

Dedham ECEC – SBRC Meeting – April 22nd, 2019

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

Absent: Dave Roberts, 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, Assistant Superintendent Sam Rippin; From HV Collins – Patrick Collins. From the Public – Dave Roberts

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

Ron Hathaway asked for public comment and seeing none moving on to approval of Invoices and review of two sets of meeting minutes. Mayanne Briggs Makes a Motion to approve the Meeting minutes from the February 25th 2019 Seconded by Ron Hathaway Passed 5-0. The March 18th 2019 meeting minutes need to have Steve Bilafer's name removed from the meeting and have John Tocci added as seconding the motion to adjourn the meeting. Mayanne Briggs Makes a Motion to approve the Meeting minutes from the March 18th 2019 Seconded by John Tocci Passed 4-0 With Steve Bilafer abstaining.

Ron Hathaway asked Kevin Griffin to give a budget update. Kevin Griffin Replies that not much has changed from the last budget update we still have about \$1.3 Million on contingency left. Kevin also handed out the offsite budget update and we have \$20,000.00 in liabilities for your speed is sign and the traffic studies. Ron Hathaway asked where the McMahon bills, we all billed to? Kevin Griffin said he would double check that and if there is money left on the road work that those costs should be moved to that budget.

Ron Hathaway asked for an update on the your speed is sign. Kevin Griffin replied that our work should be done in the next few weeks but the hook up from Eversource is an unknown date.

Ron Hathaway asked KBA to comment on the speed studies. Mike Williams said they will conduct the speed study 6 months after the sign is up and running.

Sam Rippin asked if we have a monetized Punchlist? Mike Williams replied yes they did and its about \$700,000.00. Sam was concerned about the value left on the project vs. the punch list value. Kevin Griffin replied that we have about \$500,000.00 in moneies left and about \$900,000.00 left in retainage that's more than enough to cover our liabilities.

Ron Hathaway asked for KBA to comment on the PCO's on the new Change Order #11. Mike Williams gave an overview of the PCO's in the change order. Kevin Griffin reminded the committee that 6 out of 10 of these items have been approved in prior meetings this is just to formalize the PCO's into a Change Order. The ones not discussed previously were items 5,6,7 & 8. Motion made by Steve Bilafer for approval of CO #11 for \$35344.99 Seconded by John Tocci. Passed 5-0. Kevin Griffin added that we are hoping to bring a CO to ever meeting going forward in hope of closing out the process. These will be drawn out of the liabilities.

Ron Hathaway asked for a punchlist update. Kevin Griffin replies that the interior punch list is almost complete and have started to install all of the exterior caulking on the siding, masonry and sidewalks. The playground surfaces have started

being installed, however the due to weather they were not able to finish them and the school has given permission to install them this week if the weather is good for a few days in a row. Landscaping has been completed other than a few minor things that are noted on KBA's punch list. The window company came out and did the "Window Fix" but they owe us a passing test result. Ron Hathaway asked when the test will happen? Kevin Griffin replied he did not know yet. Also that the window company has filed for direct payment to bill out all of their contract and we have KP Law reviewing the claim. Payments for the glazing contract need to be made but we will continue to hold money on the window contract till all the windows pass. Brendan Keough asked if the siding was complete? Kevin Griffin replied that they still are not in receipt of the siding. We will have to wait till the summer to complete that work. Sam Rippin added that Summer Break starts June 21st. Kim Taylor added that July 8th is the start of the summer program. Kevin Griffin added that the summer program for what he understands is only 3 classrooms worth of students. Ron Hathaway asked if the siding would be getting installed during weekends or at night? Patrick Collins replied yes. John Tocci asked how long to install all the siding? Patrick Collins said a 3 man crew for 2 weeks. Ron Hathaway asked if any other season items are outstanding? Kevin Griffin replied that the commissioning is seasonal and will begin now that we are getting into cooling season. Mike Williams added that the pavers all still need to be re done and that during that work we will want to install the new gutters and down spouts on the canopy. This is new work that we have a PR out for pricing now.

Ron Hathaway asked for an update on the Acoustical Caulking claim. Kevin Griffin refreshed the committee on the claim for \$75,000.00. KP Law is reviewing this and discussing our options with Chapman Waterproofing lawyer. It is our stance that we own this work under both the Drywall specification and damp proofing waterproofing specification section. Sam Rippin added that KP Law will be billing us for this time correct? Kevin Griffin replied yes.

Ron Hathaway asked if there was an update on the letter from Mike Hunter? Kevin Griffin replied that yes, I went over there and reviewed everything there was some clean up needed and HV Collins was taking care of it. However, the outfall pipe he is referring to is a pipe from the structure in the road not part of our project. The only pipe that leaves our project is an overflow pipe at the rear of the property into the creek, we keep all over site water on site. Lastly Mr. Hunters house is much higher than the pipe he is referring to. Vegetation will grow in overtime and should help hide the rocks over time. Mike Williams added that the rocks are needed to prevent washout over time and the rocks are where they are supposed to be. Steve Bilafer added that he walked the area and it doesn't look bad but once the vegetation grows in it should all go away. Dave Roberts added that Kevin Griffin should formally respond to the email.

Ron Hathaway asked if there was any other new business? Mike Williams added that there are 6 doors ways that have an ADA issue and will need to be addressed by shifting doors or moving cabinets. Ron Hathaway added how this was found? Mike replied Ken Cimeno found them during his inspections. Kevin Griffin added that we could add auto operators to the doors to avoid the moving of the doors? However, we would not recommend adding them since it would be a ongoing maintenance item. Mike Williams added that this will affect drywall, tile and flooring. Brendan Keough asked how this could happen? The town should not pay for this and this is just an ongoing issue with misses on the project and now the town will be on the hook this is wrong. John Tocci added that the town should not have to pay for such an elementary mistake ADA is in every building and how this could happen is unacceptable. Sam Rippin asked if the door installer is at fault how does the town get the money back? Kevin Griffin replied that it would be a deductive change order. Also, the problem here is that the architect gave a verbal directive to the contractor that was never memorialized in writing so it's a he said she said game right now. As unfortunate as this may seem the tow has to pay for the architect's mistakes and errors. John Tocci added that the architect should pay for this with the contractor directly not the town. Kevin Griffin advised the committee that there is no contractual relationship between HVC and KBA for payments to be made, however it cannot be done.

Ron Hathaway Asked for an update from Mike Welch on the ribbon cutting? Mike Welch replied that invitations are out and the guest list is complete.

Steve Bilafer added that Mike Welch and I reviewed some info on the master study and think we will be ready shortly to have a meeting about that study and how to proceed.

Mike Welch commented that the added furniture order is almost ready to go out and its just under \$40,000.00. Ron asked that Kevin Griffin review the order first and then go to the sub committee for review before ordering

Motion to adjourn made by John Tocci and seconded by Mayanne Briggs.

Next meeting June 4th, 2019.

The meeting was adjourned 8:35 PM