

## WELLINGTON SCHOOL BUILDING COMMITTEE

## MINUTES

July 25, 2018

School Administration Conference Room

7:30 AM

**Meeting #192**

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

Clerk: Chris Kochem

*Mark Haley, Chair, called the meeting to order at 7:35 am*

**Review and approve invoices from Contractor, OPM and Architect**

- **TBA Architects – contract:** *Mark Haley made a motion to approve the 2018 contract with TBA Architects for \$52,170 including a \$10,000 allowance for Acentech. Pat Brusch seconded the motion and it was unanimously approved.*
- **TBA Architects – invoices:** *Mark Haley made a motion to approve four invoices (#12152, #12151, #121054, #121044B) for TBA Architects, totaling \$18,326. Pat Brusch seconded the motion and it was unanimously approved.*
- **Pinck & Company – invoices:** *Pat Brusch made a motion to approve two invoices (#10882, #10932) for Pinck & Company, totaling \$6,798.57. Eric Smith seconded the motion and it was unanimously approved.*
- **NEBC – invoice:** *Pat Brusch made a motion to approve one invoice from NEBC, the contractor who is working on the flutes and acoustic shelving, for \$117,325. Eric Smith seconded the motion and it was unanimously approved.*

Steve Dorrance joined the meeting at 7:42 am.

**Status Updates**

- Mark Haley reported that the panels are being shipped around August 12-13. The NEBC contractor has worked diligently to complete this work before school re-opens in September. The work in the classrooms is completed. They are waiting for panels to arrive (around August 12-13) to start in the cafeteria and then do the atrium. This part of the project will not affect the classrooms.
- Gasketing – the gasketing contractor is working on the final punch list for this part of the task. The gasketing contractor has not submitted an invoice as of yet.
- There was discussion about whether there should be acoustic testing, at a cost of \$6,000-\$8,000, after the remediation work is completed. Steve Dorrance said that there is a perceptible difference in a classroom that has had the remediation work versus a classroom that has not yet had the remediation done. Committee members who have been in the building agreed with Mr. Dorrance. There was agreement to wait on doing any testing.
- Lighting – there are 26 lights in the library and atrium. There was agreement among the committee that all of these lights should be replaced with LED units.

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- Ipe wood on exterior of the building – Steve Dorrance reviewed the original contract for the building and said that the ipe on all four sides was to be finished with a clear coating. Also, he does not believe that a penetrating stain was used by the painter. In some cases, the finish has held up really well; in other places, particularly in areas of high sun load, the finish is not holding up as well. Mr. Dorrance is looking at options to best resolve this situation. In places where the finish is degraded, one option may be to pressure wash the outside of the building with bleach. Then, by hand, paint and ‘break’ the lines. Anything that is bare wood will need to have two or possibly three coats to match the parts of the building that is not being treated. Mr. Dorrance will ask one of the town’s house doctors to give a price for this project.
- Birds/bees – Mr. Dorrance reported that there is a cap that goes around the parapet and the birds are going under the parapet. The birds are also going under the windows on the second floor. There does not currently seem to be a way to deter them. Also, there are bees that have created hives in parts of the exterior of the building. He noted that, from a public health point of view, it is important to periodically pressure wash the windows and the ground area to remove the bird droppings.

**Slope by the school on the small playground side of the building** – Mr. Dorrance reported that this slope was not designed for foot traffic but many children use it so that it is wearing away and undermining the sidewalk. The rise goes from 13” to 18” and the two benches are right against the walk. There are two ways to resolve this issue:

- 1) Use a wood-grained texture looking slab of concrete – pinned and glued in place
- 2) Do this with pressure treated wood, pinned in place, use a piece of ipe

If the above is done, a fence would not be needed on the other side. Mr. Dorrance suggested that the area could be done in eight foot segments and they could possibly create gardens for the classrooms to use, with a soaker hose added for watering.

So that the project could be resolved more quickly, Bill Lovallo suggested, and committee members agreed, that Mr. Dorrance coordinate this project with TBA Architects since the WBC has a contract with TBA for 2018.

### **Approval of Minutes**

*Mark Haley made a motion to approve the minutes of the meeting of June 6, 2018 as discussed. Pat seconded the motion and it was unanimously approved.*

*Bill Lovallo made a motion to adjourn the meeting at 8:20 am. The motion was seconded by Pat Brusch and unanimously approved.*

Respectfully submitted,

*Mark Haley*

Mark Haley  
Chair