

HIGH SCHOOL- ALTERATION AND EXTENSIONS

S.P.N.042-0041 EA/RR

BUILDING COMMITTEE

East Hampton High School Library

15 North Maple Street, East Hampton, CT 06424

Thursday, December 17, 2015

Committee Members Present: Sharon E. Smith, Chairperson, Michele Barber, Vice Chairperson, Michael Zimmerman, Cynthia Abraham, Thomas Cooke, Steve Karney, Thomas Seydewitz, Roy Gauthier and David Ninesling.

Committee Members Not Present: N/A

Also Present: Charles Warrington and Joseph Lucas, Colliers International (CI); Amy Samuelson and Glenn Gollenberg, SLAM; Steve Smith and Jeff Anderson, Downes Construction Company (DCC)

Call to Order: Chairperson, Sharon Smith called the meeting to order at 5:30 p.m. Mr. Ninesling was named a voting member in the absence of Mr. Zimmerman.

Public Remarks: None

Review and Approve Minutes of December 3, 2015:

Note: Mr. Zimmerman entered the meeting directly before approving the minutes

A motion was made by Ms. Barber, seconded by Mr. Karney, to approve the minutes of the December 3, 2015 meeting. Motion passed 4-0-3 with abstentions by Ms. Smith, Ms. Abraham and Mr. Zimmerman.

Project Manager's Report: Please see the attached for the Owners Project Manager's Report. Mr. Lucas reported on progress in the boiler room and auditorium. In the auditorium the control station in back is being worked on, HVAC is connected, wood panels are up, conduits to the stage has been roughed in, bracing for stage lighting installed, handicap chair lift installed. The boiler room, continued with pipe roughed in, insulated piping and grouted in the base of chimney. Shower and toilet partitions have been installed in the new locker rooms, along with the time clocks; lockers and numbers have been installed in the athletic room corridor, FF&E installed in coach's rooms, the punch list for SLAM is being taken care of for FF&E. This area has been turned over to the school, ongoing work coordinated by Mr. Fidler and occurring after hours. The new updated occupancy for the gym is January 16, 2016 and the FCS room is January 4,

2016. The scoreboards, clock and gym flooring have been installed (floor is currently curing so cannot be walked on.) In the corridor, the brick veneer is done, door frames installed, entryway vestibule installed. The trophy cases are roughed in, cabinets and ventilating hoods have been installed in the FCS room along with appliances. In the science wing, the lockers/numbers have been installed. For site work, the entrance paver installation is ongoing, the dumpster pad poured, backfilled water tanks, concrete curbing on west side (which is the track side) of site installed, completing rough-in of fire suppression pumping, and final grading of west side and compaction of bus loop being completed. Colliers is continuing to review the COPs, and coordinating Phase II moves, reviewing and presenting a phasing plan with Downes, and initiating order for FCS room.

Mr. Karney asked if we were on schedule for domestic water. Mr. Smith stated that the fire pump is on schedule to be tested and put into operation on the 30th. Right now school is operating off well 2. It will be before the end of January 2016 that both systems will be in full operation. Pre-testing has been done; there is a series of things to be done with Chatham Health before it can be completed.

Review of Change Orders Approved since 11/19/15: Mr. Warrington reported that there is no formal list of change orders since the meeting occurred yesterday, but a few key changes are as such: the columns between the curtain walls in the gym have been moved forward with an aluminum break metal panel that matches the curtain wall; this was approved yesterday with a not-to-exceed limit and it should fit into the current schedule. Also, there are electric/telecomm improvements in the auditorium that were slated for a not-to-exceed limit of \$20,000 and those improvements actually came in better than though at just under \$11,000.

Mr. Warrington then presented a comprehensive phasing plan update, that was created with Downes, that shows step-by-step for the next 9-10 months what will be happening as far as movement in the school. There was a general discussion regarding the phases of the project, inside and outside of the building, and timing. It was note by Mr. Smith that the end date of the project will not change.

Ms. Barber and Mr. Zimmerman asked where the band and art areas go when "L" classroom section is being worked on. As of now, this is being worked on by Mr. Fidler and it was suggested that they will go into the auditorium area; but more detailed discussions regarding these items are upcoming.

Ms. Smith asked about access for police if there ever would be an incident (a way to enter that would be unknown to the general public.) Mr. Warrington suggested that he's

seen other committees create a subcommittee for security, which could go into executive session to be able to discuss this type of sensitive information.

Construction Update (Downes): Work on the pavers out front has been started, the terrace is being worked on now, the left hand side will be done shortly after the holidays. Ms. Smith asked about the status of the student project and those present were not sure.

A discussion occurred on the power console at the AV station (sound board and lighting control unit) at the rear of the auditorium. A consultant has recommended that the power to the AV station be on dedicated circuits. The electrical work will cost about \$6,800. An alternative plan has been suggested by the subcommittee to run power to the laptops from the existing 20 amp. circuits. There was general discussion on the background on this item and why this is being discussed at this point in the project. The console was relocated to the current position and the electrical engineering to the console was missed since there is a difference between what is being called for now and what was there in the past. Mr. Gauthier is recommending to bring power from the two new, separate 20 amp circuits that are currently existing. At the owner's meeting yesterday, this recommendation was agreed upon. Mr. Warrington reminded the committee to be clear if this occurs, this goes beyond the design by CES and that if something happens during a performance that SLAM or Downes would not be held responsible. Ms. Samuelson stated that SLAM can ask CES to consider the recommendation that Mr. Gauthier just put on the table. When asked about contingency, Mr. Warrington stated that he would not recommend spending the \$6,800 out of that money at this time. He recommended to Mr. Smith that they submit a RFI explaining the request to extend the two circuits. Mr. Gauthier commented that when this is reviewed at the next step, they are burning through contingency.

Architect's Update (SLAM): Ms. Samuelson stated that she will opine on Mr. Warrington's presentations for the technology desk substitution. When asked by Mr. Gauthier about the brick discoloration in the auditorium she asked those present to take a close look at the brick when they take a tour later in the evening. SLAM is recommending brick stain to correct the issue. They have looked at other options such as chipboard panels, but that's not their recommendation.

Family Consumer Sciences (FCS) convection oven and millwork discussion: Discussion on relocating the gas fired convection oven that was donated years ago is cost-prohibitive. The alternative proposal is to purchase an electric convection double oven for around \$4,200 to install the oven and cabinetry around it. This could be done later pending remaining contingency, but the teacher needs this equipment to run her

program now. Mr. Gauthier asked about planned casework in that area. Ms. Samuelson stated that the casework for the oven will not be moving something else out, it is being placed in an area of that nothing was currently planned for. The change order for this is \$4,057.59. The consensus was that the subcommittee on finance will approve the change order for this.

Action Items:

Approval of Invoices:

- *A motion was made by Mr. Gauthier to approve SLAM Collaborative invoice #1012468 dated 12/3/2015 in the amount of \$20,769.60. Second by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Downes Construction Co. invoice #12 dated 11/31/2015 in the amount of \$1,444,443.08. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve SBS/Colliers invoice #14990 dated 12/1/2015 in the amount of \$16,906.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve W.B. Meyers invoice #1324-6 dated 9/10/2015 in the amount of \$132.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve W.B. Meyers invoice #1324-7 dated 10/6/2015 in the amount of \$228.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve W.B. Meyers invoice #1324-8 dated 11/4/2015 in the amount of \$228.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve W.B. Meyers invoice #1306-9 dated 9/10/2015 in the amount of \$550.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve W.B. Meyers invoice #COM-840-15-3 dated 9/30/2015 in the amount of \$200.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve W.B. Meyers invoice #C1324-9 dated 12/7/2015 in the amount of \$228.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve W.B. Meyers invoice #C1305/12 dated 12/7/2015 in the amount of \$550.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*

- *A motion was made by Mr. Gauthier to approve W.B. Meyers invoice #COM-840-15-4 dated 11/30/2015 in the amount of \$7,983.40. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Moore Medical invoice #98825248 dated 10/6/2015 in the amount of \$234.26. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Red Thread invoice #531691 dated 10/27/2015 in the amount of \$35,055.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Virco Inc invoice #91661904 dated 10/29/2015 in the amount of \$15,901.48. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Virco Inc invoice #91664210 dated 11/16/2015 in the amount of \$7,630.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Ergonomic Group invoice #877616 dated 10/30/2015 in the amount of \$137,711.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Ergonomic Group invoice #877617 dated 10/30/2015 in the amount of \$15,627.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Ergonomic Group invoice #877836 dated 10/30/2015 in the amount of \$21,311.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Fiber Technologies Networks LLC invoice #86423 dated 10/22/2015 in the amount of \$2,075.00. Seconded by Mr. Seydewitz. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Robinson & Cole invoice #50164579 dated 10/21/2015 in the amount of \$510.30. Seconded by Mr. Seydewitz. Motion passed 7-0.*

Quotes from Ergonomic Group:

IT Director Craig Stern forwarded Mr. Warrington two more proposals for additional computers for Phase II, Feb. 17, 2016. One is for HP computers for \$9,226.00 (most likely for teachers). Second is for another type of computer in the amount of \$13,178.00 (most likely desktops.) Mr. Warrington states that everything is on budget and they are tracking invoices.

A motion was made by Mr. Karney to accept Ergonomic Group's quotes. Seconded by Mr. Seydewitz. Motion passed 7-0.

Approval of 2016 Meeting Dates:

A motion was made by Ms. Barber to approve the 2016 meeting dates. Seconded by Mr. Zimmerman. Motion passed 7-0.

Request for PO to W.B. Meyers for future moves based on state contract:

Mr. Warrington stated that W.B. Meyers has been used multiple times on contract so they would like to issue a PO with permission from the committee because of pending moves coming up. General discussion was held on the budget for the moves and remaining balance.

A motion was made by Mr. Karney to issue a PO to W.B. Meyers for \$50,000 for future moves. Seconded by Mr. Seydewitz. Motion passed 7-0.

Approval of Tech Ed drafting desk modifications:

Ms. Samuelson gave background on what the original plan for the drafting desks was, what it was changed to per the previous Superintendent, and what the teacher and Mr. Fidler would now like to see (which is the original plan for individual drafting tables.) The tables will be 48" tables and the financial impact is \$406.00 total.

A motion was made by Mr. Zimmerman to approve the tech ed drafting desk modification per the Red Thread quote. Seconded by Mr. Seydewitz. Motion passed 7-0.

Discussion and possible approval of Downes Construction request for additional staffing:

Downes would like to add an additional superintendent to the project. They are probably currently understaffed. Mr. Warrington endorses adding the staff with the caveat that the schedule needs to be maintained, if there is schedule slippage the Building Committee can revisit staffing at any time and there is no additional money for OT, it will be included in the cost. The cost will be a \$200,000 expense.

A motion was made by Mr. Seydewitz to approve Downes's request for additional staff in the amount of \$198,085. Seconded by Mr. Karney. Motion passed 7-0.

Sub-Committee Reports:

Mrs. Abraham stated that the Communications sub-committee has reached out to Middletown Press and the RiverEast about the completion of Phase I. She mentioned that they would like to do something further in the third week January, after turn-over of the auditorium.

Chairperson's Report:

None. Members of the Town Council will be joining the Committee now for a tour of the building.

Public Remarks: None

Next Meeting – January 21, 2016, 5:30 p.m., High School Library

Adjournment:

At 7:13 p.m. a motion was made by Ms. Barber to adjourn; seconded by Mr. Seydewitz. Motion passed 7-0.

Respectfully submitted,

Eliza LoPresti
Recording Clerk