

Wahconah Building Meeting Minutes

July 7, 2009

Meeting called to order by Jim Huebner at 6:30

Present: Jim Huebner, Marge Foster Billie Henderson, Rita Furlong, Susan Carroll-Lombardi, Jim Drawe, Marty Phillips, Jim Conro, Bill Goddard, My-Ron Hatchett and Paul Babin (Reinhardt Associates.) and Mike Daniels (WRHS Head Custodian), Boog Powell (WRHS Athletic Director), Kerry Ryan (WRHS Physical Wellness), Scott Lynch (Student/Eagle Scout Candidate), 7:30 Brent Arthaud & April Kelly (Cardinal Construction)

Motion made by member Conro and seconded

- To approve the minutes of the June 23, 2009 meeting.

Motion passed with 2 abstentions.

Reinhardt Associates

- My-Ron Hatchett and Paul Babin updated the committee on the current design projects for which they are responsible.
- **Fire Alarm System** – Paul Babin reported that the current estimates for replacing the fire alarm system are more than the \$50,000 that was budgeted.
- **Action item:** Paul Babin will meet with the Fire Chief to ask how the fire alarm system might be “phased in” to better fit the budget constraints.
- **Public Address System** – The estimate for installation of a new system set up to address “zones” of the building that was made in 2007 was \$65,000. The same system today will cost \$74,000.
- At the last building committee meeting, administrators had asked that a new system have the capability of “listening in” on individual classrooms in case of an extreme “lock down” type emergency. This capability would add significant cost to the project.
- **Action item:** Reinhardt Associates will produce a document that breaks down the costs of the individual aspects of installing a new PA system, so that the building committee can prioritize what is most needed.
- **Auditorium Floor** - My-Ron Hatchett reported that this project should come in under budget, as the entire floor doesn’t require replacement. The boards will be screwed to the sub floor and the transition from fir to maple wood will be addressed to solve the buckling problem.
- **Chair Lift for Auditorium Stage** – At the last building committee meeting, Reinhardt distributed literature for a “tower” type lift that would extend 42 inches above the level of the stage floor.
- After reconsidering the practicality and aesthetics of the “tower” type lift, Reinhardt now recommends an “incline” lift similar to the one outside the WRHS shop classroom.

- Jim Drawe asked that he get the specifications for the lift ASAP, as he will be applying for a grant on behalf of the committee to pay for the lift itself.
- **Mezzanine Stage Storage Unit** – My-Ron Hatchett reported that the installation of this unit will require anchoring the steel beams to the concrete floor below the stage, drilling through the stage floor, repairing the stage floor, etc. and that \$5,000 is probably a low estimate for installation.
- **Gym Bleachers** – Reinhardt Associates reported that budget for the gym bleachers appears to be on target, but that October would be the earliest possible time for delivery and installation.
- **Stage Storage Fire Suppression** – A water sprinkler system is the most feasible option.
- **High Speed Data Link** – Paul Babin received the “as built” site plans for Nessacus Regional Middle School from Mike Daniels, as requested to design this project.
- Bill Goddard suggested that 1 or 2 spare conduits be placed in the trench for the high speed data link to avoid future excavation costs.
- **Action item:** Paul Babin will get the cost estimates for additional conduits.
- **Security Cameras** – two new security cameras were recommended and My-Ron Hatchett suggested that this is one of the projects that could potentially be done this summer.
- **Auditorium Electrical Cables** –Paul Babin suggested covering the current cables with a raceway and cabinet. This would provide the desired safety and aesthetics needed, whereas rerouting the cable would require additional wire and cost more.
- **Exterior Handicap Ramps** – Reinhardt has included the installation of 3 handicap ramps (2 Gym & 1 auditorium) in their scope of projects. Any drop greater than 6 inches requires a ramp to be considered handicap accessible.
- **Entryway, Bus Lanes and Parking Lot** – My-Ron Hatchett asked if the front concrete entryway should be included in this design project, as it is in disrepair. The committee responded that the entryway should be included in this design project, and that this was the original intent of the “Wahconah Building Needs Study Committee.”
- **Interior & Exterior Doors** – Marty Phillips and Mike Daniels had reviewed Reinhardt’s drawings of the building that noted all of the interior and exterior doors. They toured the building and made notations of interior doors that are in need of repair or replacement. They also made note of a few doors that were left off the original document.
- **Summer Projects** – Reinhardt will develop bid packages for the Stage Floor, Gym Bleachers and Security Cameras to be filed with the Central Registrar next week and place the ads for the projects by Wednesday, July 22, 2009.

- **Action Item:** Marge Foster will get a bid package boiler plate to Reinhardt Associates and the advertisers to whom the ads should be addressed.
- The building committee will meet with Reinhardt Associates again on **Tuesday, July 21** at 7:05 in the Wahconah Library.
- My-Ron Hatchett and Paul Babin from Reinhardt Associates left the meeting at 7:30 PM.

Building Committee Projects

- Marge Foster reported a possible challenge to the awarding of the **hallway locker** bid.
- An additional chemical was found that was in need of disposal that was not included in the original estimate for chemical removal from the **science lab**. It will cost an additional \$300 to remove.
- A purchase order was issued to *Copeland* for the repairs of the **outdoor track**. Boog Powell will contact them about the date when the repairs will be made.
- *The Sandman* will begin to refinish the **gym floor** on July 20th. It was noted that work involving an electrician to repair electrical outlets in the gym floor were not included in the estimate.
- Scott Lynch, a Wahconah Senior, chose **painting the Wahconah gymnasium** as his "Eagle Scout" project. He had two estimates for supplies, the lowest being \$564. As the building committee had not budgeted anything for paint, Boog Powell (Athletic Director) and Mike Daniels (Head Custodian) agreed to share the costs of the paint supplies from their budgets. Scott also organized volunteers to help disassemble the old bleachers as part of his project. The committee thanked Scott for his efforts.

Cardinal Construction

- April Kelly and Brent Arthaud from Cardinal Construction joined the meeting at 7:35 PM.
- A Communications Plan was distributed by Cardinal Construction, which included an Athletic Facilities Advisory Committee, a Green Wahconah Advisory Committee and a Designer Selection Committee.
- The Designer Selection Committee had not been formed, so a tentative list of members of this committee was made: Boog Powell, Jim Drawe, Jim Huebner, Bill Goddard, George Desmarais, Marty Phillips and Susan Carroll-Lombardi.
- **Action item:** Susan Carroll-Lombardi and Marge Foster will reference the district policy manual as to the formation of a designer selection committee, at the request of Brent Arthaud.
- Cardinal will provide the score sheets for both the written proposals and candidate interviews. They also outlined the process that the designer selection committee would be following.
- **Action item:** Cardinal will email the RFS document to the designer selection committee for review and comments.
- The full building committee will be involved in the final approval process of the RFS.
- The RFS will include two Attachments which outline the objectives, scope and requirements of the Athletic Facilities Project and the Green Wahconah Project.
- **Action item:** April Kelly will email a revised copy of the attachments to the Athletic Facilities and Green Wahconah Advisory Committees for review and comments.

- **Athletic Facility Attachment Discussion**
- Boog Powell had contacted the athletic director from Tantasqua Regional School District to ask about their pool and reported that the pool has lost money every year since it opened, even though it is open for community use.
- Boog Powell had also contacted the Dalton CRA which reported a \$9,000 a year loss from operating the pool there.
- It was noted that the CBRSD community really needs a pool, but the majority of the building committee members felt that it would be detrimental to the overall athletic facilities project to include a pool.
- It was also noted that a pool was not in the original scope of the building needs projects that was presented to the towns and the school committee for the approval of designer funds, so the 25 meter, 8 lane swimming pool was removed from the attachment.
- It was suggested that the building committee not drop the idea of a pool, but rather consider cooperative agreements, grants and other creative funding options to meet this need.
- The following projects were tentatively added to the scope of the project, as the cost of designing these projects would be small: Football bleachers need repair/replacement, Re-grade-grading and install an irrigation system on all fields, Add bleachers to the soccer field, Improve/install a long, triple and high jump area, Repair/replace fencing, Add/replace surveillance camera for all fields.
- Two multi-use/high ceiling rooms were also tentatively added to the scope of the design project. These rooms could be used for aerobic instruction, racket ball courts, a batting cage, etc. , and were recommended by Cardinal because of the large benefits for relatively small construction costs.
- **Project Schedule** – April Kelly distributed a project schedule and noted the dates for registering the project with Central Registry (July 21,2009) and the completion of Schematic Design (December 14, 2009).
- Jim Drawe recommended that the project be registered and advertised in New York as well.
- **Action item:** Marge Foster and April Kelly will review the certifications that should be included in the RFS for a designer.
- **Action item:** Brent Arthaud will research the implications of not including the MSBA in the designer selection process as it relates to potential MSBA funding for the projects.
- **Action item:** Jim Huebner will research how the Building Needs Study Committee described the “design only” projects in the information that was distributed to the towns for funding approval.

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

- To adjourn the meeting at 8:35 PM.

Motion passed unanimously.

Meeting adjourned.

Next meeting: Tuesday, July 21, 2009, 7:00 PM – Wahconah Library