

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, April 20, 2017

Draft Minutes

Committee Members Present: Sharon Smith, Chairperson, Michele Barber, Vice Chairperson, Cynthia Abraham, Roy Gauthier, Stephen Karney, Tom Seydewitz, Michael Zimmerman, and Alternate Member David Ninesling

Committee Members Not Present: Alternate Member Thomas Cooke

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

Call to Order: Chairperson Smith called the meeting to order at 5:30 p.m.. Mr. Ninesling was seated as a voting member in place of Mr. Zimmerman until Mr. Zimmerman's arrival at 6:40 p.m..

A motion was made by Ms. Barber, seconded by Mr. Karney to table agenda item 6b) Approval of COP 199A – RTU-1 and RTU-3 Coil Piping Revisions (\$10,937.00 – CM Contingency). Voted 7 -0 in favor.

Public Remarks: Superintendent Smith stated that the Board of Finance increased the amount of money in the capital plan for school security to make sure that over the next two years safety laminate can be installed in the other three schools on all ground floor glass up to 9'. He hopes that as the building project wraps up the Committee will make sure that the High School is covered in the same way.

Review and Approve Minutes:

March 16, 2017 Regular Meeting: *Ms. Barber moved and Mr. Seydewitz seconded, to approve the minutes of the March 16, 2017 regular meeting with the correction of a numerical typo on page 4. Voted 5-0 in favor with Ms. Abraham and Mr. Ninesling abstaining.*

Project Manager's Report (Colliers International):

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

Move/FF&E Coordination Update: Phase 5 is complete; the school moved into those classrooms on March 31. The floor is currently being finished. Site work is underway and the one last classroom that was part of the 40's wing hallway is under construction. The 40's wing has been demolished.

Budget update: \$225,000 is remaining in the overall project budget. 91% of high level contractor payments have been made. FF&E is at 94%, Architects at 94% and the OPM is at 92%.

Blue Water Update: Mr. Hart reported that Eversource had been onsite to look into the possibility of electrical issues causing the blue water. They did not see voltage on the pipes, and upon review they feel their work and equipment looks as it should. Snyder Engineering has been evaluating the water from the chemical side and has identified the water as corrosive from the well. Snyder recommends raising the pH through aeration with a Lowry system. The first step is a pilot test of the system, which has been approved by the DPH and the finance sub-committee.

Mr. Gauthier raised the point that the committee had been told previously that the water was perfect coming from the well, and is wondering how it has now been identified as corrosive. Mr. Steve Smith stated that the operator of the water system had been providing those results. Snyder has been checking for things that are required by the DPH, therefore doing further testing than was previously required. He believes that the water had never been tested to those parameters before.

Donald Snyder of Snyder Civil Engineering stated that elevating the pH, either chemically or through aeration, has successfully corrected blue water problems in other projects. He was not able to identify another element that is causing the corrosiveness, as the pH factor alone is not causing the issue. The state of CT has adopted EPA guidelines; the target pH would be 8.5 using the EPA calculated approach, which will produce extremely likely success in correction of the problem. Once the pH is elevated, the success will be measured by water sampling.

Mr. Snyder was asked if there are any unintended consequences to raising the pH to that level, to which he stated no. Mr. Ninesling stated that past a pH

of 8.3, aluminum will start to be attacked and break down. Mr. Snyder will look into this further.

The Lowry system being proposed should be shipping the following week for use during the testing period. After drilling and plumbing, it should be up and running within the next two to three weeks. Test results from the pilot study should be available in the beginning of June, allowing the design for the system to be submitted to the state by June 30, 2017.

The system would run when the well runs, so the water is treated (aerated) before it enters the storage tank. The water will stay aerated no matter the length of pipe it has to travel to its destination. The water that is stored in the tank will retain aeration as well. There can be loss of pH over time, but there will not be drops in pH throughout the building. Mr. Snyder stated that the aeration will provide a better water quality than a biofilm "season" in a pipe.

Mr. Hart stated that there are plenty of options for power in the vault. He explained that the state will expect the water not to exceed copper limits for two periods of six months. A timeline estimate is that the water will be deemed completely safe a year from Sept. 1; noting that for the next school year the community should be aware that bottled water will still be used.

Ms. Barber asked if chemical treatment would be the next step if the aeration was not successful. Mr. Snyder stated yes, but that he does not anticipate having to go that route. There was also discussion of a potential building to house the system, this will be discussed further with SLAM if deemed necessary.

Review of Change Orders Approved Since March 16, 2017: Mr. Hart reviewed the approved change orders.

Reports and Discussion:

Construction Update (Downes): Mr. Steve Smith stated that the last classroom is under construction currently; turnover will be May 5. The balance of the work is outside/site work related. By next week they will expand the rough-in to the parking lot where the 40's wing was. Work should be done the second week of June. The cut out for the handicapped walkway should be done by graduation.

Mr. Seydewitz asked for a status update on the water lines into the kitchen; Mr. Steve Smith stated that Don Harwood decided not to have the work done since the school

year is almost over. He believes this should be reconsidered because it can be easily done over the summer.

Architect's Update (SLAM): Mr. Gollenberg stated that they are finishing up small field issues, punch-listing and answering questions. A drawing of the plaque for the project was done and is now out for pricing.

Action Items:

Approval of Invoices:

- *A motion was made by Mr. Seydewitz to approve Downes Construction Co. invoice number 28 dated 3/31/17 in the amount of \$460,265.91. Second by Mr. Gauthier. Motion passed 7-0. Discussion: the water testing was coded to the fuel consumption item and adjustments need to be made to categorize this appropriately on the next invoice.*
- *A motion was made by Mr. Seydewitz to approve SBS/Colliers invoice number 17718 dated 3/31/17 in the amount of \$15,952.00. Second by Mr. Gauthier. Motion passed 7-0.*
- *A motion was made by Mr. Seydewitz to approve SLAM Collaborative invoice number 1014548, dated 4/7/17 in the amount of \$23,148.05. Second by Mr. Gauthier. Motion passed 7-0.*
- *A motion was made by Mr. Seydewitz to approve Snyder Engineering invoice number 2017-075, dated 4/6/17 in the amount of \$986.25. Second by Mr. Gauthier. Motion passed 7-0.*
- *A motion was made by Mr. Seydewitz to approve Eagle Environmental invoices numbered 14623 & 14624, both dated 3/31/17 in the total amount of \$6,283.50. Second by Mr. Gauthier. Motion passed 7-0.*
- *A motion was made by Mr. Seydewitz to approve Horizon Engineering invoices numbered 1 & 31, both dated 3/31/17, in the total amount of \$4,956.00. Second by Mr. Gauthier. Motion passed 7-0.*
- *A motion was made by Mr. Seydewitz to approve William B. Meyer invoices numbered 8387, COM-1287-17/1 & COM-840-15/12, dated 3/30/17, 3/31/17 & 1/31/17 in the total amount of \$5,973.75. Second by Mr. Gauthier. Motion passed 7-0. Discussion: The invoice from January is*

included in this month's packet as it previously slipped through the cracks.

- *A motion was made by Mr. Seydewitz to approve Frontier Communications invoice number CTFLB919130217, dated 2/15/17 in the amount of \$16,697.87. Second by Mr. Gauthier. Motion passed 7-0. Discussion: This is the last of the invoices from Frontier.*
- *A motion was made by Mr. Seydewitz to approve CDWG invoices numbered HCZ6422, HBV1773, HKW7112, HGV3421 & HDZ2640 in the total amount of \$9,866.16. Second by Mr. Gauthier. Motion passed 7-0. Discussion: This company provided digital signage, monitors, IT etc. The Committee is now done with IT items.*
- *A motion was made by Mr. Seydewitz to approve Red Thread invoices numbered 618609 & 626992, dated 1/18/17 & 2/24/17 in the total amount of \$35,125.55. Second by Mr. Gauthier. Motion passed 7-0.*
- *A motion was made by Mr. Seydewitz to approve Virco invoice 91741352, dated 3/27/17 in the amount of \$9,917.00. Second by Mr. Gauthier. Motion passed 7-0.*
- *A motion was made by Mr. Seyewitz to approve DeClerq Office Group invoices 13926 & 13444 dated 12/29/2016 & 2/26/2016 in the total amount of \$16,635.00. Second by Mr. Gauthier. Motion passed 7-0. Discussion: These invoices were held as part of the punch list.*
- *A motion was made by Mr. Seydewitz to approve Interscape invoices numbered 3582 & 3584, both dated 3/31/17 in the total amount of \$10,959.74. Second by Mr. Gauthier. Motion passed 7-0.*
- *A motion was made by Mr. Seydewitz to approve WB Mason invoices numbered 143094524, 143094537, 140680847 & 140680867, the first two dated 4/4/17 and the last two dated 1/6/17, in the total amount of \$24,199.01. Second by Mr. Gauthier. Motion passed 7-0. Discussion: WB Mason has been a billing nightmare. More invoices will be seen, some will go back to August. Some were being held for punch list purposes, some included wrong dates and/or were given to Colliers the night before.*

There was a discussion at this time that on the next Downes invoice, or sooner, there will be requests for reduction of retainage for subcontractors. A draft invoice will be reviewed with the finance sub-committee and formal approval will be included on the next building committee meeting agenda.

Sub-Committee Reports: Ms. Abraham reaffirmed that the ribbon cutting will occur on September 8. She asked for the size of the box that will be used for the new time capsule.

There was a discussion about the possible need for public communication regarding the water. The Committee agreed to wait until a solution was found before putting out notice on this complicated issue. The Principal and Superintendent will alert the parents to the use of bottled water for next year.

Chairperson's 2017 1st Quarter Report: Chairperson Smith thanked Mr. Hart for a job well done on the report.

Public Remarks: None

Next Meeting – May 18, 2017, 5:30 p.m., High School – Location to be determined

Adjournment:

At 6:47 p.m. a motion was made by Mr. Zimmerman to adjourn; seconded by Ms. Barber. Motion passed 7-0.

Respectfully submitted,

Eliza LoPresti
Recording Clerk