

Wahconah Building Meeting Minutes

August 18, 2009

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

Present: Jim Huebner, (chair) Billie Henderson, Rita Furlong, Susan Carroll-Lombardi, Jim Stankiewicz, Marge Foster, Marty Phillips, Jim Conro, Bill Goddard, John Bantjes, Jim Chivers, Jim Drawe and April Kelly (Cardinal Construction), My-Ron Hatchett, Paul Babin (Reinhardt Associates), Boog Powell (WRHS Athletic Director) and Mike Daniels (WRHS Head Custodian).

Motion made by member Bantjes and seconded by member Drawe

- To approve the minutes of the August 10, 2009 meeting.

Motion passed with 2 abstentions.

Cardinal Progress Update

- April Kelly reported that 15 firms had attended the site walk through earlier that day.
- The advertisement for design services for the “Green Wahconah” and “Athletic Facilities” projects ran in *The Berkshire Eagle*, *The Boston Globe*, *The Albany Times Union* and *The Springfield Republican*.
- The committee was given a list of 50 firms to which the Request for Designer Services was distributed.
- Questions during the walk through included: Will the project exceed 30% of the assessed value of the building, thus triggering additional ADA compliance expenses? Might the irrigation system for the ball fields be tied to geothermal wells? What is the current yearly use of fuel in the building?
- Boog Powell told April that the expectation was that the varsity football, soccer and baseball fields would be irrigated.
- **Action item:** Marge Foster will get April Kelly utilities data for the building.
- **Action item:** April Kelly will send the RFS evaluation form to the committee.
- Design bids are due August 31, 2009.
- **Action item:** My-Ron Hatchett will send Jim Huebner a copy of the “as built” drawings of the building on a disc.
- The committee will meet with Cardinal Construction on Tuesday, September 1 to begin reviewing proposals.
- The candidates will be narrowed to 3 at the September 15, meeting.

Reinhardt Associates Update

- The **Stage Floor** project expense came in under what was anticipated, and the project is complete.
- The bid for the **Gym Bleachers** came in lower than anticipated as well. This bid has been approved, and My-Ron had color swatches for the committee to review. Jim Conro and Boog Powell chose “royal blue” for the resin seats on the bleachers.
- **Action Item:** My-Ron Hatchett will send the shop drawings for the gym bleachers to the Dalton Building Inspector ASAP.

- Bids for the **High Speed Data Link** project are due August 19, 2009 and will be opened at 2:00 PM.
- My-Ron Hatchett had sent drawings for the bus lane/parking lot/entryway project and the advertisement for a contractor for the Wahconah Regional High School Modernization Project to the committee before the meeting for their review.
- Full scale preliminary drawings of the proposed **Bus Lane/Parking Lot/Entryway** project were available at the meeting. It was suggested that the parking spaces around the driveway be placed on the diagonal for easier access in the one-way flow of traffic. The committee did not approve the proposed additional parking lot exit, as the WRHS administration felt it would exacerbate the problem of students exiting the parking lot early as the busses are leaving creating a safety issue.
- **Action item:** Bill Goddard, Jim Chivers, John Bantjes and Jim Conro will form a subcommittee for the Bus Lane/Parking Lot/Entryway project.
- LED lighting was discussed, and Paul Babin felt that it wouldn't be cost effective for the parking lot lighting at WRHS, because the school doesn't have the volume of lights necessary to create a reasonable payback in reduced power expenses.
- The cost estimate for the work was listed in the proposed **advertisement** for \$650,000. The committee recommended that this estimate be reduced to \$500,000, as \$650,000 would include all of the alternate projects listed in the RFS as well.
- The RFS includes 10 tasks and lists 7 tasks as alternates. The committee prioritized the alternates 1 through 7.
- **Action item:** Jim Huebner will send My-Ron Hatchett an e-copy of the **Door Summary**, as all of the prioritized alternates relate to the doors.
- **Action item:** Jim Huebner will notify April Kelly that the courtyard doors should be included in the "Green Wahconah" design project as they will not be included in the exterior door project.
- My-Ron Hatchett has been contacted by Jacqueline who is writing a grant for the **Stage Chair Lift**. He will request that the lift be listed as a separate line item in the schedule of values from the contractor, to isolate the cost of the lift from the other tasks for the grant writer.
- My-Ron Hatchett asked for approval or confirmation of agreement concerning two things in the **RFS**: the inclusion of a \$200 penalty/day for projects running over schedule and an affirmative procurement clause, requiring the contractor to make every effort to use recycled materials whenever possible and that meet specifications.
- The committee asked that the late penalty be increased to \$500/day and agreed with the policy requesting recycled materials, as long as the quality of materials would not be compromised. Reinhardt has included suggested recycled products in the specifications.
- Paul Babin had two questions for the committee concerning **electronics**: Is it correct to assume that there will not be door alarms on the courtyard doors? *Yes, they can be easily added later if the school thinks it is necessary, and the wireless door monitor is best located in the copy room.* Where should the joy stick to operate the new security cameras be located? *The joy stick should be in the area with the current DVR system.*
- **The General Contractor bid schedule** is the following: Sept. 2 – plans sent, Sept. 8 – walk through, Sept. 16 – sub bids due, Sept. 23 – general bids due

Building Committee Managed Projects

- Track – Boog Powell reported that the company is still waiting for 3 straight days of dry weather.
- Gym Floor – this project is complete and the committee commented that they were very pleased with the results and their decision to replace the maple base board/kick plate around the perimeter of the gym.
- Skylights – there was much discussion about how or if the remainder of the budget for this line item should be spent. To date, 8 of the 24 gym skylights have been replaced; not all of the replacements were done with the building committee budget.
- **Action item**: Marge Foster will get the company to make an estimate as to what it would cost to replace the remaining 16 skylights.

New Business

- Mike Daniels presented an estimate to move a conduit in order to install some of the new instrument lockers for \$350.

Motion made by member Huebner and seconded by member Henderson

- To approve the expenditure of \$350 to relocate a conduit so that the new instrument lockers may be installed.

Motion passed unanimously.

Motion made by member Drawe and seconded by member Huebner

- To adjourn the meeting.

Motion passed unanimously.

Meeting adjourned at 8:54 PM

Next Meetings: Tuesday, September 1, 2009 Wahconah Library, 7:00 PM & Tuesday, September 15, 2009 Wahconah Library 7:00 PM