

## **Wahconah Building Meeting Minutes**

November 18, 2008

Meeting called to order by Jim Huebner at 7:00

Present: Jim Huebner (chair), John Bantjes (vice chair), Jim Chivers, Billie Henderson, Rita Furlong, John Cramer, Marge Foster, Bill Goddard and Jim Drawe

Motion made by member Furlong and seconded by member Goddard

- To approve the minutes of the October 28, 2008 meeting.

Motion passed with two abstentions. (Foster, Drawe)

### **Seven Town Meeting Report**

- Jim Huebner had reported the work of the Wahconah Building Committee to the "Seven Town Advisory Council" on October 30, 2008.
- He reported the furniture purchases, the work with SABIC on the Science Lab Project, the auditorium electrical repairs and the ongoing effort to hire an OPM and Engineer/Architect for the remaining projects.
- There were a few positive comments and no questions about the building projects from the "Seven Town Advisory Council" at the meeting.

### **Funding**

- Jim Huebner reported that the legislation put forward by the Town of Dalton has been signed by both Ben Downing and Denis Guyer. It has been reviewed by the governor's office and the Secretary of State. After additional documentation was sent, it is again in the office of the governor to be sent to the legislature.
- The building committee anticipates bond approval before December 31, 2008.
- Marge Foster reported that the municipal bond market is currently favorable.

### **Science Lab**

- Jim Huebner distributed an abridged version of the bid specifications completed by Barry Architects for the science lab at Wahconah.
- Two typographical errors were noted on page #6/11: 1<sup>st</sup> paragraph- change March 5, 2008 to March 5, 2009; 7<sup>th</sup> paragraph-change he and their, to "it" and "its" when referring to CBRSD.
- SABIC has ordered the center service islands and countertops that they are donating to the project, and the installation of these materials is included in the bid package.
- The CBRSD central office will receive the bids, open them all on the last day of submittal and forward them to Barry Architects for review.

- **Action item:** Jim Huebner will contact Barry Architects to get estimated costs for both asbestos removal and testing. Asbestos is potentially a component of the old lab countertops given their age.
- **Action item:** Marge Foster will contact WMECO (Western Massachusetts Electric) to ask about a possible grant for high efficiency lighting in the science lab.
- More efficient lighting is listed as an optional alternative in the specifications.
- **Action item:** Jim Huebner will review with Barry Architects responsibilities related to items 1-4 under the Preliminary Project Sequence. (page #9/11)

Motion made by member Drawe and seconded by member Bantjes

- To accept the "Project Manual for Renovations to Science Laboratories at Wahconah Regional High School" as submitted by Barry Architects on November 10, 2008 and amended by the Wahconah Building Committee on November 18, 2008, pending review of Superintendent, Donna Harlan.

Motion passed unanimously.

#### **Owner's Project Manager/Engineering sub committee**

- Jim Drawe reported that the review that he had requested of CBRSD legal counsel had yielded a different result than what he had anticipated.
- The sub committee had hoped that a "boiler plate" document would be generated for CBRSD to use in the future for all Requests for Service (RFS) and/or Contracts. Instead, the attorney compared the sub committee's current contract to a MSBA contract and recommended adding language that had previously been removed by the sub committee since the MSBA is not involved in these projects.
- Jim Drawe reported that the OPM –RFS and Contract are complete with the exception of a timeline, and that the sub committee is still working on two evaluation & review documents.

Motion made by member Huebner and seconded by member Bantjes

- To pay \$1,417.50 for the legal services of Murphy, Hesse, Toomey & Lehane for their work on the Wahconah Building Committee's OPM Request for Service and Contract documents.

Motion passed unanimously.

#### **New Business**

- Jim Drawe reported that he had attended a CET (Center of Environmental Technologies) Green Conference for municipalities. He learned several things that he found relevant to the building committee's future projects: generated energy can be applied to both generation and line charges, generated energy

- savings can be banked for 9 months and a combination of geo-thermal and solar energy generation should pay for itself.
- Most studies of solar or geo-thermal energy savings have been done independently of each other, but a combination of the two renewable energy sources is anticipated to be more efficient.
  - **Action item:** John Bantjes will contact the MTC (Massachusetts Technology Collaborative) to pursue any potential grant opportunities for the “greening of Wahconah project.”

Motion made by member Furlong and seconded by member Henderson

- To adjourn the meeting at 8:20 PM

Motion passed unanimously.

Meeting Adjourned

**Next Meetings** – Science Lab Subcommittee – November 25, 2008, 6:30 Wahconah Library

Wahconah Building Committee - December 16, 7:00 PM – Wahconah Library