



JOINT BUILDING COMMITTEE – GARRISON SCHOOL MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent's Conference Rm, McConnell Center
Meeting Date:	Tuesday, July 2, 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, July 2, 2019 at 4:34 p.m. in the Superintendent's Conference Room in the McConnell Center by Chair Dennis Ciotti. In addition to Mr. Ciotti, present JBC members included Karen Weston, Carolyn Mebert, and Jan Nedelka. Keith Holt and Steve Haight were excused. Also, in attendance were Harriman representative Dan Bisson, Harvey Construction representative Adam Reynolds, Superintendent Bill Harbron, Business Administrator Libby Simmons, Principal Beth Dunton, Clerk of the Works Stephanie Parsons and C&W Services Manager Mike Brooks

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

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

IV. APPROVAL OF MEETING MINUTES FOR JUNE 18: Jan Nedelka moved, Karen Weston seconded to approve meeting minutes of June 25, 2019 as amended. An oral **VOTE PASSED 4/0.**

V. APPROVAL OF CHANGE ORDERS: There were none to be approved at this meeting.

VI. MANIFEST APPROVAL: Jan Nedelka moved, Karen Weston seconded to approve GES104 to Harvey Construction in the amount of \$71,794.73 for construction services through June 30, 2019. A roll call **VOTE PASSED 4/0.**

Jan Nedelka moved, Karen Weston seconded to approve GES105 to MacKinnon & Sons Excavating for services through June 20, 2019 in the amount of \$8,580.00. A roll call **VOTE PASSED 4/0.**

Ms. Parsons summarized the progress of the project. Basketball hoop area will be excavated and prepped. Continental Paving will be paving during the week of July 17 with a goal of completion by the end of July.

Community Services will bring in granite blocks for the knee wall. Drainage work is complete, and Ms. Dunton confirmed that drainage is much better so far and will continue to improve when all paving is complete.

VII. HARRIMAN/HARVEY UPDATE: Mr. Reynolds stated that everything is going well. The first round of commissioning occurred last week, and they are in the process of correcting low priority deficiencies. The boiler room will be commissioned on July 19.

Ms. Weston asked about the status of the boiler that is no longer working to which Ms. Simmons responded that Harriman is working on designs for it. This will be a school district project and not



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JBC. The remaining punch list work is in process with painting touch up and ceiling tile work continuing. Mr. Nedelka questioned the status of the low water pressure water bubbler to which Ms. Dunton responded that she will talk with facilities about it. Mr. Reynolds will add painting of heaters in kindergarten rooms to the list of items to complete.

Mr. Ciotti asked Mr. Reynolds to look into finish issues with the cubbies.

The gym floor is completed, looks good and will be able to be used soon.

Mr. Bisson stated that punch list only remaining item is the stage (waiting for materials to be delivered) and door stop (fixed). Closing documents are being completed and compiled. Painting on exterior doors is being completed.

VIII. WARRANTY DATES/CERTIFICATES OF SUBSTANTIAL COMPLETION: Mr. Bisson reviewed the documents. On #4, the date will be changed from April 29 to July 1. Mr. Ciotti requested that he wants to walk through the project before signing the documents of substantial completion. He invited the JBC to walk through also before approval of the documents at the next meeting.

IX. COMMITTEE FINANCIAL REPORT: Ms. Simmons reviewed the report with the JBC. The contingency and unobligated fund balance is \$66,460.00 with the only remaining expense being the opening celebration. Ms. Weston asked about lighting for the parking lot since it is very dark. Ms. Parsons is working with Affinity to obtain a head for the pole. She needs assistance from Eversource to complete this. A "Light's Out" test was held with Ms. Jalbert and she is satisfied with the understanding that a LED head is being placed on the pole. Mr. Bisson added that fixtures can be replaced with higher wattage for more light. Mr. Reynolds noted that they were denied a certificate of occupancy due to code issues regarding lighting. Ms. Parsons will follow up with Jim Maxfield to determine what is possible for lighting since there isn't sufficient lighting near the street and parking area and any code issues. She will also find out about lighting near the pickle ball court. Increased lighting in the back of the building is not a code issue, although the front of the building could be.

Karen Weston moved, Jan Nedelka seconded to approve the report. An oral **VOTE PASSED 4/0**.

X. REVIEW ACTION ITEMS AND BUILD NEXT AGENDA: Agenda items include financials, manifests, change orders, site lighting, wish list items, warranty. Ms. Weston asked about heaters in exit areas and whether it is in the scope of the JBC. It had previously been discussed and not in the scope of the project. It will be discussed with other items. Mr. Ciotti asked about LED lighting in the kitchen to which Mr. Brooks responded that all lights are being replaced with LED lighting. A possible screen door to the kitchen was also discussed. The next meeting will be July 30 at Garrison School. The July 16th meeting is canceled.

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~~XH~~XI. **MATTERS OF INTEREST:** The two extra basketball hoops were discussed, and it was determined that other schools or the recreation department may be possible homes for the additional hoops.

~~XH~~XII. **ADJOURNMENT:** Karen Weston moved, Jan Nedelka seconded to adjourn the meeting at 5:35 pm. An oral **VOTE PASSED 4/0**.