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WBC

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

Meeting #163

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

Liaisons Attending: Amy Spangler

Clerk: Chris Kochem

Guests: Susan Carey

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

John Bowe presented the invoices for approval:

- **Mega Medical Supply Co., Inc.** for 11 flat book trucks that had not been previously paid, to be paid from FF&E. John Bowe made a motion to approve payment of \$3,520.00. The motion was seconded by Eric Smith and unanimously approved.
- **Valley Communications Systems, Inc.** for IT expenses. Eric Smith made a motion to approve payment of \$138.08. The motion was seconded by Bill Lovallo and unanimously approved.

Budget

Mark Haley said that he has been in discussion with Chris Carroll from PMA about the budget codings for the MSBA. Mr. Haley is going to call a meeting with Mr. Carroll and Sean Burke to resolve the budget codings so that Mr. Haley can arrange a meeting with the MSBA by March 31.

Punch List

Bill Lovallo reported that during the February winter break, Skanska completed many items.

- Screens – the order has been placed for any missing pieces, which should be received and installed within the next four weeks.
- After the big blizzard in early February, there was a minor roof leak in Room 172 that has been repaired under warranty.
- Amy Spangler and Jimmy Tatten had put together a list of repairs that needed to be done to walls and Skanska resolved them while their team was working on the roof.
- The freezer in the kitchen has worked since it was repaired under the school system's contract by Bedford Mechanical, which is good news.
- The remote control for the cafeteria shades is on order.
- Commissioning agent – the final submittal of operation sequence that was floating around has been approved by GGD and NB Kenney can now finish their work so that the final commissioning check can be performed by SBS. This scope is expected to be finished in the next couple of weeks.
- The emergency stairwells, particularly the one closest to the Orchard Street, get very hot. Mr. Lovallo will check into this.

Roof screening and noise mitigation:

Roof screening was done during February vacation. Bill Lovallo said that the repair was done well and that the subcontractor did a great job of seaming the metal panel and extended the metal framing.

The baffling is not done yet as it is being painted and he hopes that it will be done by March 31. This is the last piece of the noise mitigation that needs to be completed before the acoustic testing can be done. Once the baffling is done, the WBC will hold a community meeting, hopefully in April, then do the acoustic testing, then go to the Planning Board. It is likely that the WBC will not be able to go to the Planning Board before their May meetings.

Neighborhood Concerns:

Susan Carey - reported that there is inconsistent noise. Bill Lovallo reported that he had spent an hour with Fred Domenici reviewing the building trending reports. It appears that Mr. Domenici has the RTU's under control. The kitchen equipment is running every hour through the night. The kitchen staff has a way to shut the fans for the kitchen equipment down each night and they will now do so. There was discussion about whether there should be a timer for the fans. The control for the dishwasher fan needs to be identified so that it will not be able to turn on at night.

Screening around the Transformer

Mr. Lovallo said that the Planning Board has reported that there have been neighborhood complaints that there is not enough screening around the transformer on the Orchard Street side of the building. There was agreement that the current shrubs should be replaced by evergreen shrubs.

Trash Pickup

The Planning Board has asked that there be a resolution to the way that daily trash is put onto Orchard Street. Mr. Lovallo asked that Laurie Graham work with the school department on this operational issue.

Temporary certificate of occupancy

The list is down to three items.

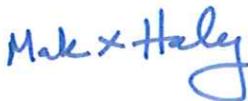
Jonathan Levi Architects

Jonathan Levi has asked to meet with the WBC to go over the project and discuss how the process went and how the building met with the expectations of the Committee. Mr. Lovallo said that this meeting could be very helpful to members of the committee for any future projects. There was agreement that this should be scheduled for an upcoming WBC meeting. Mr. Lovallo will discuss with Jonathan Levi.

The next WBC meeting will be held on April 3 at 7:30 a.m.

Laurie Graham made a motion to adjourn the meeting at 8:30 a.m. The motion was seconded by Eric Smith and unanimously approved.

Respectfully submitted,



Mark Haley
Chair