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WELLINGTON SCHOOL BUILDING COMMITTEE

MINUTES

April 25, 2012

School Administration Building Conference Room

7:30 AM

Meeting #150

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

Liaisons Attending: Donna Pini

Clerk: Chris Kochem

Member of the Public: Susan Carey

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

Invoices

John Bowe presented the invoices for approval.

1. **Arlmont Word Processing Services** for secretarial services for February 2012. *Pat Brusch made a motion to approve payment of \$675.00. The motion was seconded by Bill Lovallo and unanimously approved.*
2. **LCN** for cable labels, firestop to be paid from the IT budget. *Pat Brusch made a motion to approve payment of \$210.00. The motion was seconded by Bill Lovallo and unanimously approved.*
3. **Boston Organ Piano** for a Yamaha keyboard to be paid from IT budget. *Pat Brusch made a motion to approve payment of \$3,515.00. The motion was seconded by Bill Lovallo and unanimously approved.*
4. **Cronin Signs & Truck Lettering** for SMART Board wall mount bracket to be paid from the IT budget. *Pat Brusch made a motion to approve payment of \$350.00. The motion was seconded by Pat Brusch and unanimously approved.*
5. **Acentech** for acoustical consulting for March 1-31, 2012. *Mark Haley made a motion to hold payment of this invoice until next month. The motion to hold payment was seconded by Pat Brusch and unanimously approved.*
6. **F.D. Steritt Lumber Company** for pressure treated plywood for future roof screening. *Heidi Sawyer made a motion to approve payment of \$386.74. The motion was seconded by Bill Lovallo and unanimously approved.*
7. **Belmont Public Schools** for custodial coverage during sound testing. *Heidi Sawyer made a motion to approve payment of \$522.56. The motion was seconded by Bill Lovallo and unanimously approved.*
8. **JLA Associates** for IT and security additional work for February 2012, to be paid from the IT budget. *Heidi Sawyer made a motion to approve payment of \$5,643.00. The motion was seconded by Bill Lovallo and unanimously approved.*

Acoustics

Bill Lovallo reported that Bob Berens of Acentech did the acoustic study of the neighborhood about a month ago. The Acentech team spent about four hours taking the acoustic readings in the neighborhood. Bill Lovallo expressed concern that Mr. Berens has been delayed in presenting the acoustic report, which is pending and should be submitted within the week.

Thus far, Mr. Berens is putting together study models that represent some improvements to the acoustics, trying to qualify and quantify them.

When they set up the plywood screen testing, it showed that there should be a marked reduction in the noise level at the area around the Carey house. Among other things, they are also considering increases to the height of the screening and looking at ways to mitigate the source of the noise including the units themselves. Mr. Lovallo is also communicating with the peer reviewer (Greg Tocci of Cavanaugh Tocci).

There is a discussion about what could be a potential target for noise reduction. Ambient noise in the neighborhood at 4 am is approx. 25 dBA; during the evening, it was between 35 and 45 dBA. They are trying to identify how much they can reduce the noise.

Susan Carey, a neighbor, noted that the RTU units went on during the night on a recent evening. It was agreed that Susan Carey will contact Darrell King who will notify the school department.

Bill hopes to meet with the Planning Board in late May so that the work could be done in the summer.

Amy Wagner asked about the sound issue between classrooms. Bill said that this is a Jonathan Levi and Skanska issue and it is on the punchlist.

Contract for Cavanaugh Tocci

Bill Lovallo presented a contract for Greg Tocci of Cavanaugh Tocci for time and materials related to the acoustics testing, not to exceed \$5,000. *Mr. Lovallo made a motion to approve this contract, Pat Brusch seconded it and the motion was unanimously approved. Bill Lovallo then noted that the amount that he had stated was in error and the the contact with Cavanaugh Tocci should not exceed \$4,000. Mr. Lovallo made a motion to amend the contract payment to \$4,000. Pat Brusch seconded and it was unanimously approved.*

Commissioning Agent

Mark Haley said that the commissioning agent has completed their review of the heating cycle and is set up to do the cooling cycle. The agent will also verify that the geothermal system and the chill beams are working.

RTU-3

Bill Lovallo said that RTU-3 was moved to its new location on the roof during the week of April 16. Unfortunately, the offset curb had a metal seam and it was not flashed properly and there were then leaks in the building due to the heavy rain on April 22-23. Skanska was called and a crew did a repair to the seam on the roof. Skanska is working with Century regarding the wet drywall and the finishes and what repairs will need to be done. Amy Wagner asked that Fred Domenici be involved in any decisions about the resolution. Mark Haley said that, once a repair has been identified, they may need to check to make sure there is no mold, etc.

Amy Wagner also mentioned there is a leak in room 210 – she has told Adam Maxcy from Skanska about it.

Temporary Certificate of Occupancy

There are 14 items on the Certificate of Occupancy list. The goal is to have everything in order from the design team so that construction by Skanska will begin on approximately Monday, June 18 and be done on July 31. Mark Haley said that a schedule should be in place by early June so that everything Skanska needs is in place so that Skanska can begin the repairs on June 18. Bill Lovallo said that, as the owner's project manager, PMA will be more proactive regarding Skanska and JLA.

Amy Wagner will report back to Bill Lovallo regarding the scheduled summer activity for the Wellington. She noted that the LABBB program will be in the building for an extra three weeks. the Pre-K summer program will be in the wing by the gym. Also, there will be a summer rec program at the Wellington during the summer.

Mark Haley suggested setting up a close-out subcommittee for meetings regarding the lists and the Skanska Request for Equitable Adjustment. *Eric Smith made a motion to create a closeout subcommittee of Mark Haley, Bill Lovallo, Pat Brusch, and Eric Smith to deal with punch list, closeout items, the REA and report back to the full committee. Pat Brusch seconded the motion and it was unanimously approved.*

There was discussion about not completing the ipe on the fins at the two entries to the school. Committee members will go to the site and see which option they prefer.

Landscaping

Heidi Sawyer will coordinate a meeting with the landscaping team. Mark Haley noted that they need to coordinate planting of evergreens on the property line by the lower school playground; also top dressing and re-seeding needs to be done. The goal is the first week of May.

Change Order #240

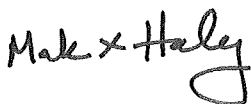
Bill Lovallo discussed Skanska's change order #240 for \$170,322 regarding the need to slightly move RTU-3 and reported that the design team documented that the clearance issue was due to a lack of contractor coordination so he had rejected this request for the change order and is awaiting any further response from NB Kenny.

CHPS

Laurie Graham and John Bowe will start working on the CHPS and the energy piece.

Mark Haley made a motion to adjourn the meeting at 8:50 a.m. The motion was seconded by Pat Brusch and unanimously approved.

Respectfully submitted,



Mark Haley
Chair