

HIGH SCHOOL- ALTERATION AND EXTENSIONS

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

BUILDING COMMITTEE

East Hampton Middle School Library
19 Childs Road, East Hampton, CT 06424

Thursday, June 16, 2016

Committee Members Present: Sharon E. Smith, Chairperson, Cynthia Abraham, Tom Seydewitz, Steve Karney, Michael Zimmerman

Committee Members Not Present: Michele Barber, Roy Gauthier, Thomas Cooke, David Ninesling

Also Present: Charles Warrington and Sean Jensen, Colliers International (CI); Amy Samuelson, SLAM; Jeff Vossberg, Downes Construction Company (DCC)

Call to Order: Chairperson Smith called the meeting to order at 5:30 p.m..

Public Remarks: None

Review and Approve Minutes:

April 7, 2016 Special Meeting: These minutes will be reviewed and approved at the July meeting as not enough voting members were present at the Special Meeting to approve the minutes.

May 19, 2016 Regular Meeting: *Mr. Karney made a motion, seconded by Mr. Seydewitz, to approve the meeting minutes. Voted 4-0. (Mr. Zimmerman was not present during this vote.)*

Project Manager's Report (Colliers International):

Project Update: Please see the attached for the Owners Project Manager's Report as explained by Mr. Jensen.

June Move/FF&E Coordination Update: The June move began the last day of school. W.B. Meyers's original estimate had been for two weeks to complete the move; the job will be done in one week instead. The next move is scheduled for July, with another in August. Mr. Karney asked if there were any issues with the move to Memorial. Mr. Jensen answered that there were none. There was discussion about the stored boxed books for the library that the librarian is reviewing and purging at this time. Following this was a brief discussion on

alerting the BOE of property for repurposing and discussion of asset management systems.

Review of Change Orders Approved since 5/19/16: None for committee review. Mr. Karney noted that ACM removal costs will rise again as more vermiculite was found. He suggested a separate accounting for this cost.

Reports and Discussion:

Construction Update (Downes):

- i. **TBell and Library Status:** Millwork, table legs, handrails for the TBell will be coming at the end of June, both areas are almost complete
- ii. **Fitness Center, Gym Storage and Bathrooms near gym**
- iii. **Kitchen renovations:** The kitchen equipment is scheduled to arrive the second week of July.
- iv. **Phase 3A renovations:** Millwork is coming in two weeks, floor and ceiling are complete. Demo and abatement have begun in the admin area/front of school. Clean demo has started on the 30's wing, part of Phase 4C.
- v. **Site Work:** Leaching galleys have been removed, sidewalks and back bus loop are progressing. Discussion occurred on grading by the side of the new stairs as it's steep. This area will have natural grass on it, the possibility of adding stone was discussed.
- vi. **Discussion of Blue Water (High Copper content):** It is believed that the issue has been pinpointed to the new water fountains, which will need to be replaced. This is a manufacturer issue and should be under warranty.

Also noted was that functional testing has been completed in the science wing. The domestic booster vault will be tested next week and the water operator will get a date from the state to make this operational.

Architect's Update (SLAM):

- i. **Discuss exterior signage options:** Ms. Samuelson will provide options for possible signage on the exterior of the building.
- ii. **Discuss TBell finish options:** The accent wall inside the TBell has been painted blue. The Committee decided not to put bells on the wall. The possibility of this wall becoming wood (as originally intended) has been deferred, and may happen later in the project. The vinyl wall covering for the café was discussed briefly.

Ms. Abraham stated that the racks in the greenhouse are rusting. Mr. Jensen stated that he will look into the warranty on those and reiterated that the staff members should be

bringing up these types of issues to Mr. Fiddler or Mr. Harwood as it may already be on a punch list.

Action Items:

Approval of Invoices:

- *A motion was made by Mr. Seydewitz to approve Downes Construction Co. invoice number 18 dated 5/31/16 in the amount of \$1,114,590.61. Second by Mr. Karney. Motion passed 5-0.*
- *A motion was made by Mr. Seydewitz to approve SBS/Colliers invoice number 15999, dated 5/31/16 in the amount of \$10,804.00. Second by Mr. Karney. Motion passed 5-0.*
- *A motion was made by Mr. Seydewitz to approve three W.B. Meyer invoices, numbered 3427, 3430 & 3497, dated 6/1/16 in the total amount of \$573.00. Second by Mr. Karney. Motion passed 5-0.*
- *A motion was made by Mr. Seydewitz to approve three Eagle Environmental invoices numbered 13690, 13691 & 13692 dated 4/29/16 in the total amount of \$16,621.63. Motion passed 5-0.*

Approval of COP 176A additional tenting during abatement required by authorities having jurisdiction - \$58,585.95:

A motion was made by Mr. Seydewitz, seconded by Mr. Karney, to approve COP 176A in the amount of \$58,585.95. Motion passed 5-0.

Mr. Karney noted during discussion that he is uncomfortable with approving this COP but that there is no way to go back and change what has already happened.

Approval to increase WB Meyers budget – Order of Magnitude:

A motion was made by Mr. Seydewitz, seconded by Mr. Karney, to approve the transfer of \$100,000 from contingency for WB Meyers moves through January 2017. Motion passed 5-0.

Approval of Red Thread quote to adjust podium heights as requested by the Owner - \$410.00, 5/9/16: This quote is for removal of 6” pegs in the top of the technology carts to lessen the overall height so teachers can use it as a podium/lectern. It was noted that doing this will void the warranty.

A motion was made by Mr. Zimmerman, seconded by Mr. Karney, to approve Red Thread quote number 638239, of 5/9/16 in the amount of \$410.00. Motion passed 5-0.

Review and approve De Clerq office group attached items: Discussion occurred on two items from De Clerq Office Group. First, there was a math error in a previous quote on the number of units for item code FA05 (five person computer table) resulting in an error of \$10,152.00 not paid for ordered items. Second, there was a layout change requested for the digital photo lab after items for that room were planned. De Clerq was able to accommodate the change but did need to add in some items for a cost of \$994.00.

A motion was made by Mr. Seydewitz, seconded by Mr. Karney, to approve the changes to De Clerq Office Group's original bid in the amount of \$11,146.00 for a calculation error and a layout change based upon an email dated 4/18/16 from Mark Krumenacker to Charles Warrington. Motion passed 5-0.

Sub-Committee Reports: None

Chairperson's Report: Chairperson Smith stated that on June 15 she met with the state grant specialist Michelle Dixon, along with Kermit Thompson, Superintendent Smith, Mr. Warrington, and Mr. Gollenberg of SLAM in regards to Principal Fidler's request to leave part of the old library wall in place for storage. Mr. Warrington explained the calculation used for the reimbursement rate based on square footage and how this would impact the reimbursement. There would be an additional 693 square feet of ineligible cost at the burden to the town of about roughly \$300,000 if this space were to be left for storage. This includes about \$260,000 of ineligible cost plus the costs of extending mechanicals, hvac, sprinklers, flashing, exterior wall insulation, etc. After discussion, the committee agreed not to pursue this option as this would become a bonding issue and may undermine the hard work done toward the notwithstanding language from the State.

Ms. Abraham asked again for an item for Building Committee Remarks to be added to each agenda. Also she asked for an item for Discussion of the Time Capsule to be added to the July meeting agenda.

Public Remarks: None

Next Meeting – July 21, 2016, 5:30 p.m., Location to be determined

Adjournment:

*At 6:56 p.m. a motion was made by Ms. Abraham to adjourn; seconded by Mr. Karney.
Motion passed 5-0.*

Respectfully submitted,

Eliza LoPresti
Recording Clerk