

Wahconah Building Minutes

May 18, 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, Jim Conro, April Kelly & Brent Arthaud (Cardinal Construction), My-Ron Hatchett & Tom Sullivan (Reinhardt Associates), Kerry Ryan-left at 8PM (CBRSD Physical Education Dept.) and Jason Dion (CBRSD Building and Grounds Manager).

Minutes from the May 4, 2010 Meeting

Motion made by member Chivers and seconded by member Bantjes

- To approve the minutes of the May 4, 2010 meeting.

Motion passed unanimously.

Garland/Griffin Progress

- My-Ron Hatchett reported: that the interior door hardware installation is near completion, the fire alarm system is operational, the PA system installation is near completion, the security system installation continues but is delayed because devices from the vendor haven't been delivered and that piping through the tunnel for the back stage sprinkler system has been installed.
- My-Ron reported that he expects all of these projects will be completed by the end of May.
- George Desmarais expressed a concern that the electricians didn't have knowledge of the new amplifiers for the gym and the cafeteria, even though they are specified in the design.

Change Orders

Motion made by member Desmarais and seconded by member Bantjes

- To approve Proposal Request #6 (revised) to add speaker switches to the Dean of Student's office and add a speaker, speaker switch and clock to the Vice Principal's office for \$2,300.

Motion passed unanimously.

Motion made by member Desmarais and seconded by member Bantjes

- To approve Proposal Request #9 that includes a credit for 53 cores for existing door hardware and an addition of 53 lever locks for those doors that could not be re-cored at a net cost of \$5,744 for materials and labor.

Motion passed unanimously.

Motion made by member Desmarais and seconded by member Bantjes

- To approve Proposal Request #10 to prep and paint 7 pairs of corridor doors for \$722.26
- Rita Furlong and Marty Phillips had picked a neutral color (taupe) for the door paint after speaking to a lot of staff and committee members.
- Jim Conro expressed a concern that painting the doors would not be consistent with the quality of refurbishing that the committee has required for other projects, and recommended that those doors be replaced with new wood doors, like the auditorium doors.
- George Desmarais withdrew his motion and John Bantjes his second to paint the doors.

Motion made by member Conro and seconded by member Foster

- To replace the 7 pairs of corridor doors with new wood doors, with glass inserts that are of similar size to the existing glass inserts, for an amount not to exceed \$15,000.

Motion passed with 1 no vote. (Jim Chivers)

Schedule

Motion made by member Huebner and seconded by member Bantjes

- To allow Garland/Griffin sufficient time for the completion of change order projects and this is not to affect the schedule expectations for the projects in the base contract.

Motion passed unanimously.

- My-Ron Hatchett brought 2 change orders: 2R (new auditorium doors) and 3R (fire alarm additions) for the building committee's final signature. Jim Huebner signed these change orders.
- The final "punch list" will be given to Garland at the end of the project work, although notes are being compiled as each part of the work is completed.

Mezzanine Status

- My Ron Hatchett reported that after having contacted the office of the access board several times that he still had not received any information concerning the ruling on the waiver request. Jim Stankiewicz has also not received a response from the access board.
- Marge Foster reported that the Dalton Building Inspector had not received information either.

Green Wahconah and Athletics Schematic Design

Athletic Facility Design Alternative

- Reinhardt Associates and Cardinal Construction provided a drawing of an athletic facility designed in the courtyard.
- The design would reduce the cost from that proposed by the current design, because it reduces the square footage of the facility and provides some energy savings.
- Cardinal Construction said that the design was possible, but that they didn't recommend it for the following reasons: loss of natural light and views in existing spaces; difficult foundation, next to foundation, construction; doesn't provide optimum program space with access to the outside; and the savings would not be significant.
- The design would reduce heat loss through exposed window walls; however, it would increase the need for lighting in those spaces.
- The committee decided that the courtyard design would not meet the athletic facilities project needs, but recognized that investigating this option was a valuable exercise.

Value Management

- Cardinal Construction provided materials which included: Schematic Project Budgets from Cardinal and Reinhardt for Essential Projects and Energy Project Scenarios 3 & 5, updated energy savings numbers from Reinhardt and Cardinal for Scenarios 3 & 5 and a Value Management/Scope Management Log.
- Brent Arthaud stated that he felt the savings for eliminating 4,000 sf of the athletics additions on the Value Management/Scope Management Log was inflated and it was agreed that should be reduced from \$640,000 to \$500,000.
- Tom Sullivan presented noise coefficient information as requested. Changing the noise coefficient rating from NC20 to NC30 could reduce the cost of the Phase II projects by \$238,500.
- Tom did not recommend increasing the noise coefficient specification in the design, as quieter systems tend to be more durable and sturdy. Lower noise coefficients also are more likely to qualify for incentives and "green" certifications.

Accessibility

- Jim Conro reported that two students will be attending Wahconah next year that will need wheelchair access. Marge Foster stated that things will have to be done this summer to accommodate these students.
- **Action item:** Jim Conro will send the list of accessibility needs compiled by Connie West, (CBRSD SPED Director) to the committee for informational purposes to compare with the essential projects accessibility design for Phase II.

Schematic Project Budgets

- Cardinal Construction and Reinhardt Associates collaborated in calculating the Value Management/Scope Management Log figures, so those numbers apply to both of their estimates.
- Cardinal and Reinhardt's budget estimates differ primarily because they figure contingencies differently; however, both consider their estimates to be conservative and it has been their experience that most construction projects are completed under budget as a result.

- The Schematic Project Budgets are divided into 3 main cost categories: Construction Costs, Soft Costs and Grants/Incentives, with Construction Costs being the driver of the Soft Costs and Grants/Incentives.

Borings and Surveys

- My-Ron Hatchett reported that the final reports from the borings for the new facility site were good, in that the site was found suitable for construction of the design.
- The survey should be complete next week, and a progress report indicates that significant grade changes to the site will not be necessary.

WMECO and Berkshire Gas

- Tom Sullivan reported that he and Paul Babin had contacted Berkshire Gas and continued their conversation with WMECO concerning grant and incentive applications.
- **Action Item:** Tom Sullivan and Paul Babin will continue to get information from WMECO and Berkshire Gas in an effort to finalize what is needed to complete grant and incentive applications, and report their progress to the committee.

Schematic Design Final Report

- **Action Item:** April Kelly will copy a draft of the Schematic Design Final Report for review before the next meeting.
- The building committee has been asked to report to the CBRSD School Committee at their June 24, 2010 meeting.

Bond Initiation Fee and Warrants

Motion made by member Huebner and seconded by member Bantjes

- To approve payment of the bond initiation fee for \$23,400; this includes \$11,800 (Eastern Bank), \$7,500 (Edwards, Angell, Palmer & Dodge LLP) \$4,100 (Standard & Poor's).

Motion passed unanimously.

Motion made by member Huebner and seconded by member Bantjes

- To approve a progress payment to Garland Construction for \$108,041

Motion passed with 1 abstention (Bill Goddard).

- The committee retains approximately \$90,000 of payment for the initial contract with Garland Construction. This doesn't include payments for change orders.
- The committee signed Warrant #2010-44B and Warrant #2010-44A for the bond initiation fee and the progress payment.
- **Action Item:** Susan Carroll-Lombardi will ask Jim Stankiewicz if he has been contacted by persons from the MSBA. April Kelly's contact at MSBA indicated that they would be contacting Jim about the WRHS projects.

Town Meeting Reports

- Washington – Jim Huebner reported that there were no comments or questions.
- Cummington – Jim Drawe reported that there were no comments or questions but that the informational flyers were distributed and appreciated.
- Becket – Rita Furlong reported that there were no comments or questions but that the informational flyers were distributed and appreciated.
- **Action Item:** Bill Goddard will be fielding questions about the building projects at the Hinsdale Town Meeting this week.

Planning for Phase II

- After much discussion about a timeline for Phase II, it was determined that funding for design development and construction must be in place by September of any given year to assure construction by summer of the following year.
- **Action Item:** April Kelly will develop a timeline for the Phase II projects from Design Development going forward and include this in the Final Report Draft.

Project Tracking

- George Desmarais continues to update the Project Tracking document and distributed a sheet that summarizes the balance of contingency funds.
- There was \$56,717.81 left in contingency funds prior to the actions of this meeting.

New Business

- Bill Goddard and George Desmarais expressed concerns about the culvert and the trench line for the high speed data link between Nessacus and Wahconah. The culvert appears to be inadequate or perhaps not level, and the trench line remains bare of grass.
- **Action Item:** My-Ron Hatchett will contact Collins Electric to address the problems with the culvert and trench line.

Motion made by member Bantjes and seconded by member Furlong

- To adjourn the meeting.

Motion passed unanimously.

Meeting Adjourned at 8:40 PM

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

