

CHS2010 BUILDING COMMITTEE

MINUTES

A meeting of the CHS2010 Building Committee held on Monday, September 18, 2006, at the Cumberland Administrative Office/Superintendent's Conference Room, 2602 Mendon Road, was called to order by Chairman Keith Davignon at 6:00 PM, with the following present:

Keith Davignon, Chair, Tom Bruce, Craig Dwyer, Bob Geddes, Donna Morelle,

Earl Wood

Also Attending: Steve Driscoll, Richard Hilton, Mark Lindgren, Craig Showstead; RGB: Dave DeQuattro; Dimeo: Mark Maroni, Jeff Morris; KBA: Ed Cifune, Mike McKeon, Kristen Smith; Kathy DiModica

Absent: Paul DiModica

There were no objections when the Chair requested reversing Items I and II.

I. Phase II Construction/Renovation Update - Mr. DeQuattro reported minor stuff on the punch list to be address. He is sending DePasquale Construction a letter with a date that everything must be done by and if not done, the Town can use that money that was held. Mr. Morris asked about the two unit ventilators that were never in the drawings. Mr. Hilton explained for rooms 303 and 305 near the

nurse's area,. The Chair said they need to hear back from Wilkinson. They are in shipment so they will be installed when received. Mr. Hilton noted for the record there is no source of heat; it will be a cold room. He stated the school department is responsible for mechanical air exchange. The Superintendent stated they may have to come up with another use of that room and may have to look at moving the computers. She suggested having Edvance look at that room. Discussion ensued regarding the unit ventilators on the court yard and the cafeteria.

II. Discussion Phase III

A. KBA Design Development Review & Approval

1. Interior Finish - Kristen Smith, Interior Designer with KBA, had tile samples for the floor. She showed a color scheme with blues and taupe with touches of light green to break up certain areas. She noted the floor tile is approximately \$1.50 a square foot but it requires much less maintenance. Concern was expressed for maintenance of the gyp wall in the new corridor.

2. Exterior Elevation Review - Mr. Cifune showed drawings of bringing the block masonry up to the top of the windows on the first floor.

3. Curtainwall Discussion - Mr. Cifune explained they were looking at what would be left of the curtainwall on the stairwell and courtyard. That may leave enough for the bridge, but it may be a choice of either the cafeteria or the bridge. Mr. Cifune noted the roof of the bridge will need to be replaced in a couple years.

CHS2010 Building Committee

September 18, 2006/Minutes -2-

The bridge is not in the scope and there would be an additional cost of the steel. Consensus was to try to address the bridge.

4. ADA Update - Mr. Cifune reported walking the building. The goal is to rehab the elevator at the west end of the building. They may have to build a new shaft for the elevator in the administration area.

B. Dimeo Updates and Development Design Budge Review - Mr. Maroni reviewed the budge numbers. There was one million dollars in FFE which includes tables in classrooms. He noted some of the items, such as the canopies aren't drawn but are in the budget. Some things have gone up and some have gone down. When asked if KBA has started to consider alternate items, Mr. Cifune responded one item was the road at the west side of the campus and polished masonry versus concrete block. He felt most of the subtracting alternates would be the site work. The Chair asked when the committee should decide and Mr. Cifune thought after the bidding. The Chair noted the sprinklers would be an add on if no other funding source is found. The committee felt the original budget printed for the public session was easier to follow. Mr. Wood expressed concern for the overall budget. Mr. Morris noted there was 11 million for the science addition and there was initially \$800,000 for the curtain wall and now it is 1.1 million. Mr. Hilton noted that there was \$530,00 for

campus security and the Chair thought that might have included exterior doors and lighting. Mr. Hilton reported a company that did security for three other schools had been called and had an estimate for door contacts and motion detectors for the whole campus for \$50,000.

Mr. Bruce reported the Town Council agenda includes the original resolution. He has met with Mayor-elect McKee on some issues. Ms. Hines has requested he speak with the Superintendent regarding additional funding. Mr. McKee is aware of the urgency and feels there should be an ordinance and will work with bond counsel. Mr. Bruce suggested taking each school individually and that amount could be considered to move forward. The Superintendent noted she has put in a call to Mayor-elect McKee to discuss the issue. She stated she doesn't see relief to meet the codes and there is no relief from the fire department.

Mr. Morris noted an issue with the front doors on the main entrance. He believes there is a one year warranty. He will contact Mr. DeQuattro. He noted there are things happening in the construction that need to have change orders approved without holding up construction, i.e., a corridor with an existing electrical panel that needs to be relocated, a curb detail on the roof won't support the new roof top units and they need to add steel. Mr. Bruce explained he had spoken to the solicitor and Mr. Higgins who will be on the next Town Council as well as speaking to Mr. Nobrega. He will speak with Ms.

Hines.

CHS2010 Building Committee

September 18, 2006/Minutes -3-

He explained the prior solicitor, Mr. Heffernan, had felt the \$5,000 or 5% which ever is greater would need an amendment to 2-141 to allow approval process for the town finance, school committee and building committee chairman to approve. He will try to schedule a meeting and get at least two council people involved. Mr. Morris suggested 10%, with a not to exceed. The Chair noted the state uses a contingency use built in the bid process. The Superintendent suggested Mr. Bruce could call an emergency Town Council meeting. The Chair thought if Mr. Bruce explained work has stopped.

III. Old/New Business - None.

IV. Approval of Invoices - On a motion by Dr. Morelle, and a second by Mr. Dwyer, it was VOTED 6-0 TO APPROVE invoices as presented, including the addition of LGCI Geotech in the amount of \$8,274.25.

V. Approval of Minutes

A. September 5,2006 - On a motion by Mr. Dwyer, and a second by Mr. Wood, it was VOTED 6-0 TO APPROVE the minutes.

**VI. Adjournment - On a motion by Mr. Wood, and a second by Mr. Dwyer, it was VOTED
6-0 TO APPROVE adjourning the meeting at 8:17 p.m.**

Respectfully submitted,

**Shirley Harris
Recording Secretary**

Approved October 2, 2006