

## Wahconah Building Meeting Minutes

October 6, 2009

(Revised October 8, 2009)

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

*A moment of silence was observed in memory of our friend and colleague Boog Powell.*

Present: Jim Huebner, (chair) John Bantjes, Billie Henderson, Marge Foster, Marty Phillips, Rita Furlong, Bill Goddard, Jim Chivers, Jim Drawe, Susan Carroll-Lombardi, George Desmarais, Kerry Ryan (CBRSD Physical Wellness Director), Rick White (CBRSD Technology Coordinator), Mike Daniels (WRHS Head Custodian), Jason Dion (CBRSD Building and Grounds Manager)

- Jim Huebner read a letter from the **Wahconah Warrior's Booster Club** thanking the WBC for their work and the improvements to the building, which benefit the entire Wahconah Community. The letter was very much appreciated by the WBC.

Motion made by member Drawe and seconded by member Chivers

- To approve the minutes of the September 15, 2009 meeting.

Motion passed unanimously.

### High Speed Data Link

- Jim Huebner distributed copies of the low bid that the committee received for this project in the amount of \$64,700. This bid was received after the second time the project went out to bid. The second RFB had been changed to include unit pricing for boulder and rock removal.

Motion made by member Huebner and seconded by member Bantjes

- To approve the bid of Collins Electric Co. Inc. and Adams Trucking Co. Inc. at a cost not to exceed \$75,000 to dig the trench, install the high speed data link and remove rocks and boulders.

Motion passed unanimously.

- **Action item:** Jim Huebner will contact My-Ron Hatchett to ask that someone be on site from his firm to supervise the trench digging, rock and boulder removal process.

### Project Tracking

- George Desmarais reported that because of favorable bids and project costs, the availability of contingency funds is good.

#### **Bus Lane, Parking Lot Entryway Design**

- **Action item:** Jim Huebner will get My-Ron Hatchett the names of the committee members who have agreed to give input on the Bus Lane, Parking Lot, Entryway design project, and request that the information to be reviewed be sent to the following people: Jim Chivers, Bill Goddard, Jim Conro and John Bantjes.

### **Angelica Brothers Bid Deposit**

Motion made by member Huebner and seconded by member Goddard

- To approve the return of the bid deposit of \$8,671.90 to Angelica Brothers as they withdrew their bid due to a miscalculation.

Motion passed unanimously.

### **General Contractor Bid Approval**

- The committee had received a general contractor low bid of \$417,064 (general) and \$88,991(alternates 1-8) from Garland Construction and Griffin Electric.
- The committee discussed the need and feasibility of accepting the bid for the 8 alternate projects.

Motion made by member Drawe and seconded by member Desmarais

- To approve the general contractor's bid of Garland Construction and Griffin Electric for the completion projects and the 8 alternate projects of the WBC in the amount of \$506,055, contingent upon acceptable reference checks to be completed by Reinhardt Associates.

Motion passed unanimously.

### **Gym Bleachers**

- **Action item:** Jim Huebner will get an update from My-Ron Hatchett on the gym bleachers' ship and installation dates.

### **Track**

- Kerry Ryan reported that the track coach noticed some potential issues with the track repairs since it had rained. It was dry for 3 weeks after the repairs.
- **Action item:** Kerry Ryan will get more information about this problem from the track coach and contact Marge Foster so that *Copeland* can be notified if necessary.

### **Skylights**

- Marge Foster and Jason Dion reported that they had pursued 3 estimates to replace the 16 remaining old skylights in the gym. The lowest estimate for the specified skylights was made by Vermont Roofing for \$17,329.

Motion made by member Huebner and seconded by member Bantjes

- To approve the bid of Vermont Roofing to replace the 16 old skylights in the gym for \$17,329.

Motion passed unanimously.

### **Hall Lockers**

- Marty Phillips reported that BBE has been waiting to address the repairs on the punch list until the CORI checks for their employees came through. They didn't need to have CORI checks to do the work this summer, as students weren't present.

- BBE will be out to make the necessary repairs to the lockers next week.

### **Designer Selection**

- The Designer Selection subcommittee had interviewed four firms that submitted proposals on September 22 & 23, 2009, and they met to reach a consensus on a recommendation to the full committee on September 29, 2009.
- Jim Huebner presented the subcommittee recommendation of Barry Architects, Inc.
- Jim Drawe presented information about potential energy savings, return on investment and his opinion of the pros and cons for the various design firms/teams.
- The committee discussed the qualifications of the four design proposals and how they addressed the needs of the WBC.
- The committee decided to rank the four design proposals in the following way: 1) Reinhardt Associates, Inc. 2) Barry Architects, Inc. 3) Mount Vernon Group Architects and 4) Gorman Richardson Architects, Inc.
- Brent Arthaud arrived at 8:00 PM.
- **Action Item:** Brent Arthaud from Cardinal Construction will notify the four firms of the committee's decision and will arrange a meeting for negotiation purposes with Reinhardt Associates, Inc.
- **Action Item:** Jim Drawe, George Desmarais, Marge Foster and Bill Goddard will work with Cardinal Construction to negotiate the terms of the contract with Reinhardt Associates, Inc.

### **New Business**

- The committee signed Warrant # 2010-15B.
- George Desmarais and Jim Drawe had forwarded information about grant opportunities to the committee and Cardinal Construction via email, and Brent Arthaud (OPM) said that it was early in the process to actually apply for grants but that identifying the opportunities now was important.
- Marge Foster reported getting a call from the Mt. Greylock Regional School District concerning the collapse of a ceiling in their school. They wanted a reference for Hill Engineering, and to advise CBRSD about the problems that they have experienced with the materials that were used in the ceiling that fell at Mt. Greylock, as Wahconah may have similar construction materials in the building.
- This particular issue had not been discussed by the WBNSC and therefore solutions were not included in the work of the WBC. The CBRSD central office will address this potential problem.
- Brent Arthaud (OPM) recommended that designers be required to submit two separate design budget proposals for the "green Wahconah project" and the athletic facilities for grant application purposes.

Motion made by member Chivers and seconded by member Furlong

- To adjourn the meeting.

Motion passed unanimously.  
Meeting adjourned at 8:37 PM

**Next Meetings:** October 20, 2009, 7:00-9:00 PM and November 3 & 17, 2009, 7:00-9:00 PM in the Wahconah library.