

HIGH SCHOOL- ADDITIONS AND RENOVATIONS

S.P.N.042-0041 RNV

BUILDING COMMITTEE

East Hampton Town Hall

20 East High St., East Hampton, CT 06424

Thursday, August 17, 2017

Minutes

Committee Members Present: Michele Barber, Vice Chairperson, Cynthia Abraham, Tom Seydewitz, and Michael Zimmerman

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

Also Present: Robert Hart and Charles Warrington, Colliers International (CI); Steve Smith, Downes Construction (until 6:15 P.M.); Glenn Gollenberg, SLAM

Call to Order: Vice Chairperson Barber called the meeting to order at 5:36 p.m.

Vice Chairperson Barber made a motion to add action item 6d) approval to pay the Fire Marshal for hours relating to the High School Renovation. Second by Mr. Seydewitz. Voted 4-0 in favor.

Public Remarks: None

Review and Approve Minutes:

July 20, 2017 regular meeting: *A motion was made by Vice Chair Barber, seconded by Mr. Seydewitz, to table the approval of the minutes until the September meeting. Voted 4-0 in favor.*

Project Manager's Report (Colliers International):

Project Update: Please see the Owners Project Manager's Report as detailed by Mr. Hart. The interior punch list is ongoing. Site work is also ongoing, the hill will be re-hydro seeded. Mr. Warrington suggested meeting with Downes to ensure the State change orders are finalized and reconciled. There will be a few months of close-out as Downes comes off the project. There is still \$270,000 unencumbered. \$100,000 is still set aside for the blue water.

Discussion Regarding Renaming of High School: Vice Chairperson Barber read a letter into the record that Board of Education President Chris Goff sent to the community

asking for all people with opinions on ways to honor Mr. Fidler to attend the BOE meeting of August 21, 2017. It was noted that it is in the resolution of the High School Building Committee that they name the school.

Vice Chairperson Barber moved and Ms. Abraham seconded that they allow the Board of Education as the elected group to name the building. Voted 4-0 in favor.

Discussion: The Committee does not feel comfortable naming the high school anything other than East Hampton High School. This name will be with the school forever, and as such should be a community conversation. There are many different ideas, and some committee members stated naming the gym or another part of the building after Mr. Fidler would be appropriate. It was noted that similar situations have happened in the past and the school was not renamed. The lettering should not go on the school until after the BOE meeting and a decision. Also stated was that Chairperson Smith agrees on handing this over to the BOE and community.

Blue Water Update: Snyder Engineering submitted a response to DPH at the end of last week and DPH has yet to respond. Snyder has invoiced their total contract amount, this will be held until their work with the DPH is complete.

The school has run pex lines to the kitchen and to some water coolers. It was presented that they would run \$3,000 worth of pex, and now they are up to about \$8 - \$9,000. Mr. Smith of Downes noted that the scope changed from the initial pricing because hot water was included in the kitchen (which was not included in the initial quote). They would like to run the pex to all the water fountains next. Mr. Hart noted that this is not yet approved by the DPH. The DPH has approved only to run the pex to the kitchen and two drinking fountains. A detailed, formatted plan needs to be created as this plan moves ahead further.

There was discussion on changes to the State's testing methods and how that effected the situation at the school. It was stated that the water from the pex piping was recently sampled and showed no copper. The Building Committee agreed that they need to see an invoice and have an understanding of the scope and order of magnitude to the fund the installation of the pex. All were in agreement that the project should go no further, and that funding should come from this project's budget.

Deferred Item List Review: Mr. Hart reviewed and held discussion on each item with the Committee. Some items were removed and some are to be explored as far as pricing and timing. The list will be finalized by the next meeting.

Review of Change Orders Approved Since July 20, 2017: Mr. Hart reviewed the approved change orders. There was discussion on whether the front rain garden will be self-sufficient.

Reports and Discussion:

Construction Update (Downes): Mr. Smith had to leave the meeting; this report was given prior to discussion on the deferred item list. He is awaiting decisions on the list. Downes is trying to close out the project and pay contractors. All corridors were repainted this summer.

Mr. Seydewitz asked Mr. Smith about spending \$10,000+ for the water issues out of the line item for fuel oil. Mr. Smith explained that allowances were included for water, fuel, and electric. There was \$220,000 worth of allowances to pay the bills for electricity, etc. while project went on. The money from the water line item was exhausted, but there was money left over in the fuel oil allowance, which was then used to pay for water. The finance subcommittee is aware of this. All related invoices specify that they are water related.

There was discussion at this time about the stage floor. The floor was a Masonite product, and it was not clarified how it was to be installed. It was glued to the subfloor and some bubbles occurred the first summer; an eye was kept on it and now there are a few spots in the floor. Mr. Gollenberg will discuss this further later in the meeting.

Architect's Update (SLAM): Mr. Gollenberg stated that an elevation was done of the Washington D.C. photo display. He would also like to see another option to have it all put back the way it was displayed originally in a milled system. Ms. Abraham noted that because the photos will be in a primary corridor, they might not endure if hung on clips. Some photos are still missing, Kevin Reich is spearheading the effort to find them.

Stage Floor Discussion: As previously mentioned the Masonite floor product, which consists of panels that can be removed and replaced, has bubbled. It's possible that moisture came up from the subflooring, or that it's because the building is not air conditioned year-round. The panels were glued down instead of mechanically fastened; they should have been screwed down with a slight gap between the boards. SLAM recommends this method after pulling it up for replacement, and to paint the Masonite. The gap will be felt when people on the stage are sliding on it.

Action Items:

Approval of Invoices:

- *A motion was made by Mr. Seydewitz to approve Downes Construction Co. invoice number 32 dated 7/31/17 in the amount of \$20,420.10. Second by Mr. Zimmerman. Motion passed 4-0.*
- *A motion was made by Mr. Seydewitz to approve Downes Construction Co. invoice number 32R dated 7/31/17 in the amount of \$40,738.94. Second by Ms. Abraham. Motion passed 4-0.*
- *A motion was made by Mr. Seydewitz to approve SBS/Colliers invoice number 18926 dated 7/31/17 in the amount of \$3,533.00. Second by Ms. Abraham. Motion passed 4-0.*

Discussion: There is \$46,000 (roughly) left on the contract. This includes the additional amount that has been approved by the Committee.

- *A motion was made by Mr. Seydewitz to approve SLAM Collaborative invoice number 1015159, dated 8/14/17 in the amount of \$3,686.21. Second by Mr. Zimmerman. Motion passed 4-0.
Discussion: Mr. Gollenberg was asked how much left on contract and if it would be billed out next month; the answer was a few thousand dollars and that he will wait.*
- *A motion was made by Mr. Seydewitz to approve STL, Inc. invoices numbered 31194, 31012 & 30930 in the total amount of \$14,103.63. Second by Ms. Abraham. Motion passed 4-0.
Discussion: STL is the material testing lab; they also billed for storm water monitoring required for 3 months after establishment. This is usually less than \$1,000 and will be a running line item.*
- *A motion was made by Mr. Seydewitz to approve Horizon Engineering invoice number 32, dated 4/28/17 in the amount of \$2056.00. Second by Ms. Abraham. Motion passed 4-0.*

Approval to Continue Pex Piping Installation: No action; previously discussed.

Approval to Direct Downes to Not Install Exterior Building Signage: No action; previously discussed.

Approval to Pay the Fire Marshal for Hours Related to the High School

Renovation: The town is asking for reimbursement of \$1,587.60 for the Fire Marshal's hours as related to the project.

Ms. Abraham moved and Mr. Seydewitz seconded to approve the Town of East Hampton Fire Marshal hours related to the High School project from summer 2016 to the present, as outlined in an email dated 6/6/17 from the Town's Finance Director Jeff Jylkka. The amount is \$1,587.60. Motion passed 4-0.

Discussion: The Town pays the Fire Marshal's fees and he and they have tracked what it cost him to be onsite. The Committee pays the hourly rate. The backup information was included to show how much time he spent on the project. This is not a change order. Discussion ensued on whether this will be a state reimbursable expense.

Sub-Committee Reports: Ms. Abraham reaffirmed the ribbon cutting on September 8, 2017. She asked the Committee to be present at 5:00 P.M. Mr. Warrington offered use of Colliers' gigantic scissors.

Chairperson's 2017 2nd Quarter Report: *Vice Chairperson Barber moved to approve the 2017 2nd Quarterly Report and to send it to the Town Council. Second by Mr. Seydewitz. Motion passed 4-0.*

Public Remarks: None

At this time Mr. Seydewitz noted that he has been the sole participant in the finance subcommittee as of late. Ms. Abraham and Vice Chair Barber both volunteered to help if needed.

Next Meeting – September 21, 2017, 5:30 p.m. – East Hampton High School.

Adjournment:

At 7:30 p.m. a motion was made by Ms. Abraham to adjourn; seconded by Mr. Seydewitz. Motion passed 4-0.

Respectfully submitted,

Eliza LoPresti
Recording Clerk