

Wahconah Building Meeting Minutes

July 21, 2009 (Revised 7/23/09)

Meeting called to order by Jim Huebner at 7:00

Present: Jim Huebner, Marge Foster Billie Henderson, Rita Furlong, Susan Carroll-Lombardi, Jim Drawe, Jim Stankiewicz, Jim Conro, Bill Goddard, George Desmarais, John Bantjes, Jim Chivers, My-Ron Hatchett and Paul Babin (Reinhardt Associates), Boog Powell (WRHS Athletic Director)

Motion made by member Chivers and seconded member Drawe

- To approve the minutes of the July 7, 2009 meeting, after correcting the omission of Marge Foster's name from the list of members who were present.

Motion passed with 3 abstentions.

Reinhardt Associates

Requests for Bids

- Reinhardt had sent 2 RFBs to the building committee earlier in the day for review for the gym bleachers and the stage floor refinish and repair projects.
- **Action Item:** My-Ron Hatchett will correct a couple of typographical errors, add language stating that the contractor is responsible for permitting and add the following completion dates to a schedule in each RFB: Gym Bleachers – October 30, 2009 and Stage Floor Repair and Refinish – October 1, 2009. He will send the corrected complete RFBs to Marge Foster and Central Registry tomorrow, July 22, 2009.
- The RFBs require a mandatory site visit on July 29, 2009 for both projects.
- It was concluded that the floors being refinished in the gym wouldn't be a problem for the site visit, as the potential bidders only need to look inside the gym, and it is not necessary that they walk on the floor.
- It was specified in the Gym Bleachers RFB that the contractor would be responsible for protecting the floor.
- Paul Babin reported that the RFB for the High Speed Data Link Project would be ready next week.

Cost Estimates

- Reinhardt distributed a list comparing the original cost estimates and the projected cost estimates for 14 Sub-Project Tasks.
- After much discussion about prioritization, the committee made the following decisions concerning the projected cost estimates and the specifications to be included in the Request for Bids.
 - The committee chose the "Multicom 2000" PA system as it provided the capability to address and listen to individual classrooms if needed during an emergency lock down situation. This system also includes a clock/bell system.
 - As safety is top priority, the committee agreed to find a way to accommodate a \$56,000 increase from the original cost estimate for the fire alarm system. The original cost estimate is 2 years old, and the original scope of the project was somewhat

- underestimated, as fire alarm systems requirements have changed a lot, and they must have the capability of functioning as a “stand-alone” system.
- As a means of accommodating the increased costs of some of the projects, the committee agreed to include the following recommendations as alternates in the RFB: 1) replacing 6 pairs of lobby doors, 2) replacing 5 pairs of corridor doors and 3) including (12) wireless pagers with the Public Address System.
 - The committee agreed to add an additional 4 inch conduit (\$4,000) to the High Speed Data Link project. If the conduit is ever needed in the future, then the district will have saved much larger excavation costs.
 - **Action Item:** Paul Babin will email a breakdown of the fire alarm system projected cost estimate to the building committee.
 - **Action Item:** My-Ron Hatchett will get signed specifications for the Wheelchair Lift for the Stage to Jim Drawe, so that he can begin the grant application process.
 - A diagram and cost estimate for the Public Address system that was originally proposed and the higher capability Multicom 2000 system were distributed. Individual diagrams and estimates for the PA system in the gym, auditorium and cafeteria were also included in the documentation.

The committee’s **next meeting with Reinhardt Associates** will be **August 18, 2009** at 7:00 PM in the Wahconah Library.

Wahconah Building Committee Managed Projects

- The **Science Lab** Project is complete, now that the last of the chemicals have been removed.
- *The Sandman* began repairs to the **Gym Floor** yesterday, July 20, 2009. The maple baseboard has been removed, center court track and gymnastics’ hardware have been removed and repairs are underway.
- **Action Item:** Billie Henderson will get a cost estimate from Terri Davis for her artistic services in painting an emblem on the gym floor.
- Billie Henderson and Boog Powell reported that Scott Lynch had done a tremendous job organizing many volunteers to disassemble half of the gym bleachers and paint the gym. **Action Item:** Billie Henderson will write a letter of thanks to Scott for all of the building committee to sign.
- Boog Powell reported that the **Outdoor Track** repairs are on hold because of the weather. The project requires 3 days of dry weather to be completed.
- Jim Conro reported that all of the **Hallway Lockers** have been removed and he expects installation of the new lockers in two weeks. The old **Instrument Lockers** have also been removed, but we don’t have a definite date for the installation of the new lockers. The faculty and staff decided to order the instrument lockers with the solid doors.
- Three sections of hallway tiles required repair after the lockers were removed, as new lockers will not go back in that space. Two of the three sections have been repaired to date.

Review of Spring ’08 Presentation

- There was discussion as to how well our current project list matches the presentation that was made to the towns in the Spring of 2008. The committee concluded that

projects presented at that time are being addressed, and that no projects outside the scope of that original presentation have been added.

Cardinal Construction Designer RFS

- The Designer Selection Committee had met by conference call and discussed how the “Green Wahconah” project designer qualifications would be greater determining factors in choosing a designer for both the “Athletic Facilities” and the “Green Wahconah” projects.
- **Action item:** After a few more revisions by Cardinal, Jim Huebner will email the RFS for the Designer to the Designer Selection Committee and Building Committee.

Project Tracking

- George Desmarais had sent an updated Project Tracking Document to the committee prior to the meeting for review.
- There was discussion that there was still some action on the Furniture, Fixtures and Equipment project, as a credit still needs to be applied to the line item.
- The following **Warrants** were signed by the committee: #2010-4A for \$32,014.18 and #2009-57 for \$624 (grant \$).

Motion made by member Desmarais and seconded by member Bantjes

- To officially mark the Lab Modernization Project as complete.

Motion passed unanimously.

Motion made by member Huebner and seconded by member Bantjes

- To officially mark the Lab Supplies Project as complete.

Motion passed unanimously.

New Business

- The Building Committee will report to the CBRSD School Committee at their August 27th meeting.
- Bill Goddard reported that he had discussed a new business venture, which involves solar photovoltaic energy production, with Brian and Tyler Fairbanks. They were responsible for the installation of the wind turbine at Jiminy Peak, and stated that in this area, a wind turbine must be at an elevation of at least 2,000 feet to be productive. Bill will research the potential opportunity of working with them to install solar panels on the roof at Wahconah.
- There was some discussion about MSBA’s potential involvement during the construction phase of the projects, as they will not be directly involved in the design phase. There was also some discussion about whether the district should submit another Statement of Interest to MSBA soon. The potential involvement of MSBA and adherence to their

guidelines will be noted in the language of the RFS for a designer for the Athletic Facilities and the Green Wahconah projects.

Motion made by member Bantjes and seconded by member Furlong

➤ To adjourn the meeting at 9:00 PM.

Motion passed unanimously.

Meeting adjourned.

Next meetings: Tuesday, **August 4, 2009 at 7:00 PM** – Wahconah Library

Tuesday, **August 18, 2009 at 7:00 PM** – Wahconah Library (with Reinhardt Associates)