

Wahconah Building Meeting Minutes

September 2, 2008

Meeting called to order by Jim Huebner at 7:00

Present: Jim Huebner (chair), John Bantjes (vice chair), Susan Carroll-Lombardi, Rita Furlong, George Desmarais, Jim Drawe, Jim Chivers, Billie Henderson, Bill Goddard, Marge Foster, Jim Conro and Donna Harlan

Members of the Audience & Subcommittees:

Paul Schroeder and Robert Powell

Motion made by member Drawe and seconded by member Huebner

- To approve the minutes of the August 26, 2008 meeting.

Motion passed with one abstention. (Bantjes)

Science Lab Sub-committee

- Jim Huebner presented a proposal for science lab architecture and engineering services that Paul Schroeder had acquired from Barry Architects, Inc.

Motion made by member Chivers and seconded by member Drawe

- To amend the language of the Barry Architects, Inc. proposal to include the addition of disposal of old materials after demolition and the clarification of the differentiation between "service islands" and "work stations" in relation to the potential use and/or disposal of acids and SABIC or contractor installation.

Motion passed unanimously.

Motion made by member Huebner and seconded by member Henderson

- To accept the Wahconah science lab project proposal of Barry Architects, Inc., dated August 28, 2008 and amended by the building committee, September 2, 2008, subject to the posting of the appropriate performance bond and at a cost not to exceed \$9,000.

Motion passed unanimously.

- Paul Schroeder reported that we will have to hire a general contractor for the science lab job.

- It was suggested that we approach the bidding process assuming that the cost of the entire project will be more than \$25,000. Paul Schroeder estimates the cost to be very close to \$25,000. Projects >\$25,000 are subject to bidding laws that require sealed bids.

Status of bond/funding/authority

- After the CBRSD central office staff and the Town of Dalton have been providing documentation for weeks to address the concern, the District's Bond Counsel reports that the posting of the ballot question in Dalton for the Wahconah Capital Projects was not in accordance with MGL and therefore the vote is invalid.
- Two solutions were offered: 1) re-vote the debt, which would require all seven towns to vote on this matter or take no action (again) within 60 days of the School Committee's vote, or 2.) seek special legislation for an act validating actions taken by the Central Berkshire Regional School District.
- CBRSD and Dalton representatives decided this week to solicit the help of Representative Denis Guyer and Senator Ben Downing to take the following legislative action.

AN ACT VALIDATING CERTAIN ACTIONS TAKEN BY THE CENTRAL BERKSHIRE REGIONAL SCHOOL DISTRICT.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same as follows:

SECTION 1. Notwithstanding the provisions of section 16(d) of chapter 70 of the General Laws or any other general or special law or by-law to the contrary, the debt authorized by vote of the Central Berkshire Regional School District on April 10, 2008 in order to finance repairs and renovations to the waconah regional high school, is hereby validated and confirmed in all respects, and may be lawfully issued without any further action on the part of the Central Berkshire Regional School District or any of its member towns.

SECTION 2. This act shall take effect upon its passage.

- Donna Harlan reported that our legislators had been contacted concerning this and that she would report their responses tonight if at all possible to the building committee via email.
- Marge Foster reported that it would take 3 weeks to process the bond after the legislation passes.

- **Action item:** Jim Huebner will contact Barry Architects, Inc. to make sure that they are apprised of the bond situation.
- **Action item:** Marge Foster will further research the building committee's authority to have final spending approval and bring this before the School Committee ASAP.

Electrical repairs in the auditorium

- George Desmarais reported that he had written a short statement of work and a letter concerning the electrical repairs and had delivered this letter to 3 electricians on August 29. The letter stated that a response was required by September 5, 2008.

Furniture, Fixture and Equipment

- Jim Conro reported that the purchase order for the 17 CAD drafting tables and chairs had been placed.
- Marge Foster had contacted Sayers' Auto Wrecking concerning disposal of the old desks, and they stated that they would provide the school with dumpsters free of charge for disposal of the old desks. Sayers' would assume any profit from the scrapped desks as payment for the use of the dumpsters and hauling charges.
- Marge Foster is also waiting for a response from the Pittsfield School District who had contacted Wahconah earlier this summer to inquire about available desks. Marge has more recently contacted Pittsfield with the offer of donating the desks to them, if the need still exists.

Outdoor Track

- Robert Powell (Wahconah Athletic Director) gave a brief history of the outdoor track and its maintenance. He also provided the committee with a quote for the repair of the start sections of the track and repainting the lines and a list of other contractors that could possibly quote the necessary repairs.
- **Action item:** Robert Powell will get Marge Foster more specific information about the track for the "statement of work."
- It was decided that the track project can wait until next summer as it would be difficult to close the track this fall for 2-3 days.

Motion made by member Drawe and seconded by member Chivers

- To include the outdoor track project in the list of completion projects for which the committee will be soliciting an engineer/architect.

Motion passed unanimously.

- The outdoor track had previously been excluded from the list of completion projects, because the project is relatively small and the need was perceived to be immediate.

OPM (Owner's Project Manager)/Engineering Sub Committee

- Jim Drawe reported that the committee had agreed upon the ranking of criteria and were working on creating score sheets for the OPM RFS (Request for service).
- Jim Drawe had modified the standard contract to comply with the district's standard contract language and changed the requirements for reporting from the OPM from monthly to bi-weekly.
- George Desmarais had acquired a sample RFQ from the Town of Dalton as an aid for the subcommittee to write a RFS for an engineer/architect for the completion projects and the Bus Lane, Parking Lot, Entryway engineering & design.
- George Desmarais, Marge Foster, Bill Goddard and Jim Drawe agreed to work on both the OPM and Engineering RFS Sub Committees.
- **Action Item:** the OPM/Engineering Sub Committee will have an OPM RFS for the committee to review by the September 16th building committee meeting.

Motion made by member Bantjes and seconded by member Furlong

- To adjourn the meeting at 8:30 PM

Motion passed unanimously.

Meeting adjourned.

Future Meetings:

Science Lab Sub Committee – September 9, 2008 Wahconah Library 6:30 PM

Building Committee – September 16, 2008 Wahconah Library 7:00 PM