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WELLINGTON SCHOOL BUILDING COMMITTEE
MINUTES
February 6, 2013
School Administration Building Conference Room
7:30 AM

Meeting #162

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

Skanska – Rico Autori

Clerk: Chris Kochem

Guests: Susan Carey

Mark Haley, Chair, called the meeting to order at 7:35 a.m.

Invoices

John Bowe presented the invoices for approval.

1. **Acentech** for partial payment of \$1,000.00 for services provided from May 1-31, 2012. *Pat Brusch made a motion to approve payment of \$1,000.00. The motion was seconded by Laurie Graham and unanimously approved.*
2. **Jonathan Levi Architects** for basic services from August 1-31, 2011. *Eric Smith made a motion to approve payment of \$15,872.85 The motion was seconded by Pat Brusch and unanimously approved.*
3. **Jonathan Levi Architects** - final invoice, dated December 2012, for basic services, which brings Mr. Levi to 100% of the main contract. *Eric Smith made a motion to approve payment of \$28,209.95 The motion was seconded by Pat Brusch and unanimously approved.*

Heidi Sawyer and Amy Spangler arrived at 7:45 am.

4. **Jonathan Levi Architects** for \$1,889.37 (Aug. 1-31, 2011), \$1,889.32 (July 1-29, 2011) and \$13,225.31 (Dec. 1, 2010-June 30, 2011). These invoices were deferred, not paid. Mark Haley will contact Jonathan Levi to request documentation in writing how these extra services are related to CA Services.
5. **Burnell Controls** - Bill Lovallo gave two invoices from Burnell Controls, Inc. to Rico Autori of Skanska to investigate and inform the WBC if these invoices are the responsibility of MB Kenney or the WBC.

John Bowe will work with Donna Pini to find out what furniture invoices are still outstanding.

Discussion of Ongoing Work

Rico Autori of Skanska gave an update on progress. On Saturday, Feb. 2, there was a crane at the site to add framing of the roof work for RTU-3. Weather permitting, the intent is to complete the steel work on February 8. Also, on February 8, they will be using a boom truck for Century to bring supplies onto the roof; Century needs about a week to do their job. If they try to deliver supplies before school

starts, Bill said that any crews need to be done with delivery by 7:00 am. Mr. Autori's goal, weather permitting, is to get the roof work done by the end of February vacation.

Other work that has to get done – baffling on the roof as part of the noise mitigation – done by a company called Trumbull Campbell. The pieces are made and they need to be painted. They can be installed during the week of February 18.

Other Ongoing Work

- Break metal for the windows where the expansion joints are was unfinished (from the outside). Lockheed is bringing a boom in to complete this work on Saturday, February 8.
- Anise – electrical work – two days of electric work – will tie the emergency generator controls to the emergency power.
- Plumbing – Sagamore – week of February 18 – Rico Autori will schedule this service with Jimmy Tatten (custodian)
- Servicing acid waste system in the basement - training for Jimmy Tatten/Fred Domenici
- Commissioning – Rico Autori has spoken with a representative of MB Kenny; GGD has approved the sequences and sent them to the commissioning agent. Mike Dikons (commissioning agent) – believes that the commissioning will be resolved soon. Mr. Lovallo said that Sean Burke of PMA would like to be involved in any final discussion.
- Fault in a smoke alarm in RTU-6 – Rico Autori spoke with MB Kenny about this issue and is working on identifying the problem.
- Gang bathrooms – the holes in the counters for trash are not edged properly; Skanska is going to repair them.
- Freezer – Fred Domenici asked the school department vendor to take a look at the freezer and the vendor ordered a whole new seal to repair the freezer. It has been working properly for three weeks.
- Manuals that are due – Rico Autori has them and will forward them to the School Department. There are record documents for operation and maintenance of building systems and components.
- Remote control for the automatic shades for the cafeteria needs to be ordered.
- Shades for the building – Rico Autori did an inventory of the shades , brackets, etc. and he expects to have someone do the installation. There were some supplies in the community room closet. The shades will be done by the end of February and can be done after 6:00 pm.
- Assistant principal's office – will be completed in the next couple of weeks.
- Bill confirmed that, if there needs to be shoveling on the roof, they need to use plastic shovels and be mindful of the roof membrane which can be damaged easily.
- Fin tube radiation getting to the ends of the wing – Bill Lovallo said that they are slowly getting the heating issues resolved. For example, in the bathrooms, there was a manual valve that was set at 75% and the automatic valve could not operate fully. Now that the manual valve has been opened to 100%, the bathrooms are warm enough. The end of the wings are also doing ok.
- Furniture – it was noted that the lateral filing cabinets cannot be moved with files in them.

Neighborhood Concerns

Susan Carey said that there's been noise from the heating systems every night, all night. She asked that Rico Autori work with delivery staff to not allow their trucks to idle on Orchard Street.

Acoustic Testing

After the commission report is done, Bill Lovallo proposed that there be a community meeting for the

beginning of March so that community members can offer comments about the acoustic testing. Then, Bill will schedule Acentech to do the through-night testing again, hopefully in mid-March with a goal for a Planning Board meeting at one of their April meetings, rather than at the end of February.

Building Plaques

There are two plaques from the earlier Wellington buildings. Heidi Sawyer will present a design of the new plaque to the WBC at the next WBC meeting with the goal that all three plaques will be displayed in the Wellington.

Rico Autori left the meeting at 8:35 a.m.

Budget

Bill Lovallo asked that John Bowe give an update at the next WBC meeting regarding the Project budget.

MSBA

There was discussion about the amounts that the MSBA owes Belmont. Chris Carroll of PMA submitted a form and PMA has to follow up. PMA is balancing categories so that the reimbursement from the MSBA can increase.

Tennis Courts

Mark Haley is meeting with a representative from a tennis court repair company, who was under contract with the town for the repair of the Grove Street and PQ tennis courts. Because the BHS tennis courts are such a small job, it will be very costly to arrange for this separately. There is a possibility that the BHS tennis courts can be repaired, with the WBC paying the cost, through an extension of the current town tennis court contract.

Bucket Four

Bill Lovallo suggested that the committee consolidate and prioritize the list of items on that could be potentially purchased in 'Bucket Four'.

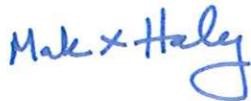
Cleaning Ducts

There was discussion whether the need for the first cleaning of the ducts is due to construction materials and therefore could be covered by the WBC.

The next WBC meeting will be held on March 6, 2013 at 7:30 a.m.

Pat Brusch made a motion to adjourn the meeting at 9:00 a.m. The motion was seconded by Eric Smith and unanimously approved.

Respectfully submitted,



Mark Haley
Chair