

# **NORTH SMTIFHIELD**

## **SCHOOL BUILDING COMMITTEE**

**MARCH 11, 2010**

**KENDALL DEAN**

**5:30 P.M.**

### **BOARD MINUTES**

**Present: David Chamberland, Paul Vadenais, Steve Lindberg, John Perry, Jane Biron and Paul Nordstrom. Absent: Scott Majeau and Ed Yazbak.**

**The meeting was called to order at 5:40 p.m. Following roll call by Jane Biron the minutes to the October 15, 2009, meeting was reviewed and motion to approve the minutes was made by Paul Nordstrom and seconded by John Perry. The committee unanimously approved the motion.**

### **Old Business**

**Financial Update - Recently Paul Vadenais met with Town Officials, but they could not confirm the amount left from the middle school**

project. He believes it is between \$200,000 and \$400,000. Both Mr. Vadenais and Mr. Yazbak verified the total on the Board's side. They believe the Town over borrowed. The interest on this loan was kept by the Town which amounted to over \$700,000.

**Post Warranty List -** Stephen Lindberg and Ron Fagnoli toured and reviewed the middle school. The list of items that need to be address was distributed to the members. They will contact some of the contractors to come back to make corrections. They spent two and a half hours touring the middle school looking for items that need to be addressed. David Chamberland asked what was going to be done about the unaddressed items. Mr. Lindberg will take care of these items. Mr. Chamberland asked if there was anything that he was dissatisfied with. Mr. Lindberg replied the locker room drains. David Chamberland felt that Gilbane needed to finish certain items. Mr. Lindberg proceeded to go through the list of items and explained each correction. For example, all door locks will be repaired by Gilbane or the contractor responsible.

Paul Vadenais mentioned that the cafeteria door does not lock even though it is in the lock position. This is where the audio equipment is kept.

Lights – Mr. Lindberg asked if Griffin or the electrical engineer would come out and check out issues with the lighting. The Fire Marshall said that there was no code regarding the need for lights in the

hallways, but it might be a building code issue. Also, banks of lights do not work. Mr. Vadenais mentioned that this list was compiled from information given by the staff. Ron Fagnoli, Stephen Lindberg and Griffin Electric will walk through the building and Mr. Lindberg will be the point of contract. After the tour they will meet with Mr. Anthony Kopacz, Mr. John Lahar, and the custodians.

Mr. Kopacz mentioned the leaks in the roof. A slice in the membrane about 20" long was found, a section of brick was easily removed and the overhang in the front of the building (masonry part) was leaking. Don Costa will come to fix the brick.

He also found the fire extinguisher sitting on the floor in the elevator area. Apparently, the holding bracket was not adequate.

Mr. Kopacz mentioned that the elevator was recently repaired. The piston packing was replaced, but found to still not work so the repair company returned and made corrections again. A service contract is with ThyssenKrupp.

Mr. Lindberg would like a service contract for the gymnasium floor.

Fire Pump – Mr. Kopacz investigated the high pitch beep coming from the fire pump house and called Simplex. He would like to know who services the pump house. Gilbane felt it should be AAA. It was found that the 30 amp breaker was not wired and he is not sure of its use.

**Mr. Lindberg asked where the water was coming from to fill the pump – the well. Discussion followed.**

**Steve Lindberg mentioned the oil fill cap near the generator is a problem when plowing, but this cannot be removed according to Mr. Vadenais.**

**Commissioning/Sebesta-Bloomberg– John Perry addressed the problem with the computer lab and the lecture hall. Dave, the commissioning agent, referenced a binder with all the reports they completed. A binder was sent to RGB and Mr. Vadenais has one. Mr. Perry and Trane spent four hours checking out both rooms. They found that the units on the roof were marked in reversed. Corrections to everything were done at this time. Commissioning originally did a 20% sample of classrooms. They felt that the rooms that overheat were identified and should have been corrected by Trane. Discussion followed. Commissioning will send another binder with test results to Stephen Lindberg. Ron Fagnoli asked if Trane should go through all the classrooms with John Perry. David Chamberland asked if commissioning should be included, but Mr. Perry said no. John Perry did voice his disappointment with the commissioning process. David Chamberland asked how the problem could be fixed and is it covered. Ron Fagnoli will call Trane. Mr. Chamberland felt a timeframe is needed or this will continue forever. Mr. Fagnoli will meet next week with John Perry and Dennis from Delta.**

**Stephen Lindberg mentioned that John Perry has been volunteering a great deal of his time investigating and making these corrections so he is now being paid for this work. He would also like him to be the point person with Steve from Trane and Dennis from Delta. Mr. Chamberland would like to see a plan of action. He felt a factory representative, a contact person and Dennis from Delta should be contacted. Gilbane and RGB also need to send a letter to these people to coordinate this.**

## **Open Forum**

**Mr. Chamberland would like to revisit the wish list soon and Mr. Lindberg agreed.**

**Stephen Lindberg visited Grafton recently. They will be building a \$70 million high school. Mr. Lindberg volunteered some members from this Board to meet with the people from Grafton to help get them started. Mr. Chamberland stated it was a good idea.**

**David Chamberland asked if the football field was insured. Mr. Lindberg said yes, with The Trust. Stephen Lindberg mentioned that he received a quote from Dane Tec on installing cameras at the field. Mr. Chamberland was concerned about vandalism. Mr. Lindberg mentioned that the field has been booked from March to June. He also has looked into grooming equipment and was informed that a service contract was not necessary for the field.**

**The date for the next meeting is April 8, 2010.**

**Motion to adjourn was made by David Chamberland and seconded by John Perry.**