

Sharon Standing Building Committee
January 20, 2004
Minutes

Members Present: Dave Belton, Deborah Benjamin, Fred Clay, Bill Croteau, Donald Gilligan, Gordon Gladstone

Members Absent: Joel Wolk, Brian Pariser

The meeting opened at 6:45 at the Sharon Town Offices. Member Fred Clay served as acting chairman.

Administration

- Minutes – The minutes of January 6, 2004 were reviewed.
MOTION to accept the minutes as amended. (Gladstone/Gilligan - unanimous)
- Future Meetings - The committee reviewed the future meeting schedule

Member Gladstone presented the invoices to the committee for approval.

Cottage Street School:

1. Strekalovsky & Hoit (Inv. # 39) \$12109.00 (Clay/Belton – unanimous)
2. First Choice (- Movers- PO # 377-03) \$2647.48 (Clay/Belton – unanimous)
3. Merrick, Louison & Costello \$210.00 (Clay/Belton – unanimous)
4. O'Brien & Sons PO # CFFE-103) \$1406.00 (Clay/Belton – unanimous)

East Elementary School:

1. Strekalovsky & Hoit (Inv. # 30) \$5022.71 (Gladstone/Belton unanimous)
2. First Choice (Movers PO # EMO-347-03) \$9869.00 (Gladstone/Belton unanimous)
3. Heery International Inc. (Inv. # 39226) \$18240.00 (Gladstone/Belton unanimous)
4. Verizon (administration) \$ 51.75 (Gladstone/Belton unanimous)
5. Partners Communication (temporary relocation of #'s)\$345.00 (Gladstone/Belton unanimous)
6. Maureen Doherty (mileage) \$43.96 (Gladstone/Belton unanimous)
7. Merrimack Education (PO # ffetech-east1 – partial) \$23,089.50 (Gladstone/Belton unanimous)
8. Apple computer (PO # FFEtech-East 166-04 – complete) \$44,937.00 (Gladstone/Belton unanimous)
9. Dicenso's Window (PO #emo-34-04) \$5800.00 (Gladstone/Belton unanimous)
10. DF Pray (#16) \$216611.40 (Gladstone/Belton unanimous)

Correspondence:

Cottage Street School:

- A memo to SHR from SSBC RE: correspondence on schedule
- A letter to Town Counsel RE: Sagamore Demand for Direct Payment
- Correspondence packet from DF Pray RE: Cottage Street Close-out
- Construction meeting minutes January 7, 2004

East Elementary School:

- A letter to R. Weiner from Heery International, Inc. RE: project schedule – insurance
- A letter to DF Pray from SSBC RE: Kaloutas Painting – payment request (correspondence from Kaloutas attached)
- A letter to DF Pray from Heery RE: Phase I incomplete HVAC work
- A memo from SSBC to Heery RE: request of information from DF Pray
- A letter to SHR from Heery RE: monthly requisitions – general conditions
- DF Pray Claim # 53 – leaders and sprinklers
- DF Pray Claim # 54 – Fire tape
- DF Pray Claim # 56 – wall repair
- DF Pray Claim # 57 interior door lintels
- DF Pray Claim # 58 – science casework
- DF Pray Claim # 59 – Cafetorium HVAC
- DF Pray Claim # 60 – Coiling Doors
- DF Pray Claim #61 – signage – colors
- Schedule – dated 1/7/04

East Elementary School (Heery)

- Construction status report - Mr. Collins gave an overview of the construction project. Work in the occupied area of the school is ongoing; the HVAC work needs to be commissioned and balanced, some finish work needs to be completed in these areas. The general contractor is only working in the occupied area during school breaks. DF Pray has chosen not to work overtime or on second shifts to complete work in the occupied area. Installation of the elevator and windows are scheduled for later this month. The work is progressing well on the building envelope. The roof work will continue when the weather gets better. Member Croteau asked about the installation of the skylights. Mr. Collins stated that the skylights are still under review. Member Croteau wants to see this issue resolved prior to the roof being installed. There may be some additional costs associated with the finish work associated with the skylights. The detail in the drawings shows the skylights to be removed. Mr. Maggiore stated that the skylights were deleted due to review of the structural integrity. The skylight proposal request has not been received from the contractor. Mr. Maggiore stated that there was question regarding the direction to the architect and the construction manager on additional work that may impact scope and schedule on the project. The confusion with this issue is that the roofer seems to own the installation and supply of the skylights but the general contractor feels that they don't own the finish work. Mr. Collins distributed photos for the committee to review. The committee reviewed the photos that illustrated the discovery of plywood above the ceiling in building A, which affects about 4000 square feet. Member Croteau asked if this plywood could be removed. There was discussion if this plywood was possibly used as bracing. The construction manager is estimating the amount of this work. (*Vice Chairwoman Benjamin arrived at 7:30 and served as acting chair in Chairman Wolk's absence.*) The heat in the covered walkway has been installed. The costs are being calculated and are below the authorized amount. Principal Freeberg stated that the opening of the school had gone well and the children were excited to see the new changes. The committee discussed the change order process and instructed the architect and the construction manager to work together to forward complete documents to members of the committee for their review.
- Abutter Requests –

- Mrs. Paulette Wexler, Wilshire Drive and Mr. David Bohn, 5 Peacock Hill. came before the committee to discuss the request for the increase in fence height along the Wexler's property. The plans and specifications call for a 6-foot stockade fence approximately 175 feet in length. Mrs. Wexler addressed the committee – She stated that she has lived in her property for 32 years which abuts the school property near the driveway and at the same time she has had a good relationship with the school. The main entrance of the school has been relocated to the drive next to her house, all the traffic from students, parents, and buses now travel through this route approximately 50 feet from her house. Mrs. Wexler asked that the committee consider increasing the height of the fence to at least 8 feet high. Mr. David Bohn stated that he supports the points that Mrs. Wexler makes. He stated that he feels that the 175 feet would not be long enough to complete his property. Mr. Bohn stated that he had raised his concerns during the neighborhood meeting. He also discussed that the parking lot level has been raised. Acting Chairman Benjamin stated that a fence along the Wexler property will be installed, however, the increase in the height of the fence is beyond the scope of the project and it will be reviewed upon the completion of the project. It was also discussed that the Town's zoning bylaws do not allow for fences that exceed 6 feet in height without going before the Zoning Board of Appeals for a variance. Mr. Bohn's request is beyond the scope of the project and will be tabled until the end of the construction project. Members Gilligan and Croteau explained the process of the construction and the expenditure of the contingency funds. Mrs. Wexler stated that she felt the installation of a 6-foot fence was an inadequate decision. She expressed concern that there will not be any money left over to fund these requests at the end of the project. School Committee member Gilligan asked if Mrs. Wexler or Mr. Bohn investigated any other remedies to resolve this situation.
- Mr. Rod Maidman, 52 Wilshire Drive addressed the committee to ask about the restoration of the landscape in the front of the school. This would allow for a natural buffer zone between the building and the street. Mr. Collins commented on the vegetation at the front of the school, the area of the trailers will remain as a grassy knoll, there have been approximately 16 new trees planted in the front of the school.
- The members of the committee thanked the abutters for attending the meeting and discussing their concerns. Acting Chair Benjamin stated that the committee's information is posted on the Town's website and they could contact the administrative assistant for more information.
- Other Issues
 - Mr. Ken Wertz discussed the installation of the unit ventilators (UV) in the corridors and in a stairwell. Mr. Wertz stated that Dr. Jackson and Building Inspector Kent have been alerted to this situation and have expressed their concern for code and egress issues. These unit vents also have hard sharp edges, which will pose a safety hazard and the units extend into the corridor. Mr. Maggiore stated that the UV's are installed per contract documents and the UV's are not recessed because of the mechanical equipment that is contained in the wall. Mr. Maggiore stated that Mr. Hoit had responded to the Building Inspector's request to review the accessibility code implications. The architect and the construction manager will get a cost proposal to implement changing this equipment. The school department will forward a letter for this request.

Cottage Street Elementary School project

- Punch List and closeout status - Mr. Maggiore stated that he had a meeting with DF Pray at their Seekonk office to go over the punch list and closeout items for the Cottage Street school. There are three areas that remain unresolved, the front canopy demolition, the amount owed to the school department for work performed and the front entrance roof issues.
- Site lighting- the committee reviewed the documentation from GGD regarding the light fixture rebate program. The electrical consultant stated that the hi/low system proposes a hazard. Vice Chairman Benjamin asked Ken Wertz to give the SSBC a proposal to change the bulbs and the ballast to the lower light level. This will be reviewed to determine if the budget allows for the committee to make this change.
- Other Issues: Mr. Wertz asked about the status of the training for the security lights that are on during the night. Mr. Maggiore will review this item.
- HVAC Issues:
 - Mr. Maggiore stated that there have been some issues concerning the breakage of pipes in the crawl space.
 - New England Pipe has been submitting invoices for service calls for the heating system. Mr. Wertz asked about the calling in NEP for repair work - he was advised to call in the contractor to service the account. The committee discussed when the warranty goes into effect. Principal Marcus stated that it is very important to have this issue resolved immediately. The building has been occupied during the last three malfunctions; however, if the school is not occupied then there will be potential problems for freeze-up. The committee discussed the need to have the system programmed to dial-up an on-call employee. There have been pipe freezes; coil freeze-ups and system malfunctions since the installation of the system.
 - Commissioning - there has been little or no activity since the report was issued in November. The contractor stated that he is not ready to have GGD or Shooshanian on the job site.

The committee was polled to go into executive session for the purpose of discussing potential litigation with the Cottage Street and East Elementary School projects with Attorney Costello and Mr. Maggiore. The committee will return to open session to continue agenda items for the Wilber School. The following members voted in the affirmative to go into executive session: Dave Belton, Deborah Benjamin, Fred Clay, Bill Croteau, Donald Gilligan, Gordon Gladstone

The committee left executive session at 10:15pm.

Wilber School Project: STV, Inc. The committee discussed the proposal that was submitted by STV, Inc. The scope of work was for clean up of the hazardous material, securing the building after the removal of windows, repairing the roof leaks. The cost of work for asbestos and securing the building would be easier to calculate than the selective demolition of the building. Mr. Mackenzie stated that the selective demolition would be for removing of finishes (plaster, light fixtures, ceiling tiles, floors and wall chases) for hazardous materials and exposing hidden conditions. The phase conditions may be a benefit for potential savings for doing the phase construction. The committee needs to know what scope of work for securing the building. Mr. Mackenzie will define the scope of work for the committee. The next meeting for the Wilber School is scheduled for February 3rd.

The meeting adjourned at 11:00pm.

Respectfully submitted,

Maureen R. Doherty
Recording Secretary

Signature of Chair

Date of Acceptance