

## Wahconah Building Minutes

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, Bill Goddard, George Desmarais, Billie Henderson, Rita Furlong, Jim Drawe, Susan Carroll-Lombardi, Marge Foster, April Kelly & Michael Andrews (Cardinal Construction), My-Ron Hatchett & Paul Babin (Reinhardt Associates), Bob Dvorchik (WMECO), Jim Galliher (CBRSD Physical Education Dept.) Jason Dion (CBRSD Building and Grounds Manager) and Jan Huebner (WRASP Committee Chair)

### Minutes from the April 20, 2010 Meeting

- It was discussed and recommended that the minutes from the April 20, 2010 meeting be amended to add the following:
- **Action Item:** My-Ron Hatchett will express to Garland Construction the displeasure of several committee members that the schedule that was presented (4/20) didn'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.

Motion made by member Chivers and seconded by member Bantjes

- To approve the amended minutes of the April 20, 2010 meeting.

Motion passed 10 yes 1 no (George Desmarais).

### WMECO Presentation

- Bob Dvorchik, a representative from the Western Massachusetts Electric Company, discussed incentives that WMECO has to offer for which several Phase II projects may qualify.
- He explained 4 basic incentives offered by WMECO: 1) Lighting Technology Upgrades, 2) Performance Lighting Upgrades 3) Motor Efficiency Upgrades 4) Motor Control Upgrades
- There is a separate application for Lighting Technology Upgrade Incentives and Lighting Performance Upgrade Incentives; however, there is a single application option for Motor Efficiency and Motor Control Upgrades Incentives.
- After having reviewed the schematic design by Paul Babin from Reinhardt for Phase II lighting & lighting control upgrades, Bob Dvorchik commented that the plan was definitely in the forefront of technology and would meet the eligibility requirements for lighting technology incentives.
- The design may also qualify the Phase II lighting projects for Lighting Performance Upgrades. Current building codes require 1.2 watts/sq.ft., and incentives are offered for reducing use below the building code requirement.
- Bob Dvorchik also strongly recommended motor and motor control upgrades for which WMECO offers incentives.
- Paul Babin explained that the current plan includes a complete replacement of the HVAC system and therefore includes motor and motor control upgrades.
- These upgrades should have a payback period of less than 10 years.

- Although WMECO doesn't provide incentives for building envelope improvements, Berkshire Gas may.
- **Action Item:** Paul Babin will ask the Berkshire Gas Company about potential incentives for building envelope improvements.
- Approved incentive applications from WMECO are good for 1 year at which time renewal may be an option if funding has not been secured for the project at the end of 1 year.

#### **WRASP (Wahconah Refurbishing Auditorium Seat Project)**

- Jan Huebner reported that for 2 years a small committee has conducted this fundraising effort and raised \$30,000.
- The refurbishing company, R. H. Lord, is committed to the project and has held to the original quote of \$150,000 during this 2 year process.
- Jan Huebner recommended that the building committee consider that the remainder of the funds to be raised to be included with the Phase II projects or if funds permit into Phase I.
- The committee discussed that Phase I informational tracts specifically listed the auditorium seating project as being funded by a special fundraising effort, and therefore we would have to ask for public funds during Phase II.
- She went on to explain that the refurbished seat materials comply with the very stringent California Code for fire safety.

#### **Garland/ Griffin Progress**

##### **Change Orders**

- My-Ron Hatchett presented several proposal requests for Garland Construction.

Motion made by member Desmarais and seconded by member Bantjes

- To approve Proposal Request #1 for a miscellaneous electrical adds and deletes for a net amount of \$3,465.

Motion passed 10 yes 1 no (Bill Goddard).

Motion made by member Desmarais and seconded by member Bantjes

- To approve RFI #4 for additional fire alarm devices in the gymnasium mezzanine area in the amount of \$5,557.

Motion passed 10 yes 1 no (Bill Goddard).

Motion made by member Desmarais and seconded by member Bantjes

- To approve Proposal Request # 5 for sub-bus receivers to the wireless door alarm system for the amount of \$4,319.

Motion passed unanimously.

- My-Ron Hatchett presented Proposal Request #6 for additional electronic devices for the principal and vice principal's offices. After some discussion it was decided that 2 switches are needed (1 dean of student's office, 1 vice principal's office) and 1 clock and 1 speaker for the vice principal's office.
- **Action item:** My-Ron Hatchett will make adjustments to Proposal Request #6 to reflect the needs listed above.

#### **Doors (Progress and Change Orders)**

- My-Ron Hatchett reported that because of delays in the alarm devices being received by Griffin that the door installation project will not be complete until the end of May.
- George Desmarais reported that the following change orders would likely be forthcoming: 1) Door swing direction reversal (Corridor A), 2) Cages for the fire alarm in the gym, 3) Additional fire alarm horn/strobes for 3 rooms, 4) 53 doors that were to be re-cored only, will now need hardware 5) Corridor doors that are being refinished may need additional work.
- There was discussion as to which of three options might be done to address the corridor door refinishing issue: 1) nothing (leave natural finish with the new hardware), 2) replace all 7 pairs of doors with new wood doors, 3) repair veneer and paint the existing doors. All doors currently are to get new hardware.

Motion made by member Huebner and seconded by member Bantjes

- To repair and paint 7 pairs of corridor doors for an amount not to exceed \$2,000.

Motion passed unanimously.

- **Action Item:** Marty Phillips and Rita Furlong will select paint colors for the corridor doors.

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

- To clarify that change orders should not extend the schedule for the work to be done in the original contract with Garland Construction.

Motion passed 9 yes, 2 no (George Desmarais & Billie Henderson).

#### **Gym Speakers**

- Marty Phillips had expressed a concern about the clarity and volume level of the current speakers in the gym.
- Paul Babin had suggested 2 new speakers as a possible solution to the problem.
- George Desmarais recommended that we test the PA system after the new amplifier is installed, to ascertain the need for new speakers at that time.

#### **Mezzanine status**

- My-Ron Hatchett reported that he had contact the access board 2 times by phone and CBRSD Superintendent, Jim Stankiewicz, but he had received no new information about the status of the variance request.

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

- April Kelly presented updated Schematic Project Budgets. Cardinal Construction and Reinhardt Associates continue to update, compare and clarify specifications and estimates for the schematic design.
- Building Committee Members received a copy of the updated Schematic Project Budgets document via email earlier in the day.
- Bill Goddard recommended that Reinhardt investigate moving the new athletic facilities design into the enclosed courtyard, as a 4 wall structure is already in place.
- **Action Item:** My-Ron Hatchett will develop a conceptual design to move the new athletic facility into the courtyard and send that design plan to the committee members prior to our next meeting.
- There was much discussion about the Value Management/Scope Management Log page of the document which included a list of 9 items that had been added to the scope of the project since the Feasibility Study Phase was completed. (\$1,268,650) These items stand alone and can easily be added or deleted from the scope of the overall project.
- **Action Item:** Reinhardt will clarify the effects of changing to a noise coefficient rating of NC30 from NC20, which would provide an estimated cost savings in the design of \$238,500.

### **Update from Dalton Town Meeting**

- George Desmarais reported that flyers were distributed and that Jim Stankiewicz did a nice job reporting the progress and work of the building committee when the capital budget was presented. There were no questions from the audience.

### **New Business**

- After the following motion passed, committee members signed Warrant #2010-42A

Motion made by member Huebner and seconded by member Bantjes

- To approve payment of an invoice from Reinhardt Associates for \$3,625 for partial payment for construction administration that is 85% complete.

Motion passed unanimously.

- George Desmarais reminded the committee that Proposal Request #3 for the new auditorium doors had not been voted.
- After a cost proposal for the new doors of \$4,290 and a refinishing credit of \$277.64, the net cost for Proposal Request #3 is \$4012.36.

Motion made by member Huebner and seconded by member Bantjes

- To approve Proposal Request #3 to replace 3 pairs of wood auditorium doors with new doors for \$4012.36.

Motion passed unanimously.

- My-Ron Hatchet reported that the borings that had been done on the new facility site were good and the surveyor should complete his work this week.
- It was reported that the trench for the high speed data link has partially collapsed.
- **Action Item:** Reinhardt will continue to be in contact with Collins Electric to ensure repairs of the collapsed trench.

Motion made and unanimously seconded

- To adjourn the meeting.

Motion passed unanimously.

Meeting Adjourned at 8:55 PM

**Next Meetings: May 18, 2010, June 1 and June 15, 2010 – WRHS Library 7:00 PM**