

Dedham ECEC – SBRC Meeting – December 17th, 2018

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

Absent: Brendan Keogh, Mayanne Briggs

Also Present:

From CMS – Kevin Griffin, Paul Griffin; From KBA/RDA –Mike Williams, Dan Bradford; From Town of Dedham – Superintendent Mike Welch, Principal Kim Taylor, Facilities Director Denise Moroney; From HV Collins – Patrick Collins, Steve Pratt.

The meeting was called to order at 7:05 PM.

Dave Robert's asked for public comment and seeing none.

Dave Roberts asked for an update on the phase 2 construction project. Kevin Griffin stated that the tree work was ongoing and should be completed in the next few weeks. Building C & B are almost complete. Concrete work is still ongoing, but all the integral curb is now finished, and the paving can go in on Thursday. The site plantings are ongoing. Finish carpentry is ongoing in the main entryway. Rooftop units for Building B are to start late this week or early next week. Building C roof top unit is running. The Sports floor is to be installed in building A late next week. The epoxy floors are ongoing in building A Kitchen the kitchen equipment will follow. The VisiFlash sign on 109 closest to 95 is not receiving enough sunlight and the sign either needs to be moved or a wired unit needs to be installed. KBA is seeking approval to move the sign to DOT property. Kevin Also stated that he received a letter from Deep Dene Path about how pleased they were with the work we did.

Dave Roberts asked if the funding sources for the offsite work could be closed out? Kevin Griffin replied yes that they are working on closing out those two warrants. Paull Griffin added that we will need to continue track these costs for the MSBA but the finical aspects will be closed.

Dave Roberts asked for an update on the windows. Patrick Collins stated that the window company sent out a testing company to test their windows but that they still had not given HVC the report. The window company has also sent in a proposed fix for the windows that needs to be reviewed by CMS and KBA. There is a meeting on site Wednesday to review the solution and the issues they have. Paul Griffin replied that there is one solution in from AGC and one from HVC, so they will both be topics of conversation for Wednesday. Kevin Griffin added that HVC has hired GLRA to conduct a sill test to verify what windows have the problem and what ones don't. Steve Pratt added that the intent is to identify the issues and address them accordingly. The problems that we are having are in the sill. Ron Hathaway asked if the meeting on Wednesday is to come out with a solution? Kevin Griffin replied that the intent is to discuss the problems, but we would want KBA to review the proposed solutions and comment back. Dave Roberts asked KBA to respond. Dan Bradford commented that they would not be accepting any proposed solutions with out seeing the solution being tested first. John Tocci asked if there will be any issues between the tests GLRA are doing and the window companies? Paul Griffin replied there could be but Nima is the best I the business and is the one who started the window testing division at GLRA and we have used him almost exclusively for the last 20 plus years no matter what company he is with. Kevin Griffin added that we had Nima oversee and review the tests that the other company was doing to help avoid that

issue. Patrick Collins agreed with those statements. Dan Bradford commented that regardless of the reports it will be the opinion of KBA that the fix should be applied universally and that the owners testing will resume to review the installation of the windows. Kevin Griffin replied that we still have to do 4 to 5 days of windows testing once the window fixes have been applied. Dave Roberts asked Kevin to provide a narrative of the window meeting for Thursday. Kevin Griffin said he would. Dave Roberts asked if the window issue were precluding the thermal imaging test? Kevin Griffin said it shouldn't but the entire exterior of the building needs to be completed prior to doing that scan. Ron Hathaway asked if the amount of testing will change now that we have had so many window issues? Kevin Griffin replied it really depends on the result we see once we restart testing, but they will at least do the same percentage we had originally planned on doing. Paul Griffin stated that during a normal rain storm we haven't had any issues but based on the test being ratted for a certain level of storm the windows are leaving under the test. This will also help the windows if some of these caulking's or sealants start to degrade over time this extra protection, we have should help prevent leaks in the future.

Dave Roberts asked for Kevin to talk about the need for additional funding request for the windows and construction testing. Kevin Griffin replied that the money for construction testing is due to the amount of testing we had to do and that the offsite work testing went under that line item also but should probably get moved over. For the window testing we have expended a lot of the funds to date do to the issue we have had, we will get that money back, but we need the extra funds for now. Dave Roberts asked for us to review the construction testing line for the delineation of funds. Joh Tocci asked with the owner is paying for the extra window testing if the failing windows are not the owner's problem? Kevin Griffin replied that ultimately it will not be the town burden but for now we need the funds to pay the consultants. Please keep in mind these were original budgets for consultant who work hourly for the town and that we want to keep the appropriate eyes on the project to protect the owner. Paul Griffin explained that the money coming from the contractor in the manor of a change order cannot be moved to the area in the budget for the testing services so ultimately, we will have to add monies to the budget through owner's contingency for now. Jon Tocci replied but the owner will get reimbursed in the end by the contractor though correct? Paul Griffin Replied yes. Dan Bradford added that the owner only pays for passing results but as Kevin stated before that if we elect to do extra testing that would not be paid for by the contractor and with the high level of failures, we will probably do a few extra tests that will not be paid for by the contractor. Dave Roberts confirmed that a line item transfer from owner's contingency to the testing line items in the amount of \$10,000 for window testing and \$20,000 for construction testing. Motion made by Mary Ellen McDonough Seconded by Steve Bilafer Passed 5-0.

Dave Roberts Asked for Kevin Griffin to give an overview on the letter from HV Collins. Kevin Griffin replied that this is the formal time extension request to the 21st of February 2019. Ron Hathaway asked if with this extension CMS and KBA would requesting additional money due to this extension? Paul Griffin replied that he needed to review the contracts but that is a high probability. Ron Hathaway asked for CMS to include all the school related items into the schedule. Kevin Griffin and Steve Pratt said they would work on adding that to the schedule. Kevin Griffin said that with the window issue at hand its hard to anticipate all the appropriate days at this point.

Dave Roberts asked for an update on PCO's, CCD's & CO's. Mike Williams replied that the cost for the jacketing of the external duct work came in just over \$15,000 and we had a CCD for \$18,000. The exterior gable end CCD came in at \$5,582.85. Miscellaneous carpentry changes came in at 2,807.18. This will all go into CO 6 a motion was made for approval of PCO 47, 49, 57 for \$23,897.94 Seconded by John Tocci Passed 5-0. CCD 1 for the not to exceed \$600,000 should be done for the next meeting. The Door hardware change order is being reviewed still but the towns security contractor is about \$10,000.00 less than the contractors bid. The committee all agreed to proceed with the towns contractor. Mike Williams added that this new contractor could create some

finger pointing but it ultimately in the best interest for the project and the town. The Sense of the board was to proceed with contract negotiations with Centronics. Mike Williams discussed the acoustical sealant claim and how they rejected the claim for the work. The sealant filed sub bidder is claiming because his scope of work is also in another scope of work that he does not own it. Mike Williams added requested approval for a CCD to modify some of the wood paneling in the main lobby to help make the edges of the wood more durable. Kevin Griffin added that this was also discussed at the last meeting. Motion for the CCD 22 not to exceed \$12,000 was made by Mary Ellen McDonough and seconded by Steve Bilafer passed 5-0.

Kevin Griffin added that we are having an issue with the digital speed sign coming into Dedham and we may need to swap that sign out with an AC powered sign vs a solar sign.

Dave Roberts stated that the funding for the tractor was in question last week and after discussion with the appropriate parties that if this tractor is solely used at the new ECEC project that this can be borrowed under this borrowing grant. This letter will be written and executed by the superintendent of schools.

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

Next meeting January 7th, 2018.

The meeting was adjourned 8:05 PM