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WBC

WELLINGTON SCHOOL BUILDING COMMITTEE
MINUTES
November 14, 2012
School Administration Building Conference Room
7:30 AM

Meeting #159

Committee Members Attending: John Bowe, Patricia Brusch, Laurie Graham, Mark Haley, Bill Lovallo, Heidi Sawyer

Liaisons Attending: Amy Wagner

PMA - Owner's Project Manager (OPM) Attending: Kevin Nigro

Skanska: Dan Lanneville

Clerk: Chris Kochem

Guests: Susan Carey

Mark Haley, Chair, called the meeting to order at 7:38 a.m.

Discussion of Ongoing Work

- Punch List - Dan Lanneville of Skanska discussed the progress on the punch list items that have been completed and still need to be completed as of October 30, 2012. Bill Lovallo and Diane Ozelius of the design team have reviewed and approved the completed items. Mr. Lanneville said that Skanska will bring in a painting and carpentry crew to finish all of the final painting and other tasks, tentatively on Saturday, December 1st
- Commissioning items – MB Kenney will be performing the HVAC programming related tasks on November 15.
- Roof screening – some work was done on the roof but there is work that still has to be done to meet WBC satisfaction. RTU3 screening requires some structural modification and will require Odeh to approve the re-design. This project will likely be done by the end of December.
- The hardware on gates on roof will be installed when the structural work is done.
- Smoke detector access panel is pending and will be added once the problem smoke detector is located.
- Cafeteria and gym doors - mullions will be modified to allow temporary removal for moving of larger furniture through doorways.
- 'Hold open' controls have been installed on the LABBB doors.

Pat Brusch left the meeting at 8:00 a.m.

- Lobby Floor – November 30th is the planned date to perform the last refinishing effort.
- Landscaping – the landscaping contractor said that they have completed the planting.
- Playground – warranty has expired on service but the manufacturer's warranty is valid for many years to come. The School Department needs to check the equipment on a regular basis and the

school department can order any parts that are needed. Amy Wagner said that the Wellington custodian needs the manual for the equipment and the specialized wrench from the manufacturer.

- Freezer – there is still a problem with the freezer in the cafeteria and Dan Lanneville said they are going to have a meeting with the installer about this problem.
- Locks for the bathroom stall doors – the latches are falling off so the custodian is through-bolting them.

Punch List

Mr. Lovallo and Diane Ozelius have monetized and adjusted the value of the punch list at \$280,000 to protect the WBC if the independent contractor does not complete the project to WBC satisfaction.

Skanska Requisition – Bill Lovallo made a motion to approve Pay Application #25 – current payment due \$1,042,129.88. John Bowe seconded the motion and it was unanimously approved.

CHPS

In order to close out the CHPS report, the Commissioning Report has to be completed. Bill Lovallo suggested that John Bowe and/or Laurie Graham should offer to assist Fred Domenici with the users manual for the school and the maintenance. Kevin Nigro of PMA will work with the MSBA regarding the CHPS information.

Roof Screening/Acoustic Issues

The next meeting of the Planning Board is December 11. Bill Lovallo updated the status of the four items that the WBC agreed to do with the Planning Board:

- 1) panels on the screen wall on the Orchard Street side are almost complete, need to be secured in a better way.
- 2) skirt around the panels on the Orchard Street side is complete.
- 3) increasing the height around RTU-3 – the design work for this is still in progress but should be done by the end of December.
- 4) RTU baffling – baffles around the pieces of equipment. Acentech wrote a report for this and the pricing has come back and will require a change order. If approved, this could be done in about four weeks. Three of the pieces of the equipment are on the south side and one is on RTU-3 on the School Street side. The baffles will be attached to the exhaust discharge, condenser exhaust and furnace discharge. A metal panel will need to be screwed to the baffles. Skanska is going to give a price on this.

Change Order Request

Mr. Lovallo further discussed Change Order Request #241 for RTU baffling in the amount of \$22,500 for the three units on the School Street side with an add alternate of \$4,000 for RTU-3. The goal is to get the baffling done prior to the Planning Board meeting on December 11.

Bill Lovallo made a motion to approve Change Order Request #241 for \$26,500. Mark Haley seconded the motion and it was unanimously approved. This change order will increase the total Skanska contract amount.

Neighborhood Concerns

Susan Carey said that there has been no improvement in the noise in the neighborhood. She said that there is no discernable pattern to the low frequency noise that they hear. There was a recent Saturday night that there was a lot of noise but nothing was happening at the Wellington. Fred Domenici has requested the ability to have a night control that will give him the ability to shut the system down,

particularly on long weekends.

Susan Carey asked if the generator has to be tested once a week and if instead it could be tested every other week or even once a month.

Dan Lanneville and Kevin Nigro left the meeting at 8:47 a.m.

Invoices

John Bowe presented the invoices for approval.

1. **Arlmont Word Processing Services** for secretarial services. *John Bowe made a motion to approve payment of \$75.00 (September 2012) and \$87.50 (October 2012). The motion was seconded by Mark Haley and unanimously approved.*
2. **Cronin Signs & Truck Lettering** for seven wall mounts for \$2,485.00. *John Bowe made a motion to approve payment of \$13,426.80. The motion was seconded by Mark Haley and unanimously approved.*
3. **PMA Consultants** for professional services for September 2012. *John Bowe made a motion to approve payment of \$1,100.00. The motion was seconded by Mark Haley and unanimously approved.*
4. **School Nurse Supply** for nurse's equipment. *John Bowe made a motion to approve payment of \$2,099.00. The motion was seconded by Mark Haley and unanimously approved.*
5. **School Health Corporation** for nurse's equipment. *John Bowe made a motion to approve payments of \$2,555.40 and \$415.99. The motion was seconded by Mark Haley and unanimously approved.*
6. **W.B. Mason** for study carrels. *John Bowe made a motion to approve payment of \$5,394.00. The motion was seconded by Mark Haley and unanimously approved.*
7. **Morrissey, Hawkins, & Lynch** for legal services. *John Bowe made a motion to approve payment of \$337.50. The motion was seconded by Mark Haley and unanimously approved.*

Approval of Minutes

Bill Lovallo made a motion to approve the minutes of September 26, 2012. John Bowe seconded the motion and it was unanimously approved.

Tennis Courts

Mark Haley is going to ask a designer to put together a bid package for the court resurfacing effort.

Fencing for the Lower Playground

Bill Lovallo made a motion to approve funding of a fence with double gates for the area in the lower school playground. Of the \$6,200 cost, the Wellington After Care Program will reimburse or directly pay \$4,000. Heidi Sawyer seconded the motion and it was unanimously approved.

Recognition of Amy Wagner

In honor of her upcoming retirement as principal of the Wellington School, Mr. Haley presented Amy Wagner with a bouquet of flowers and the committee's heartfelt thanks for her many years of service as liaison to the Wellington Building Committee.

The next WBC meeting will be Wednesday, December 5.

Heidi Sawyer made a motion to adjourn the meeting at 9:15 a.m. The motion was seconded by Laurie Graham and unanimously approved.

Respectfully submitted,

Mark x Haley

Mark Haley
Chair