

Dedham ECEC – SBRC Meeting – February 25th, 2019

In Attendance: Dave Roberts, John Tocci, Steve Bilafer, Ron Hathaway, Mayanne Briggs, Brendan Keogh

Absent: Mary Ellen McDonough

Also Present:

From CMS – Kevin Griffin; From KBA/RDA –Mike Williams, Dan Bradford; From Town of Dedham – Superintendent Mike Welch, Principal Kim Taylor; From HV Collins – Patrick Collins.

The meeting was called to order at 7:15 PM.

Dave Robert's asked for public comment and seeing none moving on to invoices. Motion for approval of minutes for the January 22nd 2019 meeting motion made by Mayanne Briggs Seconded by Steve Bilafer Passed 6-0. Motion for approval of minutes for the February 4th 2019 meeting motion made by Mayanne Briggs Seconded by Steve Bilafer Passed 5-0 with Brendan Keogh Abstained.

Dave Roberts asked for a budget update from Kevin Griffin. Kevin explains that the moneys left in the budget are accurate and that the change orders will not transfer over to the anticipated column because they will roll up into the construction contract. All bid savings were rolled up into construction contingency and we still have 1.475 in contingency. Ron Hathaway asked why contingency is tracked under anticipated? Kevin Griffin said it should be removed from there. Ron Hathaway asked why the lines at the bottom of the sheet all do not add up to one another? Shouldn't they all add up to the total project budget at the end of the day? Kevin Griffin said he will take this back and review all the budget with Paul to have it all double checked and will send out an update once completed to all members.

Dave Roberts for Kevin Griffin to give an update on the correspondence from the MSBA about the commissioning. Kevin Griffin replied that the MSBA wanted to have a written update on the envelope commissioning progress on the project. Specific to the correspondence from Wausau on the window issue, also as to why the infrared testing had not been done yet. We sent over all the documentation from Wausau and the window installation company "AGC" this answered their question about the window issue. We also informed them that there is temporary siding on the building and that doing a scan now would not be in the best interest of the town. Lastly, we provided the approved meeting minutes from the SBRC that voted to extend HV Collins contract. They are asking standard questions that we see on most of our MSBA projects.

Dave Roberts asked how much longer we thought the punchlist would go on for? Kevin griffin Replied outside of the summer work 60-90 days.

Ron Hathaway asked if the server rooms all have battery backup and Kevin griffin replied that they do not but they are all on emergency power. Kevin also added that the problem we had with the heat yesterday was an isolated issue and not something that should happen again, according the siemens. Kevin also stated that the controls systems for these buildings now are so smart and complex that we have yet to have a single project without and issue. Kevin also explained the technical aspects to the lighting system as well and that the building is so smart it will harvest the light from the windows and auto dim the lights in the room to save energy.

Dave Roberts asked for the status on the punchlist. Kevin Griffin replied that the punch list is done for the interior and the exterior won't start till the spring. Collins is working on getting people COR'ed and then April vacation will be the big push to finish the punchlist.

Dave Roberts asked if there are any CCD's, PR's or CO's? Mike Williams replied that we issued a CCD 28 for four changing stations, Epoxy painted floors at the sealed concrete areas in the utility spaces, changes for the fire dept signage, and change of devices to the fire dept, changing of the Bosch dishwasher, add marker boards in shared office, add coat hooks in single bathrooms and change of the exhaust curb height in the kitchen this was for up to \$8,000.00. Change order #9 is for the time extension for HV Collins. Change Order #10 is for PCO 38 the overhead door change that was previously discussed for \$16,734.23, PCO 40 for added granite curbing that was missed on the civil drawings that's for \$17,978.28 Kevin Griffin added that cost was originally \$25,000, PCO 46 for changing the unit heaters in the kitchen and wash room to a different style unit for \$5,794.85, PCO 48 the previously approved changes to add the shed at the outdoor classroom and the fencing changes for \$28,910.41, PCO 50 for added blocking at the skylight's for \$1,470.69 , PCO 64 for building out the columns in the music room to allow for tile finish for \$964.85, PCO 65 for changing the mail box in the main office for \$5,401.58 and PCO 68 for adding a sprinkler heads for \$1,367.01 totaling \$78,621.90. Motion made to approve change order 10 in the amount of \$78,621.90 by John Tocci seconded by Brendan Keogh. Passed 6-0. A motion was made for approve change order 9 in the amount of \$0 by Steve Bilafer and Seconded by Mayanne Briggs. Passed 6-0 Dave Roberts asked what other costs do we think will come up? Kevin Griffin replied that we have \$400,000 or more in liabilities that will become a change order at some point and the school will be asking for some changes now that we have people in the building and are finding things they want to add. Kim Taylor and Mike Welch echoed that statement they also added that they will be finalizing a second round of furniture ordering in the next few weeks for a summer delivery. Mike Welch added that the teacher and staff are very happy and the original furniture purchases and waiting to order things went very well and the new order is looking like a limited number of items.

Mike Welch discussed the operation of the new school and how well everything was going with drop off and pickup to the use of the cafeteria. He also discussed that we need to schedule a grand opening and that is should be scheduled for a Saturday with sign up times to avoid parking issues. Steve Bilafer commented that we should do it during the April vacation and Kevin Griffin replied that we have lots of work going on for April vacation and can't interrupt HV Collins. Also, we need to send some dates to the MSBA for their input. Mike Welch added that we should look for a mid-May dates to allow for the landscaping to come in prior to the opening. Dave Roberts suggested offering the 2nd or 3rd week in May. Kevin Griffin said he would reach out to the MSBA.

Dave Roberts asked Patrick Collins to have all the temporary fencing removed ASAP especially the gate at the walking path to the adjoining neighborhood.

Dave Roberts added that he wanted to give credit to Kevin for working with the insurance company to get all that coordinated for our use.

Dave Roberts said that if the invoices are ready next week that Kevin can drop them off at the town managers office for the committee to stop by and sign.

Kevin Griffin discussed that there have been some issue with the furniture deliveries and that we have been trying to work through them but have still been having some issues with WB Mason. Kevin Discussed that he had

a meeting with the VP of the local branch to arrange for temp furniture for now. We are being told that stuff is stuck in customs in LA.

Motion to adjourn made by Mayanne Briggs and seconded by Steve Bilafer.

Next meeting March 18th, 2019.

The meeting was adjourned 8:45 PM