

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, January 21, 2016

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

Committee Members Not Present: Tom Seydewitz, Thomas Cooke

Also Present: Charles Warrington, Colliers International (CI); Glenn Gollenberg, SLAM; Steve Smith, Downes Construction Company (DCC), Mike Maniscalco (Town Manager), Paul Smith (Superintendent of Schools), John Fidler (Principal of EHHS)

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. Seydewitz.

Public Remarks:

John Fidler, 4 Brookside Court, Principal of EHHS, stated that they have been excited about having the new gym. The first game will be held in it this week and practice is happening during this meeting. He is also excited about the auditorium. The play which was postponed from December will be at the end of the month and rehearsals have been happening. They are also very happy about the new hallway.

Review and Approve Minutes of December 17, 2015:

A motion was made by Ms. Barber, seconded by Mr. Karney, to approve the minutes of the December 17, 2015 meeting. Motion passed 7-0.

Project Manager's Report: Please see the attached for the Owners Project Manager's Report. Mr. Warrington mirrored Mr. Fidler's sentiments regarding the gym, FCS and auditorium, commending Downes and Mr. Gunn who is doing a great job; the site looks clean and is in good condition. In reviewing Area A (Boiler Room & Auditorium), Mr. Warrington mentioned that in the future the Committee may want to assess the brick walls and see if they need staining. He does not recommend rushing this decision. The general discussion was that it is hard to notice. The 20's wings classrooms are looking great, but Downes wants to push the schedule back 12 more days to February 29 (rather than the 17th as originally discussed), a plan is in place. The locker rooms are

closed up, only a few punch list items are left. The gym is finished and punch list for the science wing is being worked on. Removal of oil tank by FCS is complete along with soil testing. Upcoming activities: Continuing with 20's wing, minor asbestos abatement in existing gym area, demolition, once the classrooms are done in February, Phase III will begin the next big push into September; In April the kitchen will start to be renovated, also have talked about finishing the fitness center early if possible. All purchase orders have been issued to all contractors for FF&E, moves are being schedule with Myers. Overall the project is going well and is on the right path.

Ms. Smith asked Superintendent Smith if there has been discussion with the BOE on extending the summer break. He stated that the East Hampton schools follow the LERN calendar but there is a range of dates that school can start and this will be discussed at the next BOE meeting. As of now school is being planned to start on September 1.

Review of Change Orders Approved since 12/17/15: Mr. Warrington provided a summary of change orders that have been approved. It is attached to these minutes.

Construction Update (Downes): Mr. Smith reported that the team effort between Colliers, Mr. Harwood, Mr. Fidler and SLAM has been good and that the job is moving forward well. He noted that the Building Dept. is very accommodating and has been on the job almost daily.

Ms. Barber asked about the aforementioned delay in the 20's wing. Mr. Warrington and Mr. Smith stated that it should not have an impact on Phase III.

Ms. Abraham stated that through Facebook, she received a response from someone within the school stating small punch list items that they felt needed to be looked at. The Committee discussed that all requests of this nature should go through a chain of command in the administration rather than the Building Committee. Also mentioned was another social media post regarding concern on off-gassing.

Architect's Update (SLAM): Mr. Gollenberg brought some samples of darker color counters for the science lab. Ms. Smith asked if these would be replacing the tops they already have. Mr. Gollenberg stated that this would continue to be a topic of conversation as the manufacturer has been in discussion about this as well, due to the marring of the lighter colored counters. Mr. Warrington said that he would draft a letter to the manufacturer stating the position that they are not accepting the counters as they are. This will document that the Committee is not happy and that perhaps the letter should ultimately come from Downes.

Mr. Gollenberg noted that a Building Committee from Region 14 (Woodbury/Bethlehem: Nonowaugh HS) would be visiting the site on January 28 to see what a renovation while occupied school looks like.

Action Items:

Approval of Invoices:

- *A motion was made by Mr. Gauthier to approve SLAM Collaborative invoice #1012613 dated 1/7/2016 in the amount of \$101,713.07. Seconded by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Downes Construction Co. invoice #13 dated 12/31/2015 in the amount of \$1,486,337.76. Seconded by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve SBS/Colliers invoice #15163 dated 1/1/2016 in the amount of \$16,122.00. Seconded by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve W.B. Meyers invoice #COM-840-15/5 dated 12/31/2015 in the amount of \$4,448.50. Seconded by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Voice New England invoice #537778 dated 11/5/2015 in the amount of \$3,397.42. Seconded by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Eagle Environmental invoice #13321 dated 11/30/2015 in the amount of \$4,443.25. Seconded by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Eagle Environmental invoice #13322 dated 11/30/2015 in the amount of \$7,611.75. Seconded by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Eagle Environmental invoice #13377 dated 1/12/2016 in the amount of \$1,857.50. Seconded by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Eagle Environmental invoice #13378 dated 1/12/2016 in the amount of \$12,724.25. Seconded by Mr. Karney. Motion passed 7-0.*

- *A motion was made by Mr. Gauthier to approve Eagle Environmental invoice #12980 dated 7/30/2015 in the amount of \$12,096.50. Seconded by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Eagle Environmental invoice #13070 dated 9/16/2015 in the amount of \$590.00. Seconded by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Eagle Environmental invoice #13147 dated 10/8/2015 in the amount of \$465.00. Seconded by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Eagle Environmental invoice #13185 dated 9/30/2015 in the amount of \$325.00. Seconded by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Eagle Environmental invoice #13246 dated 10/30/2015 in the amount of \$2,150.50. Seconded by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Ergonomic Group invoice #883499 dated 12/30/2015 in the amount of \$119,117.00. Motion passed 7-0.*
- *A motion was made by Mr. Gauthier to approve Robinson & Cole invoice #50170511 dated 12/21/2015 in the amount of \$109.35. Seconded by Mr. Karney. Motion passed 7-0.*

Review and approval of Colliers proposal for additional oversight:

Mr. Warrington stated that Mr. Lucas was leaving Colliers and he therefore requests to withdraw the proposal for additional staff since they will not be able to fulfill the hours with another staff member. As this request was put in prior to Downes adding an additional superintendent, he is comfortable without this additional staff present. This will be revisited if it will be a benefit to the project later on.

Review and approval to permit Bartholomew to withdraw bid as the lowest bidder:

Bartholomew Industries was the lowest qualified bidder for FF&E category FB. They omitted an item in their pricing (computer desks). The Committee could not entertain additional pricing from Bartholomew on this item as it changed the lowest qualified bidder to W.B. Mason. This will gain back about \$9,000 toward the project.

Mr. Karney made a motion to withdraw and reject Bartholomew's original bid on FF&E category FB; seconded by Mr. Ninesling. Motion passed 6-0.

Note that Mr. Zimmerman left the meeting at 6:15.

Review and approve W.B. Mason for FF&E Bid Category FB:

As referenced in the above agenda item, W.B. Mason became the lowest qualified bidder for the FF&E for this portion of the project.

Mr. Karney made a motion to accept W.B. Mason's bid as the second lowest qualified bidder at \$53,451; seconded by Mr. Gauthier. Motion passed 6-0.

Review and approval of COP 14: Additional footings and excavation at gym north wall:

In the original bid documents for the new gym, the footing on north wall had areas where it went deeper, down to about 14', then came up to about 4' which is a typical depth. Pre-bid there was a suggestion to fill the footings with structural backfill rather than concrete to bring it up to a 4' footing depth. This was because there was thought to be an underground oil tank there, but it turned out that the tank was not there at all. Upon excavation it was found that the footings went down even deeper to about 18', so the originals needed to be removed and backfilled to the 4' level, then do the planned construction after that. This change represents replacing the fill to the level, plus some additional concrete wall. Mr. Gauthier reports that the sub-committee was fully aware and spent a lot of time on this already. He reiterated that if they had known the circumstances on bid day, they would have paid this amount at that time. Mr. Karney stated that there is small positive because of this: upon realizing the tank had been removed, it hadn't really been removed from the drawings, so another contractor will credit us for the fill for that space.

Mr. Karney made a motion to accept Downes change order proposal #14 dated 12/14/2015 in the amount of \$134,606.72; seconded by Mr. Gauthier. Motion passed 6-0.

Signature of CO#4 for COPs approved by the finance subcommittee:

Ms. Barber made a motion to accept change order #4, dated 12/9/2015 in the amount of \$44,385.47; seconded by Mr. Karney. Motion passed 6-0.

Sub-Committee Reports:

Mr. Gauthier stated that the finance subcommittee continues to meet and review change orders. It seems like they are making progress. Ms. Smith thanked the subcommittee for their work.

Mr. Karney reported that used equipment from old gym, such as the old lockers, are being donated to Channel 3 Kids Camp and other charities. General agreement was that the community should know about this.

Ms. Barber noted that there was a request for an open house for the public to walk through the new areas. It was discussed that this should be coordinated soon.

Chairperson's Report:

Ms. Barber suggested that everyone read the quarterly report and it will be put on the February agenda as an action item.

Public Remarks:

Jared Bushey of 145 Main St., introduced himself as the new Board of Education liaison to the Building Committee.

Next Meeting – February 18, 2016, 5:30 p.m., High School Library

Adjournment:

At 6:32 p.m. a motion was made by Mr. Karney to adjourn; seconded by Ms. Barber. Motion passed 6-0.

Respectfully submitted,

Eliza LoPresti
Recording Clerk

EAST HAMPTON PUBLIC SCHOOLS
East Hampton High School Additions and Alterations
East Hampton High School Building Committee Meeting
Owner's Project Manager Report
January 21, 2016

I. Activities/Schedule since December 17, 2015

Area A (Boiler Room & Auditorium)

1. Install control station mill work in auditorium
2. Hang additional ceiling clouds
3. Secure stage lighting and curtain support
4. Rough in wheel chair lift
5. Paint stage walls
6. Install additional conduit under stage
7. Install auditorium seating area
8. Insulate piping in boiler room

Area A (20s Wing Classrooms)

1. Demolition of existing 6 classrooms and bathrooms
2. Metal stud framing
3. Mechanical, electrical and plumbing rough-in
4. Abatement of Room 10 floor over break
5. Installation of new sewer line through Room 10
6. Window install start
7. Structural modifications (new columns and beam reinforcements)

Area B (Locker Rooms)

1. Install locker numbering
2. Continue to perform punch list and warranty work for FF&E

Area C (Gymnasium and FCS)

1. Final coat of gym floor polyurethane
2. Installation of bleachers, volley ball net, batting cage, and wall padding
3. Installation of ceiling panels (FCS)
4. TCO received on January 15, 2016
5. Owner training 1/15/2016
6. Area turned over to school for beneficial use 1/16/2015

Area F (Science Wing)

1. Continued to finalize punch list items.

Site Work

1. Removal of oil tank on west side of site
2. Installation of temporary egress at new gym entrance
3. Continued installation of pavers at east entrance
4. Fill and prime fire suppression water storage tanks to feed renovated areas

II. Upcoming Activities – Construction

1. Final grade west side of site
2. Compaction of bus loop on west side of site
3. Complete 20's wing for February 17th, 2016 Occupany

III. Current and Upcoming Activities – OPM

1. Review COP's
2. Coordinate Phase 2 FF&E delivery
3. Coordinate Phase 2 Moves

IV. Invoices for Approval

Building Committee Date: 1/21/16				
INVOICES				
Town Code	Company	Invoice No.	Date	Amount
5339	S/L/A/M Collaborative	1012613	1/7/2016	\$ 101,713.07
5720	Downes Construction Co.	13	12/31/2015	\$ 1,486,337.76
5342	SBS/Colliers	15163	1/1/2016	\$ 16,122.00
5340	W.B. Meyers	COM-840-15/5	12/31/2015	\$ 4,448.50
5743	Voice New England	537778	11/5/2015	\$ 3,397.42
5340	Eagle Environmental	13321	11/30/2015	\$ 4,443.25
5340	Eagle Environmental	13322	11/30/2016	\$ 7,611.75
5340	Eagle Environmental	13377	1/12/2016	\$ 1,857.50
5340	Eagle Environmental	13378	1/12/2016	\$ 12,724.25
5340	Eagle Environmental	13070	7/30/2015	\$ 12,096.50
5340	Eagle Environmental	12980	9/16/2015	\$ 590.00
5340	Eagle Environmental	13147	10/8/2015	\$ 465.00
5340	Eagle Environmental	13185	9/30/2015	\$ 325.00
5340	Eagle Environmental	13246	10/30/2015	\$ 2,150.50
5743	Ergonomic Group	883499	12/30/2016	\$ 119,117.00
5340	Robinson & Cole	50170511	12/21/2015	\$ 109.35

V. Proposals for Approval

1. Review and approval of Colliers proposal for additional oversight
2. Review and approval of W.B. Mason for FF&E Bid Category FB
3. Review and approval of W.B. Mason for FF&E Bid Category FB
4. Review and approval of COP 14: Additional footings and excavation at gym north wall
5. Signature of CO#4 for COPs approved by the finance subcommittee