

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, May 17, 2018
Minutes

Committee Members Present: Sharon Smith, Chairperson, Tom Seydewitz, Michael Zimmerman, and Roy Gauthier

Committee Members Not Present: Michele Barber, Vice Chairperson, Cynthia Abraham, and Alternate Members David Ninesling and Thomas Cooke

Also Present: Robert Hart, Colliers International (CI), Steve Smith, Downes Construction Company (DCC), Glenn Gollenberg, SLAM Collaborative (SLAM)

Call to Order: Chairperson Smith called the meeting to order at 5:35 p.m.

Add Item 5.b.1 to Agenda:

Mr. Zimmerman moved and Mr. Seydewitz seconded to approve adding item 5.b.1 to the agenda to discuss the Washington DC photo wall options. Voted (4-0).

Public Remarks: None

Review and Approve Minutes:

Mr. Zimmerman moved and Mr. Seydewitz seconded to approve the minutes of the March 15, 2018 regular meeting. Voted (3-0 with Mr. Gauthier abstaining).

Mr. Seydewitz moved and Mr. Gauthier seconded to approve the minutes of the April 19, 2018 regular meeting. Voted (4-0).

Project Manager's Report (Colliers International):

Project Update: Please see the Owners Project Manager's Report as detailed by Mr. Hart. The State is still reviewing change orders; 3 have been reviewed and 12 are outstanding. Colliers is continuing to notify the state of the need for the state review of change orders in order to close out the project.

There is still about \$323,000 remaining in the project balance. The total contracted amount of the project is 51.7 million and so far 49.1 million has been paid. The remaining 2 million has been contracted but still remains to be invoiced and paid.

Blue Water Update: Mr. Hart debriefed the meeting that he attended that took place between the State DPH, representatives from the East Hampton School district and the town of East Hampton. The meeting was to review actions taken by the project and the school district to date to address the copper levels in the water system and to determine actions going forward. During the meeting, the school district representatives reviewed the results from a recent round of water sampling that showed that the copper levels were dropping and the large majority of the building is below the threshold. The state commented that they would review these results and advise, but that they would require levels to continue to drop to not require any action by East Hampton High School and that a corrosion expert would need to be consulted to ensure that the cause of the copper levels is understood. This would not be a requirement if an orthophosphate system was recommended to treat the water. It was identified that if the state were to require a corrosion expert, then the state should provide a list of qualified consultants since this seems to be a new field and it would be helpful to know who was qualified. The meeting concluded with the East Hampton school district needing to submit a recommendation to address the copper levels by May 18, 2018.

Mr. Hart also identified that since the March, 15, 2018 meeting, the State DPH has retracted its verbal approval of running a cold water plastic line and would require the entire domestic water system including the cold water lines, the hot water lines, and the hot water recirculation lines to be replaced with plastic. This requirement makes replacing the water system with plastic piping exceed the project budget and is ultimately a non-starter.

Cafeteria Storefront Condition: Mr. Hart identified that the storefront window system in the cafeteria appears to have excessive vibrations when the door to the patio closes. The design requires steel support structure in the storefront around the door which Mr. Smith identified the window contractor could not confirm the steel was installed without disassembling the wall. The window contractor will install the support steel on the inside face of the storefront and install new trim pieces to cover the steel. Mr. Smith identified that the new trim pieces would stick out further than the rest of the storefront by a couple of inches.

Review Remaining Punchlist Items: Mr. Hart and Mr. Smith reviewed the remaining punchlist items with the building committee. Mr. Smith identified that DCC has made a commitment to Mr. Harwood that the landscaping punchlist would be completed prior to

graduation. This work includes mowing, raking, and hydroseeding the hill at the north east entrance of the parking lot. Mr. Smith also stated that the security film for the exterior glazing would be installed once school was out for summer break. The work for the cafeteria storefront would also be taken care of at this time.

Mr. Smith also reviewed recent roof leak conditions. The damage from the roof leak over the fitness room will be scheduled to be repaired. The change order work to bring the roof membrane up to the weep hole flashing that was installed in the winter of 2016/2017 is complete. There have not been any leak complaints since the work was completed. Mr. Smith also discussed a recent complaint about a leak in the gym. East Hampton High School discovered that it appeared to be a valve in the ventilation unit that had been hit by a ball and cracked the valve open.

Reports and Discussion:

Construction Update (Downes): Mr. Steve Smith stated that the CM contingency balance is around \$290,000.00 and it is anticipated to return the majority of this to the town. Mr. Smith also identified there are several small items left to be cleaned up, but the interior punchlist is complete.

Mr. Smith also review the issue in the hallway with an existing joint that is causing tile issues. DCC proposes an expansion joint cover, and is scheduling the work next week for inspection with SLAM.

Architect's Update (SLAM): Mr. Gollenberg provided a brief recap of his walkthrough with Mr. Harwood and stated that Mr. Harwood identified some remaining issues, but the school was overall very happy with the project. SLAM will review the items and add them to the punchlist.

Washington Photo Mounting System: Mr. Gollenberg reviewed the three options for the Washington DC class photo wall system that would be installed in the main north to south corridor by the cafeteria. Three options were presented:

Option 1 uses plexi-glass with an extruded aluminum frame that would have the pictures held between two pieces of plexi-glass.

Option 2 is to print the pictures on acrylic and provide a mounting system similar to what was previously installed. This option is estimated at \$30,000.00.

Option 3 is to sandwich the photos between glass plates and would cost approximately \$32,000.00.

Mr. Hart identified that town ordinances may require this work to be awarded by bid. Colliers took action to confirm requirements for this type of specialized work.

Chairperson Smith requested a sample of the acrylic panel be provided before the building committee is requested to take action. Chairperson Smith also requested that this item be kept as an agenda item for the June meeting for review and approval.

Action Items:

Approval of Invoices

- *A motion was made by Mr. Seydewitz to approve Downes invoice number 41, dated 4/30/18, in the amount of \$83,939.74. Second by Mr. Gauthier. Motion passed 4-0.*
- *A motion was made by Mr. Seydewitz to approve Downes invoice number 41R, dated 4/30/18, in the amount of \$244,548.45. Second by Mr. Gauthier. Voted 4-0.*
Discussion: This is the retention for the mason, tile, ceiling, and sprinkler contractors, and half the retention for the site contractor. There is still \$120,000 remaining for the site contractor.
- *A motion was made by Mr. Seydewitz to approve SBS/Colliers invoice number 21184, dated 4/30/18, in the amount of 721.79. Second by Mr. Gauthier. Motion passed 4-0.*

Roof Scan Proposal

Mr. Hart presented Colliers proposal to provide an infrared scan of the roof to identify the potential source of the roof leaks. Mr. Smith identified that the school has made several roof leak complaints, and the roof contractor has been responding but has not confirmed any leak sources.

- *A motion was made by Mr. Zimmerman to approve the proposal to perform the roof investigation by Colliers for the scope of scanning the roof in the amount of \$4,900. Voted (3-1).*
Discussion: Mr. Gauthier disputed that the building committee should not have to pay for this work since the roofer is responsible for providing a non-leaking roof. Mr. Smith reviewed the roof leak complaints and that the roofer has been responsive to roof complaints, but has not found any potential leak sources. It is possible that the rain water is infiltrating the brick courses between the weep hole flashing that was installed in

December 2016 and the new roof membrane. The roof scan would help to confirm this issue or if there are indeed leaks in the roof. Chairperson Smith also identified that this scan would provide a good baseline of the condition of the roof for the school to have in the future.

Chairperson Quarterly Report: The quarterly report was not approved. Changes were requested to the last paragraph to revise the sentence that the Board of Education is developing a plan to install an orthophosphate system.

Public Remarks: None

Next Meeting – Chairperson Smith identified that the next meeting would normally be scheduled on the third Thursday of June which is also the same evening as East Hampton High School graduation. There is a concern that many committee members would not be able to attend. Chairperson Smith will reach out to committee members to schedule the June meeting.

Adjournment:

At 6:45 p.m. a motion was made by Mr. Seydewitz to adjourn; seconded by Mr. Zimmerman. Motion passed 4-0.

Respectfully submitted,

Robert Hart
Owner's Project Manager