

**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, June 15, 2017**

**Minutes**

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**Committee Members Present:** Sharon Smith, Chairperson, Michele Barber, Vice Chairperson, Cynthia Abraham, Tom Seydewitz, Roy Gauthier, and Michael Zimmerman (until 6:50 P.M.)

**Committee Members Not Present:** Stephen Karney, and Alternate Members David Ninesling and Thomas Cooke

**Also Present:** Robert Hart and Charles Warrington, Colliers International (CI); Jeff Vosburgh, Downes Construction Company (DCC), EHHS Principal John Fidler, John Friedman, Commissioning Agent, Mike Filanda, and Don Snyder and Steve Mulanson of Snyder Engineering

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

**Public Remarks:** None

**Review and Approve Minutes:**

**May 18, 2017 Regular Meeting:** *Ms. Abraham moved and Mr. Zimmerman seconded, to approve the minutes of the May 18, 2017 regular meeting. Voted 4-0-2 in favor with Mr. Gauthier and Vice Chair Barber abstaining.*

**Project Manager's Report (Colliers International):**

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

**Closeout Update:** The job is about 95% complete. Punch list items and back punch lists are being worked on now. The North parking lot has a finish coat on, there will be one more paving mobilization after graduation.

There is currently \$241,000 left in the budget. Downes is projecting to have no contingency left. There is \$120,000 in the blue water account.

**Blue Water Update:** The pilot test of the aeration system is complete; the pod and test unit will be removed before graduation. The pH of the water was successfully raised, however, the copper levels are still inconsistently present and too high for DPH approval. Mr. Snyder and Mr. Mulanson of Snyder Engineering along with Water Operator Mike Filanda provided test results and explanations of the results to the Committee. The copper levels reached under 1.3 in close to half the testing points in the building.

Mr. Snyder recommends continued aeration along with adding an orthophosphate (chemical solution) if necessary. Snyder Engineering has been in communication with Federal EPA experts regarding this case, and all agree that by aerating and adding an orthophosphate to the water all possible remedies will be exhausted. If the process of adding the orthophosphate is initiated, it will need to be continued long term.

There was detailed discussion of the results and process in obtaining the results. There was also discussion on testing of other schools, and how that differs from the situation in East Hampton, because our school is on a well rather than a municipal water system.

Mr. Mulanson inquired about an extension from the State on their deadline of June 30, 2017 (for submitting a proposal of a long term water system solution). The State is not willing to grant an extension. However, the proposal can be amended as necessary in the future. There was discussion on extending the testing of the aeration, as perhaps it simply needed more time to work, since some improvements were shown in test areas.

In looking at the map of the school with test points and results, Mr. Vosburgh noted that the oldest pipes (those in sections of the school that had been turned over early in the phasing process) seemed to have achieved hardening, as they had low copper levels. This suggests that the pipes need to age further.

The Building Committee agreed that the aeration process needed more time. It was requested that the test results prior to aeration be added to the data sheet for a baseline comparison. Also to be added are the results of two tests that have not been received yet; Mr. Mulanson hopes to have these by early the next week.

The Building Committee instructed Snyder to prepare and submit the plan to the State to employ aeration on a permanent basis and introduce the orthophosphate as or if required. This, and a pilot study conclusion report will be given to the State by June 30, 2017. Also discussed was that a building will need to be designed and built to house the treatment system. SLAM will collaborate with Snyder to prepare a proposal for this. A special meeting will be held on June 27, 2017 to discuss further.

**Commissioning Update (Horizon Engineering):** John Friedman of Horizon Engineering gave a commissioning update. The building is still in the warranty phase. He is awaiting several reports, there are currently about 12 – 15 open items. Checks and balances are being done to ensure that all systems are operating correctly. There was discussion of concerns about the building being cool for graduation, if it is necessary to move the ceremony indoors. It was made clear that the climate will be comfortable indoors for the public.

At this time Mr. Gauthier asked about glycol leaks. Mr. Hart stated that there were 3-4 spots throughout the building. They are being remedied and will be monitored throughout the summer.

**Review of Change Orders Approved Since May 18, 2017:** Mr. Hart reviewed the approved change orders. There was discussion on CO 529, Replace Well Controller Due to Power Surge. Committee members asked how it was known that it was truly a power surge and not faulty equipment. Mr. Warrington will look into this item further, but the well had been working fine one day, then there was a lightning storm that night; the next morning it was not working. The water operator and others determined that a lightning strike/surge occurred.

Also discussed was CO 535, Replace Existing Electrical Junction Box to Remain. The words “to Remain” will be removed from record of this item.

### **Reports and Discussion:**

**Construction Update (Downes):** Mr. Vosburgh stated that the binder course of paving is done; continued work will be done after graduation. The exterior and mechanical spaces punch lists are being worked on. The landscaping punch list is still remaining. The building’s exterior signage will be installed over the summer, and Downes is working to obtain a shop drawing of the Building Committee plaque.

There was discussion on the grass that will be planted in the summer, and whether there was some way to guarantee its longevity, since it will be planted at a bad time of

year. Mr. Vosburgh explained that there are specifications and parameters within the SLAM landscaping division that will be followed to ensure the grass stays healthy.

**Architect's Update (SLAM):** No update

**Action Items:**

**Approval of Invoices:**

- *A motion was made by Mr. Seydewitz to approve Downes Construction Co. invoice number 30 dated 5/31/17 in the amount of \$222,415.69. Second by Ms. Abraham. Motion passed 5-0.  
Discussion: Downes had billed staffing based on a monthly basis and this would have zero'ed out that line item if continued. Therefore a third is paid this month, a third next month, and the last portion will be held until the job is complete. All Mr. Seydewitz's questions about retainage have been addressed.*
- *A motion was made by Mr. Seydewitz to approve SBS/Colliers invoice number 18138 dated 5/31/17 in the amount of \$6,354.00. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Mr. Seydewitz to approve SLAM Collaborative invoice number 1014861, dated 6/7/17 in the amount of \$14,231.25. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Mr. Seydewitz to approve Snyder Engineering invoice number 2017-138, dated 6/5/17 in the amount of \$13,910.00. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Mr. Seydewitz to approve Eagle Environmental invoice number 14805, dated 5/31/17 in the amount of \$1,110.00 Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Mr. Seydewitz to approve Horizon Engineering invoices numbered 2 & 33, both dated 6/2/17 in the total amount of \$2,094.00. Second by Mr. Gauthier. Motion passed 5-0.*
- *A motion was made by Mr. Seydewitz to approve William B. Meyer invoices numbered 9397 & COM-547-16/10 in the total amount of \$2,349.50. Second by Mr. Gauthier. Motion passed 5-0.*

- *A motion was made by Mr. Seydewitz to approve CDWG invoice GXB0703, dated 2/17/17 in the amount of \$3,637.13. Second by Mr. Gauthier. Motion passed 5-0.  
Discussion: This is the supplier for the digital signage. Mr. Hart noted that he received this invoice mid-May when he was asked why the date was from February.*
- *A motion was made by Mr. Seydewitz to approve Red Thread invoices 642001 & 636854, in the total amount of \$24,647.30. Second by Mr. Gauthier. Motion passed 5-0.  
Discussion: This is for teachers furniture and student desks.*
- *A motion was made by Mr. Seydewitz to approve W B Mason invoices SF00062895.BC, SF00062895.FB, SF00062895.N & SF00062895.T, all dated 6/15/17, in the total amount of \$30,892.00. Second by Mr. Gauthier. Motion passed 5-0.*

**Approval of Colliers Proposal for OPM Additional Services (\$38,435.00):**

*A motion was made by Mr. Gauthier, seconded by Mr. Seydewitz, to accept the additional service request in the amount of \$38,435.00 as presented, dated May 9, 2017. Motion passed 5-0.*

*Discussion: This is in addition to \$20,807 left in the contract as these hours are above what was in the original budget. This is a contract amendment.*

*It was asked how the blue water situation effects the hours and Mr. Warrington stated that it depends how involved the Building Committee would like Colliers to be moving forward. If they feel it should be extended they will notify the Committee ahead of time.*

**Sub-Committee Reports:** Ms. Abraham reaffirmed that the ribbon cutting will occur on September 8 at 5:00 P.M.. Building Committee members should plan to attend. After the ribbon cutting there will be an approximately 45 minute program in the auditorium which will include opening the time capsule. Tours will be conducted by students starting at 3:30 P.M. and they will occur again after the program and subsequent reception. Chairperson Smith will probably be asked to speak. Press releases and save the dates will be going out soon.

**Public Remarks:** None

**Next Meeting – June 27, 2017, special meeting & July 20, 2017 - locations to be determined; most likely Town Hall.**

**Adjournment:**

*At 7:32 p.m. a motion was made by Vice Chair Barber to adjourn; seconded by Mr. Seydewitz. Motion passed 5-0.*

Respectfully submitted,

Eliza LoPresti  
Recording Clerk