

**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, February 16, 2017**

**Minutes**

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**Committee Members Present:** Sharon Smith, Chairperson, Michele Barber, Vice Chairperson, Cynthia Abraham (present until 5:50), Tom Seydewitz, and Michael Zimmerman

**Committee Members Not Present:** Roy Gauthier, Stephen Karney, and Alternate Members Thomas Cooke and David Ninesling

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

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

**Public Remarks:** None

**Review and Approve Minutes:**

**January 19, 2017 Regular Meeting:** *Ms. Barber moved and Mr. Zimmerman seconded, to table the approval of these minutes until the next regular meeting in March 2017. Voted 5-0 in favor.*

**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:** For phases 1-3, SLAM has been requested to go through the punch list items. Phase 4 punch lists are being completed. Phase 5 move tentatively scheduled for the last weekend in March.

Mr. Seydewitz asked a clarifying question regarding the Owner's Contingency on the financial status report. Mr. Hart stated that the \$539,000 under column E "planned but not contracted", is locked in to be spent. What is actually remaining is the \$137,000 under column G, "remaining balance" on that line.

Mr. Warrington gave an update about the water tank. There is a 5,000 gallon domestic water tank plus a 60,000 gallon fire suppression tank. CES has done an analysis and stated that for normal, everyday use, this amount of water is an adequate supply for the school. Mr. Steve Smith of Downes stated that it would be an additional \$50-\$75,000 worth of work to dig up the paving and attach additional tanks. General consensus was that since the engineers feel that this is adequate it does not make sense to investigate this further. This system will soon be commissioned and part of that process is to make sure that there is enough water and it is being filled to correct capacity. This will be completed within the next few weeks. Mr. Fidler asked about the fact that in the past there had been a 25,000 gallon tank and the other schools have tanks that are at least 20,000 gallons. He wondered why the high school's is designed with less capacity. The answer was that in the past the fire suppression was included with the domestic tank; now it is separate. Also, there is more efficiency in fixtures so less water is used. The time that the tank ran out of water was when Downes drained it out over a weekend. There was no interruption of water use for the school, and that was not a "normal" usage.

**Blue Water Update:** The water was last tested the last week of January – the copper levels are trending down. There were still three spots (down from 20) that require action. Ms. Barber suggested duplicate samples from each sampling site, Mr. Hart stated that this could probably be done. There was discussion about raising the pH in the water, based on the report. Mr. Hart stated that this was done to success in Amston.

**Review of Deferred Items List:** *Mr. Zimmerman moved and Ms. Barber seconded to defer agenda item 4b) Review of Deferred Items List until the March meeting. Voted 4-0 in favor. Discussion occurred: When asked if anything needed to be looked at in the short run, Mr. Hart stated that the exterior signage and the Building Committee plaque were the only items. These will be discussed at the March meeting.*

**Review of Change Orders Approved Since January 19, 2017:** Mr. Hart reviewed the list of change orders approved since the last meeting, adding clarification as needed.

*Ms. Barber moved and Mr. Seydewitz seconded to add agenda item 6c) Approve IT Quotes. Voted 4-0 in favor.*

*Ms. Barber moved and Mr. Seydewitz seconded to add agenda item 6d) COP 471 for removal and disposal of vermiculite. Voted 4-0 in favor.*

## **Reports and Discussion:**

**Construction Update (Downes):** Mr. Steve Smith gave this update.

**Phase 5 Renovations and 50's Wing Demolition:** The classrooms will be complete by the end of March. Site work to be completed includes digging a hole in the North lot to install a storm water detention system, and finishing the paving in the Spring.

**Overall Project Schedule to Completion:** The project is on schedule and on budget for substantial completion in June. They are hoping to be done for the most part with the inside spaces in April.

**Architect's Update (SLAM):** Mr. Gollenberg stated that Jeff Lamothe is doing the CRM punch list for parts of the building. They had a request from the Fire Marshal to help with room occupancies in some parts of the school. This has been taken care of, except for the TBELL which needs further discussion. The space is unique and can be used a multitude of ways, so he will speak with Mr. Fidler and the Fire Marshal about plans and occupancy numbers for specific usage. Mr. Gollenberg also noted that some FF&E items and security items on the deferred list could be purchased by the school.

## **Action Items:**

### **Approval of Invoices:**

- *A motion was made by Mr. Seydewitz to approve Downes Construction Co. invoice number 26 dated 1/31/17 in the amount of \$716,069.19. Second by Mr. Zimmerman. Motion passed 4-0.*
- *A motion was made by Mr. Seydewitz to approve SBS/Colliers invoice number 17383 dated 1/31/17 in the amount of \$26,683.00. Second by Mr. Zimmerman. Motion passed 4-0.*
- *A motion was made by Mr. Seydewitz to approve SLAM Collaborative invoice number 1014361, dated 2/9/17 in the amount of \$22,187.50. Second by Mr. Zimmerman. Motion passed 4-0.*
- *A motion was made by Mr. Seydewitz to approve Horizon Engineering invoices numbered 28 & 29 in the total amount of \$3,390.00. Motion passed 4-0.*
- *A motion was made by Mr. Seydewitz to approve Eagle Environmental, Inc. invoices numbered 14306 & 14307, in the total amount of \$13,642.38. Second by Mr. Zimmerman. Motion passed 4-0.*

- *A motion was made by Mr. Seydewitz to approve Special Testing Laboratories, Inc. invoice number 30806, dated 1/31/17 in the amount of \$1,025.00. Second by Mr. Zimmerman. Motion passed 4-0.*
- *A motion was made by Mr. Seydewitz to approve William B. Meyer, Inc. invoice number 7127, dated 1/10/17, in the amount of \$187.50. Second by Mr. Zimmerman. Motion passed 4-0.*
- *A motion was made by Mr. Seydewitz to approve Apple Inc. invoices numbered 4421019284, 4422264891 & 4422265080 in the total amount of \$13,103.00. Second by Mr. Zimmerman. Motion passed 4-0.*
- *A motion was made by Mr. Seydewitz to approve Ergonomic Group, Inc. invoices numbered 914212 & 916896 in the total amount of \$42,927.00. Second by Mr. Zimmerman. Motion passed 4-0.*
- *A motion was made by Mr. Seydewitz to approve Insalco invoice number 6495, dated 1/30/17, in the amount of \$15,012.26. Second by Mr. Zimmerman. Motion passed 4-0.*
- *A motion was made by Mr. Seydewitz to approve Interscape invoices numbered 3496, 3497 & 3424 in the total amount of \$39,563.66. Second by Mr. Zimmerman. Motion passed 4-0. Discussion: It was asked why one invoice was dated from July 2016. The answer is that it was a held invoice for a punch list item.*

**Approval of Snyder Engineering Water System Investigation and Treatment Proposal (Not to exceed \$29,100.00):** This proposal is from the engineering firm to investigate the water issues at the school and to prepare a design of a water system that will fix the issue, and submit this to DPH, and get approval from DPH by June 30, 2017. It was noted that if the numbers continue to drop and the water becomes within the acceptable limit, a system may not have to be installed. This quote does not include their Phase 4, which is the construction process. This is not the same firm that is currently doing the water testing.

Per the Town's Finance Director, this is considered an emergency so no RFQ/RFP needs to be obtained, which will enable the Committee to meet the State's deadline of June 30 for the system design. Mike Filanda recommended Woodard & Curran or Colliers, but upon investigation they found the scope of this project was not for them, as

they typically design much larger systems. They in turn recommended Snyder, a smaller firm, and a second firm that did not return Mr. Hart's calls. It was noted by Chairperson Smith and Ms. Barber that Mr. Hart should speak to the Amston schools (where Snyder performed similar work) to make sure they were successful.

*A motion was made by Ms. Barber, seconded by Mr. Seydewitz, to approve the Snyder Engineering quote for professional engineering services for evaluation, design and permitting for copper corrosion in water system at East Hampton High School, with a not to exceed amount of \$29,100.00. Approval is contingent upon a satisfactory response from Amston schools. Motion passed 4-0.*

It was also discussed that some members of the Building Committee have concerns that Snyder seems to already assume that they know what is wrong with the water without looking at it, and their proposal is based upon their assumption of what they will find. Mr. Hart noted that they have seen the test results, and that they do seem to be assuming a problem with the pH.

**Approval of IT Quotes:** The quotes approved below are for digital signage in the hallways/conference rooms. These quotes are within the overall IT budget and are part of their FF&E. There was discussion about the overall IT quote, with Mr. Warrington stating that they will have about \$7,000 left after approval of these quotes. He knows that they want 39 monitors for classrooms at \$14,000, and is concerned that they will overspend. He noted that Colliers has gone to lengths to keep the IT staff within budget and to try to guide them with their planning and establishing priorities. He will reach out once again to Mr. Fielding to make sure that the electronic signage is a priority for them over the monitors.

*Ms. Barber moved and Mr. Zimmerman seconded to approve the Best Buy quote for (4) Samsung 60" TVs, (7) Samsung 48" TVs and (3) Google Chromecast for a total of \$5,492.89. Motion passed 4-0.*

*Ms. Barber moved and Mr. Seydewitz seconded to approve the CDW G quote for (11) Cheetah mounts and (7) ASUS Chromebits totaling \$856.00. Motion passed 4-0.*

**Approval of Change Order 471:** This COP is for vermiculite found in the block walls. This is something that can't be tested for ahead of time, it was discovered during the abatement process, verified by the third party watchdog. This has been projected for in the budget.

*Ms. Barber made a motion to approve COP 471 for Phase 5 quote from AAIS in the amount of \$22,933.70. Second by Mr. Zimmerman. Motion passed 4-0.*

**Sub-Committee Reports:** Ms. Abraham had stepped out of the current meeting to lead a tour group from the public.

**Chairperson's Report:** Chairperson Smith and other Committee members stated that the Quarterly report looks good. Colliers will send it off.

**Public Remarks:**

Mr. Gollenberg of SLAM stated that the primary use of the TBell room is for students/educational. Community use is a secondary benefit. All agreed.

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

**Adjournment:**

*At 6:56 p.m. a motion was made by Ms. Barber to adjourn; seconded by Mr. Zimmerman. Motion passed 4-0.*

Respectfully submitted,

Eliza LoPresti  
Recording Clerk