

HIGH SCHOOL- ADDITIONS AND RENOVATIONS
S.P.N.042-0041 RNV
BUILDING COMMITTEE
East Hampton High School
Meeting at East Hampton High School - TBell
Thursday, January 17, 2019
Draft Minutes

Committee Members Present: Sharon Smith, Chairperson, Michele Barber, Vice Chairperson, Roy Gauthier, and Tom Seydewitz

Committee Members Not Present: Cynthia Abraham, Michael Zimmerman, and Alternate Members David Ninesling and Thomas Cooke

Also Present: Robert Hart, Colliers International (CI), Glenn Gollenberg, SLAM Collaborative (SLAM)

Call to Order: Chairperson Smith called the meeting to order at 5:42 p.m.

Public Remarks: None.

Review and Approve Minutes:

Action on the September 20, 2018 meeting minutes were tabled since the meeting minutes were not included in the packet.

Vice Chairperson Barber made a motion and Mr. Seydewitz seconded to approve the meeting minutes for the November 29, 2018 meeting. *Vote 4-0*

Project Manager's Report (Colliers International):

Project/Financial Update: Colliers reported that East Hampton High School identified leaks during a wind driven rainstorm in December. The locations included previously identified trouble spots around the second floor exterior wall around the auditorium and library, and a newly identified location at the digital photography lab. The project roofer responded on site and also performed a follow up investigation to potential leaking locations. As a result of this investigation, the roof contractor identified several locations in the existing exterior wall where the mortar was deteriorated and would be a potential location for rain infiltration. The investigation also identified several locations where penetrations from the renovation project were not properly sealed and could also be locations of concern. Colliers identified that Downes Construction Company was developing a plan to perform the work to repair both the existing mortar and the new work issues which would be performed on a time and material basis. The work to repair the

existing conditions would be paid through CM contingency, while the new work issues is expected to be backcharged to the appropriate subcontractors. Mr. Gauthier questioned whether or not there are temperature requirements associated with the masonry repair work. Colliers and SLAM will review with Downes.

During the discussion, Mr. Gauthier questioned at what point is the project still responsible for the deterioration of the exterior walls and any rain infiltration at these locations, since this was an existing condition prior to the project. The committee agreed that the recently identified issues would still be addressed by the project.

Reports and Discussion:

CM Update (DCC): DCC was not present during the meeting, however agenda items 5.a.i, regarding COP 573, was discussed, while 5.a.ii. regarding rain infiltration was discussed during the Project Manager's report.

5.a.i. COP 573 – Auditorium Stage Flooring Repairs: Mr. Hart (CI) identified that COP 573 was a change order proposal for the materials and labor associated with the stage repair work to be paid through CM contingency. This work would be performed during the summer. The total cost of COP 573 is \$15,115.66. The building committee agreed that this COP could be acted on at this meeting.

Mr. Seydewitz made a motion and Mr. Gauthier seconded to move COP 573 to Item 6.c. for action. *Vote 4-0.*

Architect's Update (SLAM): Mr. Gollenberg identified that SLAM is exploring options to address the stage backdrop rigging concern identified at the November 29, 2018 BC meeting. One option being explored is to use motorized cycloramas to change the scene backdrop. Mr. Gauthier identified that there used to be a lift on site that the theater groups would use to switch backdrops, but the lift is no longer in the high school. Chairperson Smith suggested that perhaps a lift should be purchased as a board of education expense as a replacement. Mr. Gauthier questioned if the lift would actually solve the problem. Mr. Gollenberg (SLAM) took action to review with a theater consultant.

During the Architect's update, Mr. Seydewitz asked about energy usage estimates compared to actual energy usage. Mr. Gollenberg (SLAM) stated he has not seen the most recent energy usage amounts, but the summer bills showed that the school is using less energy than predicted. CES will provide the commissioning report to Mr. Harwood (East Hampton Schools).

Action Items:

Approval of Invoices: No invoices were presented.

Approval of Downes COP 572A – Provide New Decorative Photo Holders for Washington DC Photos:

Mr. Gauthier made a motion to approve and Mr. Seydewitz seconded approval of Downes COP 572 in the amount of \$0. *Voted 4-0*

Approval of Downes COP 573 – Auditorium Stage Flooring Repairs:

Mr. Gauthier made a motion to approve and Mr. Seydewitz seconded approval of Downes COP 572 in the amount of \$0. *Voted 4-0*

Subcommittee Reports: No new reports

Chairperson Quarterly Report: Chairperson Smith gave action to Colliers to develop the next quarterly report.

Public Remarks: None

Next Meeting – February 21, 2019.

Adjournment:

At 6:30 p.m. a motion was made by Vice Chairperson Barber to adjourn; seconded by Mr. Gauthier. Motion passed 4-0.

Respectfully submitted,

Robert Hart
Owner's Project Manager