

Bonded Capital Projects Meeting Minutes – April 25 , 2013

Present: Bill Brennan, Karen Birck, Dick Dubow, John Murphy, Steve Pierce, Judy Zucker, Ty Tregellas, Gillian Kaeyer (Turner)

Agenda Items

1. Middlebrook & Comstock Roof Projects: Turner reviewed the project budget with a corrected value for the design services from Hoffman. Turner also met with ATC at Comstock to review the scope of the abatement work in the ceiling to access the roof drains from below. ATC took samples and determined that only the pipe insulation contained ACM and not the ceiling tile glue dabs as suspected. Turner will coordinate with John Murphy's abatement contractor for the abatement prior to the roofing work in August. Turner also noted that the roof deck at Comstock was tectum and not gypsum as stated in the Hoffman document. This should improve the results of the pull tests for the roof uplift. Hoffman did submit a bill for their bidding services, which Turner will recommend for payment. B. Brennan is researching the expenditures vs the appropriations for this project. Turner to review proposed contract with Ken Bernhard and then close with B. Brennan.
2. Middlebrook & HS Toilet Renovations: The Toilet Renovation bids were received at 2pm. G. Kaeyer summarized the bid results were approximately \$690,000 over the \$1,067,200 budget. Most bid packages were on budget, except for plumbing and general trades. We received only one bid for plumbing, due to a simultaneous bid at Sacred Heart due 4/25. The bid is \$492,000 over the budget and Turner does not feel that it is a responsible bid, so this package will be rebid. In General Trades there were three bids, but the low bid was \$212,000 over budget probably due to the amount of ceiling work necessary to brace the new walls up to the structure, not shown on the schematic drawings. Turner will review the bids for completeness and investigate some value engineering items with the bidders.
3. Miller Driscoll: The Building Committee has been formed and their first meeting will be 5/1/13. The CPF report has been issued, and the primary request is that the SOR distinguish between the rooms that exist and rooms that are desired. Turner mentioned that ATC indicated that PCB testing is required for schools seeking reimbursement. The committee requested that ATC attend the next meeting to better understand the requirements for PCB testing. Turner also mentioned that the State will be requiring certain security requirements for upcoming school projects, but the legislation is not yet defined. Turner issued an updated schedule which requires a Special Town Meeting in March 2014 and a path for reimbursement and a construction start in July '15. K. Birck indicated that the Ed Specs were being prepared by the Board of Ed. Turner to prepare RFQ/P's for design and CM services. Energy modeling to be a requirement of the designers
4. Comstock Building Evaluation: The gym ceiling removal and painting is complete and looks great. Finalizing the formation of the building committee.
5. Gas Service Turner submitted an updated estimate of \$470,000 for the boiler replacement and gas service to Comstock.

Reminder that the next meeting is Thursday May, 9th at **2:30pm, instead of 1:30pm** at Town Hall.