

Colt Andrews Construction Subcommittee Meeting

December 11, 2008

Oliver Administration Building

Minutes

Present

Subcommittee: Marjorie McBride, Paul Brule and Paul Silva

School Committee: John Saviano

District Administration: George Simmons

Construction Project Administrators: Christopher Daly, Ron Santospago and Luis Torrado

Guests: Engineers, Edward Galuska and Domenic Puniello

Marjorie McBride called the meeting to order at 6:02 PM.

Colt Third Floor Library and Computer Room HVAC

Engineer, Ed Galuska, confirmed that the two-pipe system installed is appropriate. The reason for the excessive heat in the library is that the system provides either heat or air conditioning and the requirements for heat or air during the "shoulder" months between winter and summer varies from day to day. He is recommending a secondary system with an outside chiller that, along with the current system, could maintain 70 degrees and 50% humidity throughout the

building any day of the year. The three thermostats in the library should not be an issue with canceling each other out. Ed's company has designed air systems for 175 schools since 1995, 50% have air conditioning; of those, two in Fall River have a four-pipe system, all the rest have a two-pipe system; the system designed for Colt was no mistake.

Domenic Puniello and Ed Galuska explained the recommended system; a closed refrigerant system, with wall-mounted indoor units and a roof unit that is hidden from view, that provides up to ten tons of cooling that can be adjusted down to two tons as needed, making it more energy efficient; the system will air condition the library and the art room. Thermostats are adjusted with infrared remote controls.

The estimated cost is \$40,000; this includes HVAC and electrical; installation takes about one month. George Simmons mentioned that now is an opportune time to get very reasonable bids from smaller air conditioning companies.

MOTION: Paul Brule motioned to authorize Ed Galuska and Domenic Puniello to complete the plans for the secondary air conditioning system. Paul Silva seconded; the motion passed unanimously.

Ed has thus far provided \$4,000 worth of design time and will design all work necessary to prepare documents free of charge. Marjorie McBride thanked Ed and Dom very much for their time. Ed announced that Domenic has just become his partner.

At 6:45 PM, Edward Galuska and Domenic Puniello left the meeting.

Project Status Update and Close Out Progress

Ron Santospago reported the punch list has been reduced from twenty-one pages down to about three.

„Í There is a pre-existing structural crack that has caused new floor tiles to crack; Luis Torrado will look into a remedy for this.

„Í The faulty doors on the back side of the arch connector have been changed.

„Í The permanent occupancy permit for Colt has been issued.

„Í The new glass railing has been installed.

„Í Ron is working daily on getting the Colt clock to function; it has been properly power wired but still does not work; Ron will contact the manufacturer; he assured that he will get the clock working.

„Í The box to the left of the front door of Colt has a dangerous corner.

„Í The molding where the original brass plaque was located needs to be replaced; George Simmons will address this and the box corner with the contractor.

„Í The Colt auditorium has been taken care of; the marble stairs will be cleaned tomorrow.

„Í The glass manufacturer sent some wrong framing pieces for the ball cap area; the glass is on its way and completion is expected before the end of the month.

„Í The permanent occupancy permit for Andrews is expected before the end of January.

„Í Luis Torrado will look into vertical blinds for the library area at

Andrews to address the excessive sun and heat.

„Í Three leaks in the heating system at Andrews are being worked on and the controls are 100%.

Regarding the heating system, the District is entitled to 40 hours of training as well as 40 hours of graphic designing; although George is not happy with Correll because of unresolved issues with Hugh Cole, he feels Scott, who works for Correll, is top notch; George asked Scott to finish Hugh Cole.

Marjorie will ask Paul Silva to take a walk through the school. Ron will send a revised list of open items and have the engineers inspect both buildings with the punch list. Marj said we will need to have George's word that everything is OK.

Letter of Substantial Completion

Christopher Daly said Luis Torrado has prepared the letter of substantial completion, to which the punch list will be attached; Andrew Henneous has reviewed and approved the letter for signature.

The next architect's payment will be Luis's final payment. Contractor's application # 13 is ready for Mr. Estrella's signature; George will deliver it if necessary.

Adjournment

At 7:26 PM Paul Brule motioned to adjourn; Paul Silva seconded. The motion passed unanimously.

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