

## **Bonded Capital Projects Meeting Minutes – August 8, 2013**

Present: Bill Brennan, Bruce Hampson, Karen Birck, Dick Dubow, John Murphy, Steve Pierce, Judy Zucker, Ty Tregellas

### **Agenda Items**

1. **Middlebrook & Comstock Roof Projects:** The roofing project at Middlebrook is about 50% installed following the MEP work, the target is to complete all the roof layers before the start of school. There may be some metal trim work that carries forward. The abatement work at Comstock will begin 8/19. Turner reviewed the change log for the project - the major changes to date at Middlebrook involves an unusual framing detail at the rake of roof E (PCO #4 - \$10,56est. actual cost \$9318), and some additional blocking due account for the insulation thickness (PCO 10 & 11 - \$5900 est. actual cost \$6,131). PCO #5 resurfaced due to warranty concerns, J Murphy willing to exclude this condition from the warranty to avoid \$19,000 in added cost. J. Murphy wants to stay with ultra-white cap sheet to maintain longer warranty. Comstock has contingency allocation of approximately \$21,500 for the abatement work and ceiling replacement, and Middlebrook has expended \$21,962. There is a balance of \$34,500 for the two projects.
2. **Middlebrook & HS Toilet Renovations:** All contracts signed except for the painter, who is on vacation this week and will sign on Monday. Teachers return 8/19 and the students 8/26. The schedule is tracking to complete all the toilet rooms before the start of school. Turner reviewed the change log attached and the major changes to date are: epoxy over existing tile (\$19,217 actual), Rework existing heaters ( \$11,200 est, \$10,260 actual), added abatement (\$26,400 est. ), premium time budget ( \$21,536, \$16,309 revised), and replace the in wall plumbing (\$21,248), additional masonry work (\$20,000), and other small changes. The PCO log totals \$140,342 out of the total \$142,615. The remaining funds are limited, but so are the risks at this point..
3. **Miller Driscoll:** B. Hampson reviewed the selection process and the fees for the four shortlisted firms. Based on the interviews, the office visit, and previous work with the Town; TSKP is the preferred architect. The Building Committee will vote on 8/15. The BOS will ratify the BC recommendation on 8/19. The major issues going forward concern PCB abatement, the possibility of avoiding temp. classrooms by means of a permanent addition, and the pros/cons of state reimbursement. These issues will be addressed in the early stages of the schematic design.
4. **Comstock Building Renovation:** B. Brennan introduced the idea of relocation a Town Department to Comstock to allow for added staff at Town Hall. The Town needs to decide what department could move and how the “fit” works with the rest of the Comstock program. S. Pierce is pricing the preliminary 5 projects, but will not proceed with the work until all the pricing is in. Two early project may have to be delayed until the Town Dept relocation is resolved. The Building Committee is preparing an RFQ/P to be issued for selecting an architect.
5. **Gas Service:** B. Brennan to meet with Yankee Gas on 8/13. Hope to have PURA approval by the end of September.

Reminder that the next meetings will be August 22th at 1:30 pm.