

Dedham ECEC – SBRC Meeting – December 3rd, 2018

In Attendance: Dave Roberts, John Tocci, Steve Bilafer, Mary Ellen McDonough, Ron Hathaway, Mayanne Briggs

Absent: Brendan Keogh

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, Steve Pratt.

The meeting was called to order at 7:10 PM.

Dave Robert's asked for public comment and seeing none, moved on to reviewing the invoices.

Dave Roberts asked for a update on the phase 2 construction project. Kevin Griffin stated that the tree work had started and should be completed in the next few weeks. Building C & B are almost complete. Building A above ceiling work is ongoing and should be completing shortly. Punchlist is ongoing in building C. Concrete work is ongoing and site plantings are ongoing. The parking lots got striped this weekend. Finish carpentry is ongoing in the main entryway.

Dave Roberts asked for an update on the windows. Kevin Griffin sated he would start but would rely on Patrick Collins to correct him if he misspoke. The proposed solution was presented by HVC and the window sub implemented a fix to a few windows but wanted to test them prior to a formal submittal. That test is scheduled for tomorrow and GLRA will be onsite to observe that test. Once that happens we should be at a point to revise a proposed solution. Patrick Agreed with Kevin's comments.

Kevin Griffin stated that the MSBA had reached out to him about the window and AVB issue on the project and that he had sent them a letter going over all the issues. Kevin added that there was an issue a few months ago with the AVB "air vapor barrier" and some corrective work happened and we are waiting on a letter stating the town will receive the full warranty for the product but the installer is refusing to provide that letter until we agree to pay them for work that we are refusing to pay for. This conversation happened in front of the MSBA at our last meeting with them and they were following up on that conversation.

Dave Roberts asked when the RT 109 work would be done? He would like to close out that portion of the project before the end of the year. Steve Pratt said he would work on that but thought they would be done shortly.

Ron Hathaway asked if the window company thinks they can fix the windows on their own? Patrick Collins replied that they feel they have a fix and want to test it first.

Kevin Griffin referred the committee to the schedule attachment in their packets to review the projected new finish date. The new date is the 25th of February due to the issues outlined in the CMS letter sent out mid last week. Dave Roberts thanked Kevin for send out that letter last week. John Tocci asked if the training taking place post occupancy is a big deal of not? Kevin Griffin Replied it should bot effect the day to day operation of the building. Steve Pratt echoed that opinion and added that some the trainings are required to be post occupancy and others prior that's why some is before and others after. John Tocci asked if occupancy will affect the ability to train or do anything that the construction team would need to do? Steve Pratt confirmed it wouldn't. Kevin

Griffin added that the trainings for the teacher related items would be done prior to occupancy. Mike Welch added that a lot has to go into this move other than just moving items, the phased process of taking small groups over to the building to avoid any issues the day we actually use the building. He reiterated that this move needs to be thought out and methodical and they will move over when it works for the students and staff not just when the building is done.

Dave Roberts asked what the process is after construction is done for getting things fixed? Kevin Griffin replied it would be to contact CMS and KBA and the representative of HVC. Once the building bugs are worked out a list will be provided for who to contact if an issue pops up.

Steve Bilafer asked if our furniture move date was still scheduled for January 2nd? Kevin Griffin replied that it was moved out 3 weeks.

Steve Bilafer asked if the Board of Health has been notified of our intentions for the move in date? Kevin Griffin replied that they will be reaching out to her soon.

Steve Bilafer asked why there is a siding shortage? Kevin Griffin replied that he wasn't sure why they were short but that the product is on order and there is an 8 week lead time.

Mayanne Briggs asked for a quick overview of the window issues. Kevin Griffin replied they think they have it isolated to the window sill and it looks like that windows will have to be removed to fix the issue.

Dave Roberts asked for an update on PCO's, CCD's & CO's. Mike Williams answers that the costs for the Card reader issue came back at a number much higher than we thought. The miss happened between two of their consultants one thinking the other was carrying it but ended up getting missed. The main missed items were some control panels and the programming of the locks and panels. The cost submitted is for \$87,330 KBA and their consultants have sent back their comments on the proposal and the missed credits and an error in the calculation for the door openings. We also have reached out to Denise to see who her vendor is and have them provide a price. We would like a CCD for now for just the material costs since there is a lead time for the equipment. Ron Hathaway asked if we use the town's vendor to work on this would this void any warranty's? Mike Williams said it should not. Mike Welch added that the town is switching over to this system to make it more user friendly. Dave Roberts asked if the proprietary design was messed up? Mike Williams replied it was not, but the locks do work off the key scan system. John Tocci asked if the costs they are paying now are the same they would be paying on bid day? Mike Williams replied that there is probably a slight Premium but that's typically applied to labor. The equipment costs here seem in line. Dan Bradford added the only difference would be the increase in costs of material from then to now since about a year has gone by, also the value in labor since the labor rates change. John Tocci replied that it's just a tough nut to swallow knowing we should have had this included on bid day and received the benefit of a competitive bid. Dave Roberts asked what's needed to keep the project moving? Kevin Griffin replied a CCD would help that for just the materials. A motion was made by Mayanne Briggs and seconded John Tocci by to approve a CCD to not exceed \$35,000 for the purchasing of equipment to finish the card access system. Passed 6-0

Dave Roberts asked what the status of the \$600,000 CCD was? Kevin Griffin replied that it will be closed out for the next CO and was under the \$600,000 limit. Kevin Griffin also added that we revived back our first round of MSBA comments on CO's and we received a good participation from the MSBA on the open CO's.

Motion to adjourn made by Ron Hathaway and seconded by Steve Bilafer.

Next meeting December 17th, 2018.

The meeting was adjourned 7:50 PM