JOINT BUILDING COMMITTEE – GARRISON SCHOOL MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Supt Conference Room, McConnell Center
Meeting Date:	**Tuesday, February 26, 2019**
Meeting Time:	**4:30 p.m.**

I. **CALL TO ORDER AND ROLL CALL:** A meeting of the Garrison School Joint Building Committee was called to order on Tuesday, February 26, 2019 at 4:30 p.m. in the Supt Conference room in the McConnell Center by Chair Dennis Ciotti. In addition to Mr. Ciotti, present JBC members included Karen Weston, Jan Nedelka and Steve Haight. Keith Holt and Carolyn Mebert were excused. Also, in attendance were Harriman representative Dan Bisson, Harvey Construction representative Adam Reynolds, Principal Beth Dunton, and Community Services Director John Storer.

II. **CITIZENS' FORUM:** No one addressed the JBC.

III. **APPROVAL OF AGENDA:** Jan Nedelka moved, Steve Haight seconded to approve the agenda as presented. An oral **VOTE PASSED 4/0.**

IV. **APPROVAL OF MEETING MINUTES FOR FEBRUARY 12**:
Jan Nedelka moved, Steve Haight seconded to approve meeting minutes of February 12, 2019 as amended adding Mr. Nedelka to the list of attendees, adding "not" to the last sentence on the first page…"Mr. Ciotti questioned why these were **not** discovered earlier in the project" and changing language under Matters of Interest (paragraph 3 on page 3), to state that the fee would not be reduced, but the monthly rate for General Conditions could be reduced. An oral **VOTE PASSED 4/0**.

V. **APPROVAL OF CHANGE ORDERS:**
Jan Nedelka moved, Karen Weston seconded to approve PCO #055 in the amount of $12,028.47 for New Boiler Pump and VFD. A roll call **VOTE PASSED 4/0.** The original estimate for this work was $30,000. Mr. Reynolds added that he has not had good luck finding a new home for the other pump. C&W Services is not able to use it. The heat seems to be working well at this time.

VI. **HARRIMAN/HARVEY UPDATE:** Mr. Bisson stated that Clerk of the Works Stephanie Parsons will be included on the distribution list from Horizon so that she will be aware of changes and what is occurring. They will also state on an invoice whether a fee is for an office or site visit.

Mr. Bisson discussed Eversource rebates and stated that there would be one more for Wing 30 in May and they will most likely visit the other wings at that time also, since they have not done so.

Mr. Reynolds commented that the big milestone is on February 28 when he is hopeful that the above ceiling will be signed off so that the ceilings can be closed.

Mr. Reynolds stated that 25 of the 28 sprinkler heads are corroded and need to be replaced. He added that they only have this week to do it since the school is not in session. He estimated the cost to be approximately $200 per sprinkler head.

Jan Nedelka moved, Steve Haight seconded to approve sprinkler head replacement for 28 heads at a cost not to exceed $6,000 (including installation). A roll call **VOTE PASSED 4/0.**

Mr. Reynolds concluded his report by commenting that the staff restroom is framed and VCT is being installed in the main corridor.

VII. **MANIFEST APPROVAL:** Jan Nedelka moved, Karen Weston seconded to approve GES78 to Harriman in the amount of $4,046.77 for professional services through January 31, 2019. A roll call **VOTE PASSED 4/0.**

Jan Nedelka moved, Steve Haight seconded to approve GES79 to Horizon Engineering in the amount of $710.00 for commissioning services through December 31, 2018. A roll call **VOTE PASSED 4/0.**

Jan Nedelka moved, Karen Weston seconded to table GES80 to Optiv Security in the amount of $4,200.00 for custom consulting for WAPs. An oral **VOTE PASSED 4/0.** This item was tabled due an incorrect invoice stating Dover High School in the address and site location.

VIII. **HEATING SYSTEM:** Mr. Bisson provided the JBC with information on the new boiler and pump which summarized the boiler pump issue timeline. The goal is for installation over April break.

IX. **END OF PROJECT CEREMONY:** Mr. Reynolds asked for a location of somewhere other than the gym due to the floor being very recently polyurethaned. Ms. Dunton responded that she and Dr. Harbron discussed a ceremony occurring in the fall rather than the spring. They felt that the school would look its best after all finish work, etc. had been completed. A tentative date of August 29 (2nd day of school) has been discussed. Ms. Dunton will start thinking of an agenda for the event.

X. **COMMITTEE FINANCIAL REPORT:** The JBC reviewed the report and contingency. Mr. Reynolds stated he would be taking a hard look at the GMP soon.

XI. **REVIEW ACTION ITEMS AND BUILD NEXT AGENDA:** Agenda items include financials, manifests, change orders, end of project ceremony. The next meeting will be March 12 at the McConnell Center.

XII. **MATTERS OF INTEREST**: Mr. Bisson discussed the two original heaters that are not working. They are the only pieces of heating equipment that have not been touched. Ms. Weston questioned again if the cost should come from the school district or JBC budget. The cost for these ($6200) were included in a previously approved change order.

Mr. Storer distributed diagrams outlining parking lot options for regrading and possible placement for basketball ball courts and a potential bus loop. He commented that the City would be able to help with whatever is requested or needed by the JBC. He noted the parking lot is in bad shape. An option is to regrade the parking lot creating better drainage. The drawings are initial work only and can be changed based on needs. The approximate cost to regrade the parking lot could be $50,000-$55,000. This would include regrading, draining and addition of curbing. Additional piping could cost another $20,000-$25,000. This would allow for appropriate draining away from the building. They will refine the drawing and cost estimated based on input from the JBC and wouldn't start the project until April or May. Ms. Dunton noted that curbing could provide "trip hazards" for students to which Mr. Storer responded that they could make an easier transition and could do a Cape Cod curb.

Ms. Weston commented that they don't want to dig up whatever has been done when the bus loop ultimately is completed which could be in 5-10 years.

Mr. Storer explained that the cost to complete the entire project could be $80,000 to which Ms. Weston felt was doable. He noted that the City can provide free engineering assistance. His team will refine concepts, depending on JBC thoughts.

Ms. Dunton stated that she would like existing basketball hoops gone if re-doing the parking lot since although they are good for recess, they are not good for traffic and fender benders. An option for the hoops may be parallel to the gym. Mr. Storer stated that Ms. Young will contact Ms. Dunton to discuss possible options. Ms. Weston asked that it be verified with Mr. Bannon that full courts are required and not just hoops. Mr. Ciotti noted that DRED is happy with what's been completed to date and the City doesn't owe DRED anything additional. There is no mandate from DRED for basketball hoops. He stated the intent is to replace the two hoops in the middle of the parking lot that are in the way with two new hoops that are already in their possession. Mr. Storer will clarify with Mr. Bannon and Ms. Dunton to sure they know what is needed. They will also discuss timing since it would be best if completed by August. Mr. Storer will report back with more solid numbers and timing for the project.

Ms. Simmons was not in attendance, but after contact with her, she confirmed that the Optiv work was for Garrison School and not Dover High School.

Jan Nedelka moved, Karen Weston seconded to remove manifest GES80 from the table. An oral **VOTE PASSED 4/0.**

Jan Nedelka moved, Karen Weston seconded to approve GES80 to Optiv Security in the amount of $4,200.00 for custom consulting for WAPs with a corrected invoice. A roll call **VOTE PASSED 4/0.**

XIII. ADJOURNMENT: Karen Weston moved, Jan Nedelka seconded to adjourn the meeting at 5:44 pm**.** An oral **VOTE PASSED 4/0.**