

## Wahconah Building Meeting Minutes

November 17, 2009

Meeting called to order by Jim Huebner at 7:00 PM

**Present:** Jim Huebner, (chair) John Bantjes, Billie Henderson, Marty Phillips, Rita Furlong, Bill Goddard, Jim Chivers, George Desmarais, Susan Carroll-Lombardi, Jim Drawe, Jim Stankiewicz, and My-Ron Hatchett & Paul Babin (Reinhardt Associates)

Motion made by member Bantjes and seconded by member Carroll-Lombardi

- To approve the minutes of the November 3, 2009 meeting.

Motion passed unanimously.

### Warrant

- The Building Committee signed Warrant #2010-21.

### Adjustment/approval of Garland/Griffin drawings

- George Desmarais reported that he had submitted 20 questions to Reinhardt Associates addressing potential inconsistencies in the drawings.
- Reinhardt Associates addressed all of the questions and recommended 7 changes. Most of the changes would not affect costs, but the addition of 2 fire alarm pull stations will require additional costs.
- **Action Item:** My-Ron Hatchett will get a cost estimates for the change orders necessary to implement the 7 changes. The committee will vote on the actual change orders when they are issued with cost estimates.
- **The recommended changes are: 1)** Add 1 smoke detector to Room H8, **2)** Add 1 visual FA to Room A14, **3)** Add 1 speaker to Room A4 and 1 to Room A2, **4)** Add 1 FA pull station to North wall gym door&1 to B13 exterior door and 1 to exterior Greenhouse door, **5)**Delete smoke detector and visual FA from Room B25 and B27, **6)** Delete door alarms from outermost doors in Corridor E68 and **7)** Add door alarm to receiving / garage door.

Motion made by member Huebner and seconded by member Bantjes

- To accept the 7 changes that Reinhardt Associates recommended to the construction drawings being used by the general contractor, Garland Construction.

Motion passed. (9 yes, 1 no)

- There was a lot of discussion as to how teachers would enter and exit the building, after hours, once the new card reader/wireless alarm system is installed.

### **Bus Lane and Parking Lot Design**

- After being reviewed by a subcommittee and revised by the designer, My-Ron Hatchett presented a final schematic design for this project to the committee. The design includes the addition of 30-40 diagonal parking spaces in front of the building.

Motion made by member Bantjes and seconded by member Chivers

- To accept the schematic design drawings of the Bus Lane, Entry Way, Parking Lot project as presented by My-Ron Hatchett of Reinhardt Associates.

Motion passed unanimously.

- Reinhardt will submit construction cost estimates for this project in the near future.

### **Garland/Griffin plans and schedules**

- My-Ron Hatchett reported that concrete inclined walkways have been poured at 3 doorways (2 gym, 1 auditorium) He noted that Garland will build up the ground around the walkways so that there will not be a severe drop from the edges.
- Garland Construction is in the process of installing access panels in the corridor ceilings.
- Inventory of the stage-storage mezzanine materials and moving the materials closer to the construction site is in progress.
- The shop drawings for the exterior doors and hardware are in production.
- Ventilation under the stage is being addressed. The damper has been opened and a new filter and ventilation grate are being installed.
- **Action Item:** My-Ron Hatchett will forward the schedule from Griffin Electric on to the committee when he receives it, hopefully this week.
- My-Ron Hatchett also reported a change order credit of \$7,900 from Garland Construction.

### **Mezzanine stairs/ladder**

- My-Ron Hatchett had designed a spiral staircase to access the upper level of the stage storage mezzanine unit. The unit originally came with a ladder, which does not meet code for a school.
- The question was raised by a member about the law concerning handicapped access to the mezzanine storage to the Wahconah Building Committee and Reinhardt Associates.
- A question was also asked by a member about the railings that would be installed to the upper level of the storage mezzanine.
- **Action Item:** My-Ron Hatchett will contact the building inspector to give him structural drawings of the spiral staircase and address handicap accessibility. He will also check to see that the railings for the mezzanine are useable materials in the inventory.

### **Gym Bleachers**

- The committee went to the gym to see the new bleachers, make measurements and discuss potential changes to the project.
- The current seating capacity of the new bleachers is approximately 400. The old gym bleachers would seat approximately 600.

- After measurements and much discussion, the building committee concluded that 2 additional rows of bleachers can be added to the outside wall of new bleachers without encroaching on the basketball court.

Motion made by member Huebner and seconded by member Bantjes

- To appropriate \$20,357 to purchase and install the additional 2 rows of gym bleachers.

Motion passed unanimously.

- **Action Item:** My-Ron Hatchett will double check the measurements of the gym and bleachers to make certain that there is room for the additional 2 rows to the outside wall.
- The company who installed the bleachers recommends a support system to prevent buckling of the bleachers should someone sit on them when they are not pulled out.  
**Action Item:** My-Ron Hatchett will get cost estimates for adding a support system to the new bleachers.

#### **High speed data link**

- Paul Babin reported that the outer, underground conduit has been installed and that a pull string went in today to properly assess the length of fiber that will be needed.
- The project is scheduled to be completed by December 15, 2009.
- The gravel pathway, as specified in the bid, will only extend partially through the woods along the area more vulnerable to erosion near the trench.

#### **Track status**

- George Desmarais reported that there had been some confusion as to who should contact Copeland about potential repairs.
- He had walked the track with Physical Education staff from Wahconah and located one spot that definitely needs repair. He also contacted Marge Foster to request that she be the one to contact the company about repairs.

#### **Skylights status**

- George Desmarais reported that the building inspector and Vermont Roofing had both received the documentation necessary for the project to begin.
- **Action Item:** My-Ron Hatchett will contact Vermont Roofing to get a schedule from them concerning their work on the roof.

#### **Hall lockers**

- Marty Phillips reported that BBE had been in contact with him about completing the "punch list", and that they are still waiting for parts.

#### **Green Wahconah and Athletic plans subcommittee report**

- This group met from 5-7 PM, prior to the building committee meeting.
- Brent Arthaud from Cardinal Construction led the meeting in April Kelly's absence.
- Jim Huebner reported that 90% of the site assessment has been done, and that the committee should have a site assessment for the Green Wahconah project by December 1, and for the Athletic Facilities, a week later.
- Jim Huebner also reported that there was a lot of discussion about feasible options at the subcommittee meeting, but nothing solid enough to report at this time.
- It was also reported that we are applying for a grant offered through the ARRA (American Recovery and Reinvestment Act) called EECBG (Energy Efficiency and Conservation Block Grant).
- Each of the 7 towns in CBRSD is eligible to receive \$150,000 through this grant. Jim Huebner volunteered to contact town officials to get the necessary signatures and authority to apply for this grant.
- The grant application is due, December 7, 2009.
- Brent Arthaud had left updated schedules for the Green Wahconah and Athletic Facilities design for distribution to the committee. The schedules were distributed to members.

#### **Project Tracking**

- George Desmarais had sent an updated Project Tracking document to the committee earlier in the day.

#### **New Business**

- Billie Henderson had created a one page document to be included in the School Committee's regular meeting packet to more effectively report the work of the Wahconah Building Committee. Members offered suggestion and comments.
- **Action Item:** Paul Babin will get George Desmarais a simplified explanation of how the new card entry/alarm system will work.

Motion made by member Furlong and seconded by member Carroll-Lombardi

- To adjourn the meeting.

Motion passed unanimously.  
Meeting adjourned at 8:45 PM

**Next Meetings:** December 1, December 15

Green Wahconah & Athletic Facilities Advisory Committee: 5:00-7:00 WRHS Library

Wahconah Building Committee: 7:00-9:00 WRHS Library