hatchett will ask Garland about these two concerns.
- It was also noted that a large red strobe has been placed outside both lobby entrances as part of the new fire alarm system.

#### **Amendment per May 4, 2010**

- **Action Item:** My-Ron Hatchett will express to Garland Construction the displeasure of several committee members that the schedule that was presented (4/20) doesn't reflect the completion dates given verbally at the last meeting by Mike Avis and is a month past the completion dates in the contract.

#### **Mezzanine (Back Stage Storage) Status and Next Steps**

- My-Ron Hatchett reported that a letter and affidavit concerning the new policy limiting access to the mezzanine was mailed to the access board today from the CBRSD Central Office. CBRSD should receive a response by mail, but My-Ron will contact the access board by phone.

#### **Green Wahconah and Athletics Schematic Design**

##### **Site Survey and Borings**

Motion made by member Drawe and seconded by member Bantjes

- To rescind the former acceptance of a bid by Sherman Frydryk to do the site survey in support of the schematic design project for \$12,800.

Motion passed unanimously.

Motion made by member Drawe and seconded by member Chivers

- To accept BEK's bid to do the site survey in support of the schematic design project for \$6,500.

Motion passed unanimously.

##### **Asbestos**

- Brent Arthaud distributed a summary of the 3 most recent Hazardous Material Reports for Wahconah Regional High School: 10/10/06, 12/06 and 10/05/88.
- Brent suggested that no additional steps need to be taken at this stage in design and planning. Another test has been budgeted in the design, and Reinhardt noted that the price of abatement is included in their cost estimates and design.

### **Schematic Design Commentary**

- Brent Arthaud distributed revised project estimate sheets.
- Brent reported that additional space had been added to the multi-purpose room for the athletic facilities project. The design was simplified, giving the room more usable space at a low additional cost.
- He also reported that improvements to the track and adjacent areas had been added to the design, as well as more improvements to the baseball field areas.
- My-Ron Hatchett stated that all of the site improvement projects are single line items and can be easily added or eliminated from the final design.

### **Other Updates and Next Steps**

- George Desmarais questioned the cost estimates for the new design as they relate to a school schedule, as the students don't currently have an alternative site to use while construction is underway.
- Brent Arthaud said that the cost estimates assume a rolling renovation with most of the work being done in the summer.

### **WMECO – Western Massachusetts Electric Company**

- Paul Babin announced that a representative from WMECO will be at the May 4<sup>th</sup> meeting to answer questions and speak about rebates.
- **Action Item:** The Building Committee is asked to send Paul Babin questions that the WMECO representative might address at the next meeting.

### **3<sup>rd</sup> Party PV Subcommittee**

- Jim Drawe said that he had received some information from April Kelly concerning potential 3<sup>rd</sup> party collaborators, but noted that if we don't know what rate the electric company may offer, a 3<sup>rd</sup> party is not likely to have that information either at this time.

### **Funding/Bonding Update**

- Jim Stankiewicz reported that after he and Marge Foster attended an oversight board hearing in Boston, the district will be able to get a municipal bond for 20 years, at a much more favorable rate than was first assumed. (3.75-4.00%)
- Jim was unable to substantiate the committee's estimate for a bond initiation fee for \$20-\$30,000.

### **WRASP – Wahconah Refurbishing Auditorium Seat Project**

- Jim Huebner reported that this group would like to address the committee at our next meeting, May 4, 2010.
- Billie Henderson reported that she had asked the CBRSD finance subcommittee to invite the WRASP group to address them as well.

### **MSBA update (Massachusetts School Building Authority)**

- Jim Stankiewicz reported that the MSBA had contacted the district to inform them that an evaluation company would be visiting every school in the district by the end of June 2010.
- This evaluation is a state-wide effort and not in response to the CBRSD Statement of Interest for WRHS.

### **Progress Report to Towns**

- George Desmarais distributed a 7 page power point presentation to be presented in some way at each of the 7 Annual Town Meetings.
- **Action Item:** Committee Members should get their suggestions to George ASAP as the first annual town meeting is on May 3<sup>rd</sup> and before their next meeting.
- **Annual Town Meeting Dates and Building Committee Volunteers to Attend Each:**
  - *Becket – May 8, 2010 (Rita Furlong)*
  - *Cumington – May 7, 2010 (Jim Drawe)*
  - *Dalton – May 3, 2010 (George Desmarais, Jim Chivers, Billie Henderson)*
  - *Hinsdale – May 19, 2010 ( Bill Goddard, Jim Chivers)*
  - *Peru – June 5, 2010 ( Jim Huebner)*
  - *Washington – May 8, 2010 (Jim Huebner)*
  - *Windsor – June 21, 2010 (John Bantjes)*

### **New Business**

- George Desmarais had updated the project tracking document and determined that from the original \$1,437,000 in bonding authority that was approved by the towns, the committee still has \$89,306 in contingency funds, after expending funds for all approved projects and an assumed bond initiation fee.

Motion made by member Huebner and seconded by member Bantjes

- To approve the payment of an invoice from Reinhardt Associates in the amount of \$32,500 for completion of 50% of the schematic design for the Green Wahconah/Athletic Facilities Project.

Motion passed unanimously.

Motion made by member Huebner and seconded by member Bantjes

- To approve the payment of an invoice from Garland Construction in the amount of \$131,255.80 for construction work completed on the Wahconah Renovations Projects.

Motion passed unanimously.

Motion made by member Chivers and unanimously seconded

- To adjourn the meeting.

Motion passed unanimously.

Meeting Adjourned at 8:55 PM

**Next Meetings: May 4, 2010 and May 18, 2010 – WRHS Library 7:00 PM**