

TO: MEMBERS OF THE JOINT BUILDING COMMITTEE

Co-Chairs: Dexter Legg- School Board
Chris Dwyer-City Councilor
City Council Members: Jerry Hejtmanek, Eric Spear
School Board Members: Leslie Stevens, Ann Walker
Citizen Members: Ernie Carrier, MaryAnn List, Peter Middleton
Ex Officio: Stephen Bartlett, Business Administrator
Also: John Bohenko, City Manager
Ed McDonough, Superintendent
John Stokel, Middle School Principal
Dan Hartrey, Clerk-of-the-Works

FROM: Stephen Bartlett, Clerk for the Committee

DATE: November 10, 2010

RE: Joint Building Committee Meeting Minutes

The Joint Building Committee held a meeting at the LHS Conference Room on November 10, 2010. Attending were School Board Members: Dexter Legg, Leslie Stevens, Ann Walker, City Council Members: Chris Dwyer, Eric Spear, Jerry Hejtmanek, Citizen Members: Ernie Carrier, MaryAnn List, and Peter Middleton.

Also attending was: Stephen Bartlett, Business Administrator, Clerk for the Committee, City Manager John Bohenko, Superintendent Edward McDonough, and Middle School Principal John Stokel.

Attending guests:

Mr. Roberts, Mr. LaPosta, Ms. Czarnecki (JCJ)

Mr. Weathers, Mr. Giglio (Gilbane)

Mr. Lajoie, Mr. Kowalski (CES)

Meeting Call to Order

Mr. Legg called the regular meeting #25 of the JBC to order at 6:39 pm.

Roll Call

Mr. Bartlett took roll call.

MOTION:

Mr. Carrier made a motion to accept October 27, 2010 minutes as presented.

Ms. Stevens seconded the motion.

The motion passed unanimously.

Public Comment:

None

Correspondence

None

Old Business

6a) Parrott Avenue Update-

Mr. Roberts reported:

- The TAC workshop regarding site drainage went well.
- The revised drainage recommendation will be presented to the Planning Board at the November 18, ²⁰¹⁰ meeting.

Mr. Weathers reported:

- He met with exterior consultant regarding the necessary scope for re-pointing the brickwork.
- Mortar is in good condition between bricks.
- Focus is needed on the stone and pre-cast banding.
- This will provide savings to the value management log.

6b) Granite Street Field Update- Mr. Weathers reported:

- Underground utilities will start soon.
- Foundation work will start next week.
- Plumbing/electric work will start shortly after.
- City was out to sleeve the waterline.
- Gas main line will be relocated.
- All trades will meet this Friday.
- No abutter issues to date.

6c) Update of Value Management List- Mr. Weathers reported:

- Mr. Hartrey reviewed testing requirements.
- Re-pointing, as reported in 6a, should represent a major savings.
- Any questions or clarifications regarding the value management report should be directed to Mr. Bartlett. Mr. Bartlett will distribute the questions and answers to all JBC members before the December meeting.

6d) Interior Finish Presentation- Ms. Czarnecki, JCJ Sr. Interior Designer gave a detailed presentation on the revised interior finish choices, incorporating JBC comments and requests to date.

MOTION:

Mr. Spear made a motion to accept the interior design elements as presented.

Mr. Hejtmanek seconded the motion.

The motion unanimously passed.

Mr. Roberts discussed the Granite Street Softball Field signage.

NEW BUSINESS

7a) Geothermal Discussion- Mr. Lajoie and Mr. Kowalski (CES) revisited the geothermal options in light of the revised energy model information which they presented on October 27, 2010. Several variations, each with a different ratio of geothermal to conventional systems were described as well as several distribution system alternatives. A full geothermal system would require a field of approximately one hundred twenty (120) bores covering an area approximately one (1) square acre. Partial geothermal would require fewer bores. The bore field would need to be evaluated in terms of thermal conductivity capacity. That requires a test bore being dug and a simulation being hooked up for a forty-eight (48) hour period.

It was noted that any redesign at this point in the process could result in a four (4) month delay in construction start time as well as additional engineering and architectural expenses.

In addition, the budget cannot support the additional capital investment required by a geothermal system, particularly without additional State reimbursement, which is currently unavailable. This situation pushes the single payback point out to approximately twenty-five (25) years. Taken in combination, the analysis does not favor using geothermal at this time.

MOTION:

Mr. Middleton made a motion not to proceed with Geothermal.

Mr. Spear seconded the motion.

The motion unanimously passed.

JBC members requested JCJ and Gilbane to cost out the readiness for future solar panel breaker/switchgear. This will be on the value management log at the next meeting.

Mr. LaPosta reported that the final documents, which will be delivered in two weeks, will require an addendum if the JBC approves the solar preparedness proposal.

7b) Meeting Schedule-

It was JBC member's general consensus to cancel the November 24, 2010 meeting and hold meetings on December 1 and possibly on December 15, 2010. The December 22, 2010 meeting is cancelled.

7c) Geotechnical Special Inspections Proposal- Mr. Bartlett reported that this should be presented at the December 1, 2010 meeting.

7d) Building Envelope Evaluation and Document Review Discussion- Mr. Giglio discussed the merits of including building envelope evaluation services as part of the project. The services can be viewed as commissioning specifically for the building envelope.

Mr. Weathers will provide information on this proposal as well as a proposal for internal document review services to JBC members this week.

8) Financial Report- Mr. Bartlett presented the report.

9) Consideration and Approval of Manifest- Mr. Bartlett presented a manifest in the amount of \$405,146.24.

MOTION:

Mr. Carrier made a motion to accept the manifest in the amount of \$405,146.24.

Ms. Walker seconded the motion.

The motion unanimously passed.

10) Future items:

- Discussion of the role of Clerk of the Works.

Adjournment

The meeting adjourned at 9:37 pm.

Respectfully submitted,

Stephen Bartlett, Clerk for the Committee