

HIGH SCHOOL- ADDITIONS AND RENOVATIONS

S.P.N.042-0041 RNV

BUILDING COMMITTEE

East Hampton High School

15 N. Maple St., East Hampton, CT 06424

Thursday, January 19, 2017

Minutes

Committee Members Present: Michele Barber, Vice Chairperson, Roy Gauthier, Steve Karney, Cynthia Abraham, and Michael Zimmerman

Committee Members Not Present: Chairperson Sharon Smith, Tom Seydewitz and Alternate Members Thomas Cooke and David Ninesling

Also Present: Robert Hart and Charles Warrington, Colliers International (CI); Glenn Gollenberg, SLAM; Jeff Vosburgh, Downes Construction Company (DCC), Jon Fidler, EHHS Principal, and Glen LeConche, Town of East Hampton Building Official

Call to Order: Vice Chairperson Barber called the meeting to order at 5:33 p.m..

Public Remarks: None

Review and Approve Minutes:

December 15, 2016 Regular Meeting: *Ms. Abraham moved and Mr. Karney seconded, to approve the minutes of the December 15, 2016 regular meeting. Voted 4-0-1 in favor with Mr. Zimmerman abstaining.*

Project Manager's Report (Colliers International):

Project Update: Please see the attached for the Owners Project Manager's Report as explained by Mr. Hart. Additional details provided below.

Move/FF&E Coordination Update: Phase 4 has been turned over to the school except for the music room, which is complete but awaiting a TCO. The move-in is scheduled for the following Monday. Phase 5 is kicking off.

Blue Water Update and State DPH Meeting Debrief: On January 6, there was a meeting with the State DPH. Mr. Hart will distribute the minutes from that meeting to the Committee. For now, a corrosion expert will be hired, and a design firm will be designing a corrosion control treatment systems, the plans for which need to be submitted to the State by June 30, 2017. Collier's goal is to have the plan approved by that date so it can be installed over the

summer, if necessary. The corrosion expert will look at the pipes and water from a chemical perspective (as opposed to looking for an electric aspect, which was done by Power Hawk).

Ms. Barber brought up pre-treating the water to obtain a coating in the pipes. She explained the process in which the chemical composition of the water is changed in order to accelerate the growth of film that buffers the copper. This process and the merits of trying this versus installing a water system were discussed in detail.

Mr. Karney noted that now the school is on the State's radar and testing will likely need to continue even after a system is installed. The Board of Health has the ultimate determination if the water can be used, and there will be a lot of follow up regarding this.

Mr. Hart noted that they would feel more comfortable to continue to try and identify the exact problem. The nature of testing and the sites in the pipes that had high copper was discussed. The need for a simple plan and schedule of logical testing was also discussed.

Mr. Hart explained that there was a known issue at the backflow preventer. This was fixed over the winter break, prior to flushing the system. Unfortunately, the system was over flushed and then needed to be chlorinated. There is a waiting period for testing once this happens, with the next test scheduled for around February 1. Mike Filanda, the water tester, will be contacted regarding results and a special meeting will be scheduled to discuss this.

Mr. Warrington explained a possible temporary fix for the hooking up a pipe into the kitchen, which has not yet even been presented to the Building Official. Mr. Gauthier and Mr. Karney asked for a warning from Colliers for when they begin to feel financial pressure of doing more for working with this unforeseen circumstance.

Review of Change Orders Approved Since December 15, 2016: Mr. Hart reviewed the list of change orders approved since the last meeting, adding clarification as needed.

Reports and Discussion:

Construction Update (Downes): Mr. Vosburgh gave this update.

Phase 4 Renovations: The punch list is being worked on now. Interior abatement has been completed for Phase 5, and demo to the 50's wing will occur soon.

Site Work: Site work will commence after the 50's wing demo. There is a punch list for landscaping in the Spring. The site work for moving the well line from the 25' radius for the track is complete.

Overall Project Schedule to Completion: The project is on schedule and on budget for substantial completion in May.

Architect's Update (SLAM): Mr. Gollenberg stated that SLAM is performing ongoing construction administration efforts. He received a request to look at the delayed or value engineered items for project incorporation. He asked for a priority list before being able to give pricing on the items. Mr. Karney noted that the finance sub-committee did try to prioritize the items, but now that the blue water issue is such a large unknown they do not know what the costs will be. He will email everyone the list for review, and is hopeful that there will soon be an estimate for the costs associated with the water. Mr. Gauthier noted that they would like to know from Mr. Gollenberg which items will have design time associated with them.

A discussion occurred about the doors and locks in the Support Services area. Mr. Gauthier noted that a door lock was taped open and stated that he was hesitant to approve additional security items since the ones already in place were being bypassed. Mr. Fidler explained the logistics of why that door is currently taped open as it needs to be for that area to run on a day to day basis, for now. There was detailed discussion on this door, the configuration and usage of this area. All were in agreement that it should be locked when the school day is over.

Exterior Signage Update: Mr. Gollenberg has images for the exterior sign that he will show the Committee at the end of the meeting.

Action Items:

Approval of Invoices:

- *A motion was made by Ms. Abraham to approve Downes Construction Co. invoice number 25 dated 12/31/16 in the amount of \$631,728.25. Second by Mr. Karney. Motion passed 5-0.*

- *A motion was made by Ms. Abraham to approve SBS/Colliers invoice number 17213 dated 12/31/16 in the amount of \$23,361.00. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve SLAM Collaborative invoice number 1014259, dated 1/11/17 in the amount of \$21,952.07. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve Special Testing Laboratories, Inc. invoices numbered 30542, 30640, 30742, 30743 and 30778 dated 9/30/16, 10/31/16, 11/30/16, 11/30/16 and 12/30/16 in the total amount of \$19,329.00. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve Eagle Environmental, Inc. invoice number 14305, dated 11/30/16 in the amount of \$1,253.00. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve Horizon Engineering Associates invoice number 27 dated 12/2/16 in the amount of \$2,800.00. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve WB Mason invoice number COM-547-16/7, dated 12/31/16 in the amount of \$10,902.75. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve Apple Inc. invoices numbered 4421627823 & 4420679301 dated 1/3/17 & 12/28/16 in the total amount of \$1,073.00. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve B&H Photo-Video invoices numbered 118905746 & 118994120 dated 12/5/16 & 12/6/16 in the total amount of \$2,688.00. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve SHI International Corp. invoice number B05926506, dated 12/29/16 in the amount of \$2,476.00. Second by Mr. Gauthier. Motion passed 5-0.*

- *A motion was made by Ms. Abraham to approve Carousel Invoice number 1890461R, dated 9/16/16, in the amount of \$30,737.00. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve Ergonomic Group, Inc. invoice number 914953, dated 12/29/16, in the amount of \$4,704.00. Second by Mr. Gauthier; motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve DeClerq Office Group invoice number 13924, dated 12/29/16, in the amount of \$6,104.00. Second by Mr. Gauthier; motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve Red Thread invoice number 613107 dated 12/13/16 in the amount of \$2,115.00. Second by Mr. Gauthier; motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve Virco invoice number 91729912, dated 12/19/16 in the amount of \$14,491.00. Second by Mr. Gauthier; motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve Midwest Technology Products invoice number 2074954-PH4, dated 1/6/17, in the amount of \$16,022.00. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve WB Mason invoices SF00028522.AA, SF00028522.E, SF00028522.N and SF00028522.T, all dated 11/15/16, in the total amount of \$92,558.00. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Ms. Abraham to approve Creative Library Concepts invoice number 6323, dated 12/14/16, in the amount of \$6,176.92. Second by Mr. Gauthier. Motion passed 5-0.*

Approval of Horizon Engineering Water System Commissioning Proposal: The proposal is from fallout from when the system was drained in October, and three booster pumps went into cavitation and shut down. There were questions regarding how to know how much water is in the system and if the system is big enough and installed as it was designed. This proposal is to answer those questions and is not to exceed \$3,600. It will verify the set points where the pumps should be and if the system

readings are accurate. This commissioning was overlooked as most schools are on a public water supply, but EH is on a well.

A motion was made by Ms. Barber, seconded by Mr. Karney, to accept the proposal from January 19, 2017 for Horizon Engineering Associates to provide commissioning services for the East Hampton High School domestic water vault system project. The fee is not to exceed \$3,600.00. Motion passed 5-0.

Discussion: Ms. Abraham asked about the exclusion stated in the proposal that items not in contract will be billed separately. It was explained that anything outside the scope of what they've drafted will be above and beyond the proposal; everything in this scope was reviewed by CES. Mr. Karney asked if there are things in operation that were not on the drawings, are they covered by this proposal. Mr. Warrington assumed so and stated that in his experience they haven't come back at them for small items.

Approval of Substantial Completion Certificates Reviewed and Approved by Colliers and Project Team:

Ms. Barber moved and Mr. Karney seconded to approve the substantial completion certificates reviewed and approved by Colliers and the project team. Voted 5-0 in favor.

Discussion: The certificates start the clock ticking on the one year warranty; though some phases have passed that one year date already. Not all equipment has been turned over to the school (example: the generator which training will be provided for). Some certificates were pre or post-dated based on installation and turn-over dates.

Action on Support Services Conference Room Changes: This was previously discussed during the Architect's update. The necessary changes can be done in about a week, most likely during the April break.

A motion was made by Mr. Zimmerman to accept change order proposal no. 418 for out of scope support services revisions per pr #098 in the estimated amount of \$9,656.02. Second by Mr. Karney. Motion passed 5-0.

Discussion: Mr. Gauthier asked Mr. Fidler how many times a week the confidentiality issues and the entry issues to the conference room come into play. Mr. Fidler stated that it is dependent on the time of year, but that all special ed students need an annual review and PPT in the Spring, so starting in March it will probably be 2 to 3 times a day, even though it happens now at a lesser rate. In the interim they will be managing as they have all along. As a confidentiality issue, Mr. Gauthier stated that people will be able to see into the conference room still, but Mr. Fidler noted that you cannot hear them. The sidelights are there for the protection of all.

Sub-Committee Reports: Ms. Abraham stated that an open house tour will occur February 6, 2017. A ribbon cutting and time capsule opening ceremony will occur September 8, 2017, and that the Building Committee should be present during this time (6:00 pm). New items will be placed in the time capsule as well. Discussion occurred on Downes' availability to replace the time capsule and do the necessary masonry work. Mr. Vosburgh stated that he would look into this, pre-paying or leaving an item open was discussed briefly.

Chairperson's Report: None – the Quarterly report is available for review and will be discussed at the February meeting.

Public Remarks:

Mr. Fidler stated that there has been frustration over the water situation, but he thinks it is good that a corrosion expert will be coming in.

Ms. Abraham stated that the botany teacher has grow lights installed in the greenhouse, so there will be some glowing in the morning in that area.

Next Meeting – February 16, 2017, 5:30 p.m., High School TBell

Adjournment:

At 7:36 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