

## Joint Building Committee Meeting

March 21<sup>st</sup> 2016

SAU 56 Conference Room

4:00 pm

1. **Call to Order:** Bolduc called the meeting to order at 4:00pm and the following members were present: Bolduc, Gibson, Dumont and Messier. Also present was Jeni Mosca, Marie D'Agostino, Katelyn Carrington, Joe Campbell, Andy Lucier and Lori Lane.
2. **Approval Of Minutes:** A motion made by Messier seconded by Dumont to approve the minutes from March 7<sup>th</sup> 2016. VOTE: Motion passed, unanimously.
3. **Roof Update:** Supt. Mosca stated that they went to the finance committee a week ago. Denis did a great job presenting the need for the roof and why it wasn't in the budget. She stated that they talked about when they made the budget the decisions were made based on programs and that the roof wasn't necessarily about programs but it made sense with so many penetrations. She stated that four council members felt it made sense and Bob and Scott talked about taking it from the fund balance. She stated that an ordinance will go to council this evening but the issue is that because it will come from the fund balance they need a 2/3 majority vote and a public hearing so they can't have it go tonight it will have to sit until the next meeting. Campbell stated that is still plenty of time for us. Supt. Mosca stated that she would like to thank Denis and the council for this. Bolduc stated that hopefully it will pass because it will be a great thing.
4. **Budget Update:** Supt. Mosca stated that at the last meeting Ken asked for what we have spent to date. Marie is keeping track of the bills and 75% of the bills go to the state and the other 25% is against the bond. D'Agostino stated that the total bills paid to date are \$478,949.10. She stated that she has been billing the state as the bills come through. To date the state has been billed \$359,211.83 and the district cost is \$119,737.28. Bolduc stated that we make the checks out for our portion. D'Agostino stated that we pay the full cost and then the state reimburses us.
5. **Project Update:** Campbell stated that they have an average of 40-50 people on site and that is sizeable when you take into consideration the size of this project. He stated that the sub-contractors are properly managing the job. He stated that the plumbers and electricians are cutting and capping. He stated that we are doing our best to make it neat and organized. He stated that the staff is being great with helping and Andy is a huge asset. He stated that we were dealing with a smell issue when they cut the sprinkler line and there were dips in the system that did not drain and there was water in the pipe that had been there since it was installed which caused the smell. He stated that we have air purifiers and opened things up and the smell has seemed to have dissipated. He stated that we will be prepared during phase two so we will anticipate that we will not get that smell. Gibson asked if they have started segregating the electrical. Campbell stated that the fire alarm was done today. Bolduc stated that he had a walkthrough today and he could smell it but it wasn't overwhelming. He stated that he walked the whole area and he saw no dust and it was very clean. He stated that it was very neat for what was going on and he was very impressed.
6. **Other:** Bolduc stated that he had a question on the pad where the greenhouse used to be and asked if they had made changes on that. Campbell stated that they are looking at cost saving ideas. He stated that the original intent of the design was to use the existing pad because the architects and engineers thought they needed a hard space outside for the building trades program and the idea was to utilize the slab but make some upgrades. He stated that he did a cost analysis and there is a \$2500 savings to remove the slab and put down gravel with three inches of asphalt. He stated that it is a cleaner solution and a long term permanent solution and that would be his recommendation. Bolduc stated that it would be more work to save what is there. Campbell stated yes. He stated that he did a preliminary cost and Banwell has asked the civil engineers to review it and then we will bring a full proposal by the next meeting. Gibson asked if there is a way to segregate that area from the rest of the parking lot because his concern is that people will use it for parking. Lucier stated that there is

still a grass section around it and trees there. Bolduc stated that we could put up no parking signs and that could help. Campbell stated that they will bring a full proposal to the next meeting. Bolduc stated that he would like to see a breakdown of the GMP. Campbell stated that the contract we have with you has all that broken down. D'Agostino made copies for the JBC. Bolduc stated that in the walkthrough this morning Andy mentioned some small items that have come up such as the window sills are rotted and doing something with the expansion joint. Campbell stated that as we open up the guts of the building we will uncover that stuff and it is our job to point that out and price things as we see fit. Bolduc stated that it is great that they picked up on those small things. He stated that he appreciates that and thanked him for that. Campbell stated that if there is an item that is time sensitive he will bring them up. Supt. Mosca stated that they are going to start meeting weekly and Ken will be coming as the chair of the JBC. She stated that she has been meeting with Katelyn, Lori and Andy since October to talk about programming and they have expanded the team to include North Branch and Banwell and Julianne as well. She stated that Ken will start coming and if we have to make simple decisions we make them and if there are huge costs those will come to this group. She stated that we will make minor decisions but major decisions will come back to this group. Dumont stated that he doesn't see that we need a meeting for \$2,000 items because we have a contingency for that. Gibson stated that he assumes that you are taking minutes for these meetings and he would like a copy of those so we can be aware of them. Messier stated that if a decision has been made in the minutes, he asked that they email them. He stated that it would be upsetting to see someone spend money and then he hear about it on the street. He stated that we need to set an amount of money that we want to approve. Bolduc stated that we need a consensus of what everyone wants. A \$5,000 threshold was decided. Messier stated that it is all about transparency and making sure things are written down. Gibson asked if anything has popped up that we didn't expect. Campbell stated that we probably have 50 items a day which is typical of any project. They are minor items and if anything big comes up he will make sure to bring it to your attention. He stated that they have been minor things and my team is doing the job of flushing things from the design compared to the building. Supt. Mosca stated that the big issue that is hanging out there is the moisture in the floor. Campbell stated that every slab has moisture that comes up and mess with the adhesives with the flooring. He stated that the low VOC adhesives are not as good as the old products and now the adhesive is more susceptible to failing. He stated that we go in and test the moisture and see if we are within the allowable limits and every type of flooring has a different requirement. He stated that they tested this week and they expect to have the results back later this week. He stated that they tested in each area. He stated that if it comes back negative we could decide that it is close enough and we risk it, or we may want to install moisture mitigation products which requires blasting the slab and put down a topical solution but these are expensive around \$4-5 a square foot and the third option is taking the risk and voiding the floor warranty. Gibson stated that for a typical school what the life expectancy of flooring is. Campbell stated that it really comes down to the type, VCT is around 10 years. Messier stated that the property is filled with bricks because the wetland was covered in 50-60 years ago so there is a whole lot of water. He stated that the third option may be the option or you're spending some money. Gibson stated that if the moisture is an issue, in lieu of going through mitigation, is there a type of flooring that holds up better. Campbell stated that the worst flooring is sheet vinyl but VCT can also have issues. Bolduc asked if they all have different thicknesses. Campbell stated that they are all different. Messier stated that the issue is with the adhesive so it doesn't matter the thickness. Bolduc stated that the flooring that has been there hasn't come up. Lucier stated that it has come up in some areas. Bolduc asked how long the testing takes. Campbell stated that this week and if they don't come back favorably they have some work to do to come up with a chart on recommendations based on areas and come up with a cost. He stated that it is an urgent item as far as he is concerned. He stated that we will have the results at

the next meeting but we won't have the full cost out. Messier stated that memorial drive is on the plan for road resurfacing so if you plan on doing any paving you may be able to get a price break. Campbell stated that at the last meeting we went through the alternates and at that time one was approved so we have formalized the paperwork associated with that. D'Agostino stated that Ken will sign these.

**7. Next Meeting:** April 4<sup>th</sup> 2016 4:00pm SAU 56 Conference Room

**8. Adjournment:** A motion made by Messier seconded by Dumont to adjourn. VOTE: Motion passed, unanimously. Meeting adjourned at 4:40pm.

Katie Krauss  
JBC Recording Secretary

Pending Board Approval