

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, March 16, 2017

Final Minutes

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

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

Also Present: Robert Hart and Charles Warrington, Colliers International (CI); Amy Samuelson, SLAM; Steve Smith, Downes Construction Company (DCC), Jon Fidler, EHHS Principal, Rich Fielding, EH Schools Director of Technology, and Glen LeConche, Town of East Hampton Building Official

Call to Order: Chairperson Smith called the meeting to order at 5:30 p.m..

Public Remarks: None

Review and Approve Minutes:

January 19, 2017 Regular Meeting: *Mr. Zimmerman moved and Mr. Gauthier seconded, to approve the minutes of the January 19, 2017 regular meeting. Voted 4-0 in favor with Chairperson Smith and Mr. Seydewitz abstaining.*

February 16, 2017 Regular Meeting: *Ms. Barber moved and Mr. Zimmerman seconded to approve the minutes of the February 16, 2017 regular meeting. Voted 5-0 in favor with Mr. Karney abstaining.*

Project Manager's Report (Colliers International):

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

Move/FF&E Coordination Update: The moves in and out of the 40s wing will take place the last weekend in March. Furniture will be coming in the week of March 27th, The Learning Center FF&E will be coming in with that phase; this should be the end of the furniture and the last move. Some phase 4 punch list items are still being worked on. Downes predicts that the last classroom in the 40s wing will be completed by the end of April. The fitness

equipment is still in storage, the school will take care of getting rid of those items. Suggestions to donate it, sell it, or sell it for scrap metal were raised.

Blue Water Update: A meeting occurred with Snyder Engineering, the State DPH, school representatives, Downes, Colliers, and all involved. This was basically a project meeting onboarding Snyder and stating the DPH's expectations. Snyder is looking to bump up the pH in the water to help alleviate the problem. DPH mentioned considering a second opinion on the electrical situation as it could still be the issue (in addition to the previous Power Hawk report). Snyder will contact Eversource to see if they can rule anything out from their transformer to the building, check grounding, or track down a stray current.

Snyder and DPH discussed raising the pH and water quality. Two systems to achieve raising the pH were discussed. The first removes carbon dioxide from the water by aeration, which costs between \$30,000 - \$50,000 but includes no maintenance or monitoring for the school. The second is a chemical option which is less expensive, but must be constantly maintained and monitored by the school. The DPH will monitor this closely as well. Though it is inexpensive, this is a very involved system. Snyder is leaning toward the aeration option and is working with DPH to do a pilot test program to bring in an air removal system and see if that works. Results could be shown after 1-2 days.

There was discussion on other schools in the area that were renovated recently with similar issues, though the root problems and their issues may have been different. There was discussion of safe levels of pH. The State DPH has given Snyder a maximum level of 8.1 (now the pH is at 7). Sampling of water is still occurring. There was further discussion of possible chemical reactions that could be causing the issue, copper deposits, reduction actions, etc. Also discussed was experimenting with a piece of copper pipe, possibly in the science department, and seasoning of pipes/water usage.

There are 5 spots that are consistently high in copper, though they change. Those spots are at the end of a branch of a wing and are therefore not getting used as much. Snyder plans to have the plans for a solution into the DPH by June 30 as required. Mr. Hart will ask them to come to the April Building Committee meeting.

Discussion occurred on the kitchen. A 1" pex line will be run down the hallway with its own separate backflow preventer. The DPH has approved this plan; it has not yet been implemented. Mr. Steve Smith of Downes has requested pricing on this. This will tie the kitchen in to the water system before the backflow preventer, therefore providing water to the kitchen that is not in the copper piping, and without the excess copper. There was a discussion of the process of grounding this pipe in the kitchen and not having it being an isolated section. It was noted that the Building Official and Mr. Harwood will need to inspect and sign off on this.

Handicap Access In Front Parking Lot and Main Entrance: This is being priced by Downes now. The intent is to move the handicapped spaces closer to the ramps and add a curb cut. There will be the same number of handicapped spots, but in a different configuration. A cross walk will be added to the South ramp. Every effort has been made to get the best handicapped access from the lot.

Mr. Seydewitz asked about the stairway installed as it was not shoveled of snow but there are footsteps on it. Mr. Fidler noted that this is on the school's radar and all the staff is being used to clean up from the blizzard. A light is being added to an existing pole to light the stairs as well. Mr. Fidler noted that with the new front stair design there is nowhere to throw the snow, so clean up is taking longer.

Project Plaque Discussion: Mr. Hart showed the plaque from the 1963 Building Committee. This will be displayed along with the plaque from 1980 and the plaque from this project. It was noted that the Building Committee would like theirs to be similar and include the Building Committee, the Superintendent, the Principal, the Architect, the Contractor and the Project Manager.

Review of Deferred Items List: A budget update was given - \$510,000 is left in contingency (if all spending stopped now). However, there is \$382,000 in pending items, including \$150,000 for the blue water issue, and money for water vault changes with tie in to the BMS system. These will be separated out into three separate items with costs. The bottom line of available, unencumbered money at this point is \$298,900. Discussion occurred on possible pending issues/changes. At this time it was noted that in reference to a possible safety issue in the mezzanine, a ladder with fall protection chains has been accepted as a solution.

The three highlighted items on the deferred list were discussed as items that make sense to do from a priority standpoint, when the time is right to go forward with this list. These are lockable spigots for bathrooms which need to be repriced, slop sink in room 105F at \$7,177.02, and a slop sink in front custodian closet at \$2,964.38. When the costs are known for the blue water solution, and when the 40s wing comes down, this list can be worked on. As for the three items mentioned above, Mr. Steve Smith stated a good time to do them would be over the Easter break. Ultimately the Committee agreed that these items should be done and the finance subcommittee will approve at their next meeting as change orders.

Review of Change Orders Approved Since February 16, 2017: Change orders were reviewed with Mr. Hart. Mr. Karney asked about the hazardous material budget. \$380,500 has already been spent on change orders for hazmat over and above the contract. There is \$44,000 pending left in hazmat (removal) to get through the end of the project. On monitoring side, Eagle has passed what was budgeted, and to finish the project they have another \$40,000 to go as well as a \$20,000 invoice from Eagle. About a million dollars has been spent on this so far.

Mr. Zimmerman asked if the music room door is complete. Mr. Smith of Downes answered that the change has been executed but there is still some work to do. Mr. Gauthier asked about the flagpole lights – the conduits are there and will be put up when the weather permits.

Reports and Discussion:

Construction Update (Downes): Mr. Steve Smith stated that they are wrapping up finishes in those 5 or 6 classrooms which will be turned over at the end of the month. Saturday they will start the ceiling grid, lockers are in. Clean demo will begin in 40s wing which will allow asbestos/hazmat to be removed. Should be done by the end of April/beginning of May. They are gearing up to pave outside and do the final landscaping by May.

Retainage Release: Subcontractors typically start asking for retainage release. Mr. Steve Smith will put a matrix together for the next owner's meeting showing who is eligible for beginning half of the retainage. This will be reviewed with Colliers.

Architect's Update (SLAM): Ms. Samuelson gave this update.

Existing Brick Wall Discussion: There was damage to the lower portion of the internal brick wall due to floor wax. Ms. Samuelson stated that her task is to look closely at the contract documents to see if there were note requiring the contractor to do the work on the brick wall. Though she doesn't think that is the

case as damage to that wall was not expected. Corrective work that is done will come out of contingency. Downes can use their on-site laborer Brian to do some work on part of this project help minimize cost. Different solutions were discussed such as putting up tack board, utilizing brick repair products, or adding a ceramic base cover. The Building Committee requested good solutions and associated costs.

Action Items:

Approval of Invoices:

- *A motion was made by Mr. Seydewitz to approve Downes Construction Co. invoice number 27 dated 2/28/17 in the amount of \$506,162.52. Second by Mr. Zimmerman. Motion passed 6-0.*
- *A motion was made by Mr. Seydewitz to approve SBS/Colliers invoice number 17556 dated 2/28/17 in the amount of \$12,990.00. Second by Mr. Karney. Motion passed 6-0.*
- *A motion was made by Mr. Seydewitz to approve SLAM Collaborative invoice number 1014448, dated 3/8/17 in the amount of \$28,198.14. Second by Mr. Karney. Motion passed 6-0.*
- *A motion was made by Mr. Seydewitz to approve Eagle Environmental invoices numbered 14475 & 14510 in the total amount of \$23,718.00. Motion passed 6-0.*
- *A motion was made by Mr. Seydewitz to approve William B. Meyer, Inc. invoices numbered 7631, 8019, COM-547-16/8, COM-547-16/9 & COM-840-15/13, in the total amount of \$2,822.00. Second by Mr. Karney. Motion passed 6-0.*
- *A motion was made by Mr. Seydewitz to approve Frontier Communications invoice number CTFLB91930217, dated 2/15/17 in the amount of \$16,697.84. Second by Mr. Zimmerman. Motion failed with a vote of 0-6.*

Discussion: Frontier provided an estimate of \$15,713.91 for backup of this invoice. They stated it was over that cost as the number they provided was an estimate and they did not know the true cost of the work until it was done. Mr. Warrington noted this is typical of utilities. The invoice is not itemized. The Building Committee would like proper paperwork. This will come back to the Committee another time.

- A motion was made by Mr. Seydewitz to approve SHI invoices numbered B05984171 & B05992716, in the total amount of \$2,527.00. Second by Mr. Karney. Motion passed 6-0.*

Discussion: This is for Software Hardware Integration (SHI) and is software for the digital keyboards in the multi-purpose room.
- A motion was made by Mr. Seydewitz to approve Ergonomic Group invoices numbered 915045 & 915449 in the total amount of \$44,010.00. Second by Mr. Karney. Motion passed 6-0.*

Discussion: This is for computer equipment in the last phase move in – the digital photo and computer lab and teacher docking stations.
- A motion was made by Mr. Seydewitz to approve Red Thread invoices numbered 608481 & 624931 in the total amount of \$5,266.90. Second by Mr. Karney. Motion passed 6-0.*

Discussion: Mr. Karney asked why there is a November date on one of the invoices and that is because they sent the invoice out two months before shipping the items so it was held.

Approval of Increasing IT Budget and Classroom Monitor Quotes: Once the quote for the monitors is approved, the IT budget will be over by \$1,414.00. There was a miscommunication between Colliers and the IT Director on cancelling some purchase orders. Colliers held and cancelled two POs for 2 redundant items, the wrong PO was cancelled and carried into the budget. Once these items are approved, this will close out the IT budget. Mr. Gauthier noted that he felt that not all items were project related and some should have been paid for by the Town, and that they didn't have a lot of information that they should have had up front. Mr. Karney noted that the Board of Ed has supported a lot of the IT development as well, and both agreed it was a good wash of a complicated issue.

A motion was made by Mr. Zimmerman, seconded by Mr. Seydewitz, to approve to accept the CDW.G quote number HTGJ775, dated 3/10/17 in the amount of \$7,470.52 for IT equipment. Voted 6-0 in favor. Discussion occurred on expressing this motion as to the overage of the budget to recognize the breakout, with some Committee members noting that this was not done for other areas of overage, though votes to increase budgets were done. Mr. Warrington stated that they could approve the invoice and the overage will show in their records, and the motion could be kept as is. Ms. Barber asked how this relates to the emails they had seen; Mr. Warrington stated that Mr. Fielding did not realize that the digital signage was over budget because of the previously

mentioned misunderstanding; the monitors were prioritized with Mr. Fielding thinking that they were within his budget.

Approval of COP 473 – Building Exterior Signage (\$8,003.90): Some discussion occurred on placement of the letters on the building. This will be discussed further before they are installed.

Ms. Barber moved and Mr. Karney seconded to approve the change order 473 for building exterior signage for \$8,003.90. Voted 6-0 in favor. It was noted that this money has already been encumbered.

Sub-Committee Reports: Communications subcommittee noted that the last tour looked like it was a success. The ribbon cutting ceremony for the school will be Friday Sept. 8, 2017.

The finance subcommittee asked if the TBell video conferencing was complete. It was noted that it will be over Easter break. There was also a discussion about the gray pervious pavers being slippery on the exterior walkway. Mr. Lamothe is planning to speak with the landscape architect to see if there was any additional information from the manufacturer. There was discussion on the technicalities of frost/freezing in pavers of a pervious nature. Mr. Karney asked if this was defective materials; Mr. Warrington stated it was a natural weather condition.

Chairperson's Report: None

Public Remarks: None

Next Meeting – April 20, 2017, 5:30 p.m., High School TBell

Adjournment:

At 7:08 p.m. a motion was made by Ms. Barber to adjourn; seconded by Mr. Zimmerman. Motion passed 6-0.

Respectfully submitted,

Eliza LoPresti
Recording Clerk