

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, November 16, 2017

Minutes

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

Committee Members Not Present: Michele Barber, Vice Chairperson, Stephen Karney and Alternate Member Thomas Cooke

Also Present: Robert Hart, Colliers International (CI); Steve Smith, Downes Construction; Amy Samuelson, SLAM; Paul Smith, Superintendent of Schools

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 Vice Chair Barber.

Public Remarks: None

Review and Approve Minutes:

Ms. Abraham moved and Mr. Zimmerman seconded, to approve the minutes of the October 19, 2017 regular meeting. Voted (6-0).

Project Manager's Report (Colliers International):

Project Update: Please see the Owners Project Manager's Report as detailed by Mr. Hart.

Blue Water Update

Installed copper pipe testing: Pipe samples were sent to CT Metallurgical. The sampling cost is \$137.

Status of non-copper piping design proposal/rough estimate for non-copper piping installation: Mr. Smith of Downes reported that the range of magnitude number to replace all the copper piping to plastic would be around \$560,000. \$400,000 of this is plumbing alone, including a new main from the boiler to the water room, all feeds, recirculation line (for hot water). There are 33 rooms with sinks and some rooms have

up to six sinks. \$20,000 is for demo; \$65,000 for putting finishes back up; \$50,000 for contingency. The above numbers are based on assumptions about putting everything back together. Once a final design is done, the numbers could look different.

It was noted that the other option is using the orthophosphate, which leaves the school with ongoing maintenance. Chairperson Smith requested a cost benefit analysis for both options.

Review of Change Orders Approved Since October 19, 2017: Mr. Hart reviewed the change orders. He noted that many are the result of closing out Ferguson, the mechanical contractor, and QSR, the steel contractor. Mr. Smith of Downes noted that they negotiated some of these change orders with Ferguson, bringing the cost down. The change orders reflect the final deals that the sub-finance committee is aware of.

Reports and Discussion:

Construction Update (Downes): Mr. Steve Smith stated that the bulk of what is left on the punch list has to do with landscaping, to be done in the spring. The previously approved CO work of tying the water vault into the building's system began the day before the meeting. He will schedule with Mr. Harwood what will be accomplished over the winter break. The Building Committee's plaque will be hung the week following this meeting.

Architect's Update (SLAM): Ms. Samuelson presented the design for the class Washington DC photos. These will be put on the wall across from the café on both sides of the library door. They will be hung in an aluminum rail system, behind continuous, flush plexiglass. The photos will slide in and there will be room for new photos. Chairperson Smith thanked Ms. Abraham and SLAM for their work on this project.

Action Items:

Approval of Invoices:

- *A motion was made by Mr. Seydewitz to approve Downes Construction Co. invoice number 36R dated 10/31/17 in the amount of \$33,542.79. Second by Mr. Gauthier. Motion passed 6-0.
Discussion: This invoice includes a 50% reduction for concrete and slats*
- *A motion was made by Mr. Seydewitz to approve SBS/Colliers invoice number 19401, dated 10/31/17, in the amount of \$1,967.99. Second by Mr. Gauthier. Motion passed 6-0.*

- *A motion was made by Mr. Seydewitz to approve SLAM Collaborative invoice number 1015552, dated 11/8/17, in the amount of \$2,993.35. Second by Mr. Gauthier. Voted 6-0.*

- *A motion was made by Mr. Seydewitz to approve Snyder Engineering invoice number 2017-233, dated 8/15/17, in the amount of \$6,768.75. Second by Mr. Gauthier.*

Discussion: Mr. Hart has gone back and forth on how to close out Snyder. There was discussion of paying the whole invoice or paying a reduced amount as it is felt that their contract may not have yet been fulfilled. They have been paid about \$39,000 to date. Discussion occurred on the DPH rejection of their proposal. Colliers is not satisfied that they have done all they said they would do. This was discussed within the committee and it was decided that they are not waiting on anything from Snyder. Mr. Hart noted that he will need to work with them further to get the requested costs for the orthophosphate option. It was ultimately decided to pay half of this invoice now and move forward with the cost benefit analysis. The motion and second made above were withdrawn by Mr. Seydewitz and Mr. Gauthier and the following revised motion was created:

Mr. Seydewitz moved to pay half of the Snyder Engineering invoice number 2017-233, dated 8/15/17. The requested amount is \$6,798.75. The Committee will pay \$3,384.38. Second by Mr. Gauthier. Voted 6-0.

- *A motion was made by Mr. Seydewitz to approve Eagle Environmental invoices numbered 14648, 15308, 15320, 15321 and 15322, in the total amount of \$7,691.75. Second by Mr. Gauthier. Voted 6-0.*

Discussion: It was asked if these would be the last invoices from Eagle. There may be one more out there. These are from the final reports, which are coming in phases.

Approval of 2018 Building Committee Meeting Dates:

Ms. Abraham moved to approve the Building Committee meeting dates for 2018 as outlined for the third Thursday of each month. Second by Mr. Ninesling. Voted (6-0).

It was noted that though the dates were set through December 2018, there may be meeting cancellations.

Sub-Committee Reports: Chairperson Smith thanked Ms. Abraham for all her efforts. Ms. Abraham noted that she is attempting to reach the Chatham Historical Society to donate the old time capsule.

Chairperson Smith thanked the Finance Sub-Committee for all their hard work.

Public Remarks: None

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

Adjournment:

At 6:20 p.m. a motion was made by Ms. Abraham to adjourn; seconded by Mr. Ninesling. Motion passed 6-0.

Respectfully submitted,

Eliza LoPresti
Recording Clerk