

9/20/16

AVS Facilities Committee Meeting Minutes

Appleton Village School Library

Present: Keith Rose, Peter Beckett, Scott Wiley, Mitchell Pendleton, Heather Wyman, Dianne Helprin Also present: Jason Gushee and Mitch Daigle

The minutes from the 9/8/16 meeting were approved.

The agenda was adjusted to add Revolving Renovations Fund, Public Forum slideshow, Jason Gushee appointment, paving, exhaust fan/grille, magnetic door closer/fire alarm, and maintenance.

There was no action between meetings.

Mitch D. gave us an update on the status of the project punch list. All roof repairs are completed. There are a few outstanding items related to the DDC controls that need to be addressed.

There has been no word from Bowman regarding the paving. Heather and Mitch both requested SW Cole's report multiple times, but have not seen it. Mitch remembers Wellman (the paving subcontractor) saying they would come back when they were done with their major projects. We have paid 50% of the cost of the paving to date. We discussed our options if Bowman and Wellman do not agree to fix the walkways. We still contend that the paving is "not in conformance with industry standards".

We discussed the removal of the old exhaust fan and grille. We could have Bowman come back and do it, or we could do it ourselves. Either way, we will need to provide some type of grille to cover the opening.

We discussed the magnetic door release that was not installed on the gym doors by the PE storage closet. Allied missed it in their design. Adding it would be a "betterment" to the school, so we can't ask for the cost of the device, but we can ask for the profit on it. Gifford Electric quoted \$2,538.00 to install the smoke detector and the magnetic release.

We have paid Allied \$51,619.00 to date. There are \$1,382.00 worth of reimbursables (mileage and printing costs) that we have not paid.

Mitch noted that the contract with Allied stated that we would have mechanical, electrical, structural, and architectural engineers on site for this project. He has not seen a structural engineer on site, and does not think a structural inspection happened. He will follow up with Allied.

Mitch described a number of questions he will ask Allied about including the change

orders for the kiln exhaust, the paving at the entrance, the balancing valves that were replaced (Mitch would have engineered these all to be removed), the electrical outlet relocation in the 5<sup>th</sup> grade room (he questions whether this was truly an “unforeseen condition”). We discussed the issue of the testing and balancing of the equipment. Can we reasonably expect testing and balancing of all equipment or just the new equipment? Does replacing all the old balancing valves with new valves qualify them as new equipment?

It was noted that in Phase II, we should remember to address the treatment of the water to prevent corrosion of the new balancing valves.

Mitch mentioned that all power to the oil burners had been cut at some point during the project. This was fixed by an external contractor. Mitch will send the invoice to Bowman.

We discussed Cordjia’s role in the maintenance of the building. Heather will forward the Preventative Maintenance contract to committee members for review.

Heather will ask Susan to forward to the committee information about any maintenance issues that come up and will ask Dianne to put a hold on any payments to Allied or Bowman.

There is currently \$73,000.00 left for Phase II. We may have enough money for a new boiler and the roof repairs. A whole new roof will cost around \$300,000.00

We discussed the roof. Potential problems were identified in Cordjia’s original assessment of the facilities and a complete replacement was scheduled out 5-6 years. There is now a new section above the gym, approximately 30’ x 40’ that needs to be assessed for damage. We discussed the possibility of applying for School Revolving Renovation Funds to help pay for the roof repair. Mitch recommended having G & E roofing come and do a full assessment of the damaged area. This would cost approximately \$1500.00. Susan reported that we received approximately \$1600 in insurance money for the failed compressor. We discussed using this money to pay for the roof evaluation.

The committee recommends that the school committee appoint Jason Gushee as a full member of the Facilities Committee. If he is elected to the select board member in November, Scott Wiley will resign to prevent a quorum of select board members at Facilities Committee meetings.

Minutes taken by Heather Wyman