

HIGH SCHOOL- ADDITIONS AND RENOVATIONS

S.P.N.042-0041 RNV

BUILDING COMMITTEE

East Hampton High School Library

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

Thursday, October 19, 2017

Minutes

Committee Members Present: Sharon Smith, Chairperson, Michele Barber, Vice Chairperson, Roy Gauthier, Tom Seydewitz, Cynthia Abraham, Stephen Karney, and 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); Steve Smith, Downes Construction; Glenn Gollenberg, SLAM; Steve Melanson, Snyder Engineering

Call to Order: Chairperson Smith called the meeting to order at 5:32 p.m.

Public Remarks: Sue Weintraub stated that she was present to take photos of the T-Bell to encourage community use of the space. She also stated that custodians do not have access to all rooms with a master key. She thanked the Committee members for all their hard work. The Committee suggested she speak with the school about the key issue.

Review and Approve Minutes: The minutes were tabled to be approved under “action items” later in the agenda.

Chairperson Smith added approval of Downes COP 353 to the agenda as an action items.

Mr. Seydewitz moved to add an action item, if necessary, after the discussion of the blue water issue. Mr. Karney seconded. Voted 6-0 in favor (Vice Chair Barber was not yet present during the vote.)

Project Manager’s Report (Colliers International):

Project Update: Please see the Owners Project Manager’s Report as detailed by Mr. Hart. The project is almost 100% complete. There is an issue with one line of floor tiles that is being worked on currently. The exterior landscape punch list came in today;

Downes is working on this. Site work is about 70% complete. The water vault work approved last month will most likely happen during the winter break as the water needs to be turned off.

A discussion occurred about the future audit and paperwork for change orders at this time. Colliers is developing a spreadsheet tracking everything and who is responsible for what. The Board of Ed has responsibility for custody of the documents, though the Finance Director has them. Colliers will coordinate this.

Discussion on the possibility of requesting an independent audit and the process for this occurred. Permission would need to be obtained from the State. This would aid in the audit being completed in a timely manner, therefore lessening the chance of future changes of interpretations in eligibility, as happened this year.

There is \$250,000 left in the project budget, not including the \$120,000 set aside for the blue water issue.

Blue Water Update: The State contacted Mr. Harwood to let him know that the phase II of the pex piping installation was rejected based on the premise that the problem has to be addressed at all taps, not just those that need potable water because of possible consumption. In addition, the Snyder proposal of aeration with the addition of orthophosphate if necessary was rejected based on photos sent to the state which they believe show corrosion of the pipes due to high levels of oxidation.

There was discussion on the possibility of bad copper piping. Richard Blumenthal is currently investigating one company for poor quality copper. Methods for testing the pipes were discussed. The Committee also discussed that putting a chemical treatment in the water, which is what the state seems to be leading the school toward, would be a burden on the administration for the foreseeable future.

Mr. Melanson of Snyder Engineering reviewed the EPA guidelines that his firm followed when making their recommendation to the State, and reminded the Committee that the guidelines being followed are those for a single family home with 5/8" copper piping; not for a school building with 4" pipe. Don Snyder was available by phone and he and Mr. Melanson discussed possible costs for an orthophosphate program, which they ballparked at about \$10 - \$15,000 for set up for a pilot study, plus the cost of sampling which is harder to qualify. Basically to run the pilot for 6-12 months would be about \$4,000/month. After that, either a permanent system would need to be installed, or, if that did not work, then another solution would need to be found, resulting in further cost.

Mr. Smith of Downes stated that though the cost of putting in all non-copper piping could cost up to \$100,000 for all faucets, it could possibly be less than the chemical solution, plus it is known to be an effective solution. Though Downes, Colliers or SLAM has never worked on a school with plastic piping, the material and ways of installing were discussed.

The Committee was all in agreement that they should get a design in place for non-metal piping and put this item out to bid. An order of magnitude with a budget and schedule will be compiled for the next meeting. This will need to be approved by DPH.

The existing copper piping will be tested and thoroughly documented in the case of a need for future litigation. Mr. Hart will check on costs for testing.

Review of Change Orders Approved Since September 21, 2017: None (other than Downes COP 353 which is under “action items” on this agenda.)

Reports and Discussion:

Construction Update (Downes): Mr. Steve Smith stated that punch list items are 98% complete. The landscaping is being worked on. He is looking for a date for installation of the exterior signage from the Committee members, as some wished to be present. The bronze plaque will be in next week, Ms. Abraham volunteered to help with the placement. Other approved changes are being consolidated and a schedule is being drawn up, such as for the water vault and greenhouse changes, and will most likely happen during winter break.

Architect’s Update (SLAM): Mr. Gollenberg reported that the punch list for outside has been distributed. The floor will be looked at, and a time is being coordinated for the Masonite panels on the stage. He has layouts to go over with Ms. Abraham for the Washington DC class photos. SLAM will provide a write-up on the bioswale for possible signage on the garden out front. They have also indicated where the security glaze film will be installed on drawings to Downes.

Action Items:

Review and Approve Minutes

- a) **June 15, 2017 Meeting:** *Mr. Gauthier moved to approve the minutes of the June 15, 2017 meeting; seconded by Mr. Seydewitz. Voted 7-0.*
- b) **June 27, 2017 Meeting:** *Mr. Seydewitz moved to approve the minutes of the June 27, 2017 meeting; seconded by Mr. Zimmerman. Voted 7-0.*
- c) **July 20, 2017 Meeting:** *Mr. Karney moved to approve the minutes of the July 20, 2017 meeting; seconded by Mr. Seydewitz. Voted 7-0.*

- d) August 17, 2017 Meeting:** Vice Chair Barber moved to approve the minutes of the August 17, 2017 meeting; seconded by Mr. Seydewitz. Voted 6-0-1 with Chairperson Smith abstaining.
- e) September 21, 2017 Meeting:** A motion was made by Mr. Karney, seconded by Vice Chairperson Barber, to approve the minutes of the Sept. 21, 2017 meeting. Voted 7-0.

Discussion: Mr. Hart noted that when the Downes invoice in the 9/21/17 minutes was approved, part of that invoice included the pex piping done. It needs to be clear that that work was done on an emergency basis to get the kitchen up and running. It was not out to bid, nor quoted. This should be included as an addendum to these minutes. The exact amount of money needs to be found out before the November meeting. This work was authorized during a finance sub-committee meeting.

Approval of Invoices:

- *A motion was made by Mr. Seydewitz to approve Downes Construction Co. invoice number 35 dated 9/30/17 in the amount of \$20,963.88. Second by Mr. Karney. Motion passed 7-0.
Discussion: This invoice also included partial payment for pex piping installation, which is funded through the BOE. Mr. Smith stated that he can remove that cost from the bill and invoice the Town separately. So this invoice will be less \$4,880.71, which is the pex install cost. The motion was re-made:
Mr. Seydewitz moved to approve Downes invoice number 35, dated 9/30/17, in the amount of \$20,963.88 less \$4,880.71 (which is \$16,082.17.) Voted 7-0.*
- *A motion was made by Mr. Seydewitz to approve Downes Construction Co. invoice number 35R dated 9/30/17 in the amount of \$69,163.33. Second by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Seydewitz to approve SBS/Colliers invoices numbered 19034 and 19338 in the total amount of \$7,119.00. Second by Mr. Karney. Motion passed 7-0.*
- *A motion was made by Mr. Seydewitz to approve SLAM Collaborative invoice number 1015334, dated 10/5/17, in the amount of \$4,619.31. Second by Mr. Karney. Voted 7-0.
Discussion: It was asked how much more is retained on the SLAM contract. This invoice is for PCB/Fuss & O'Neill, not SLAM's portion. There*

are also some reimburseables included. There is still \$2,000 left on SLAM's contract.

- A motion was made by Mr. Seydewitz to approve STL, Inc. invoice number 31350, dated 9/29/17, in the amount of \$2,400.00. Second by Mr. Karney. Voted 7-0.
- A motion was made by Mr. Seydewitz to approve Horizon Engineering invoices numbered 30 and 35, in the total amount of \$6,562.00. Second by Mr. Gauthier. Voted 7-0. Discussion: Committee members asked what was left for Horizon. They still need to submit a final report on the water vault. Nothing was found amiss in the operation of the water system. They have invoiced the final invoice of \$600 for the water vault, and it is being held because they still have more work to do. They will hold \$2,000 on contract until the final report is received.

Approval of Downes COP 353: This COP is for 790 overtime hours associated with superintendents, which is around \$70,000 out of CM contingency. Mr. Warrington stated he referenced the original G&P to double check on this invoice. He stated that the hours and work were definitely performed, and that Colliers endorses approval of this change order.

Mr. Seydewitz moved to approve Downes change order 353 in the amount of \$69,812.30. Second by Mr. Zimmerman. Voted 7-0.

Discussion: Mr. Karney stated though he is approving the change order, he is uncomfortable with it and believes that the hours should have been included initially. If the contractors were going to work 60 hour work weeks, 60 hours of supervision should have been included.

Possible Action Item for Blue Water Issue: No action was taken on this issue.

Sub-Committee Reports: Ms. Abraham stated the time capsule was filled and re-set last week. She is reaching out to the Chatham Historical Society to take the old time capsule. Chairperson Smith thanked Ms. Abraham for all her hard work on this.

Public Remarks: None

Chairperson's Quarterly Report: Will be attached to these minutes and will be sent to the Town Council.

Next Meeting – November 16, 2017, 5:30 p.m. – East Hampton High School.

Adjournment:

At 7:05 p.m. a motion was made by Vice Chairperson Barber to adjourn; seconded by Mr. Seydewitz. Motion passed 7-0.

Respectfully submitted,

Eliza LoPresti
Recording Clerk