



Monomoy Regional High School Building Committee
October 18, 2016
Monomoy Regional High School

Members present: Scott Carpenter; Carla Blanchard; Katie Isernio; Don Mercure; Rick Travers; Terry Russell; Paul Funk; Leslie Schneeberger; Ed McManus; Allin Thompson; Jim Blanchfield; David Whitcomb; Craig Vokey; and Bruce Young. **OPM and architects:** Mike Morrison and Dale Caldwell, Skanska and Dennis Daly, Mount Vernon Group.

Members absent: Peter Wall; Bill Bystrom; Mike Newby.

- A. **Call to Order** – David Whitcomb, Co-Chair, called the meeting to order at 4:57 p.m.
- B. **Approval of Minutes** – Allin Thompson moved to approve the minutes of June 16, 2016; seconded by Craig Vokey. **Vote: Unanimous.**
- C. **Public Comment** – Concession/storage building project volunteer, John Malone, requested the building committee approve funds to purchase materials to make the building weather-tight for the winter. Materials for making the building weather-tight are estimated at \$16,000. The project is fortunate to have a core group of volunteers who have completed the construction of the exterior structure of the building.
- D. **Superintendent's Report** – The Superintendent has asked Home Depot to donate four doors for the building. Advance Garage Doors will donate the garage storage door for \$800. The Superintendent suggested that Skanska donate the windows for the project.

The committee discussed the type of shingles and exterior siding to be installed on the exterior of the building to make it compatible with the exterior of the high school building. Members discussed using building contingency funds for the necessary exterior doors and materials. Some members stated that the concession/storage building was not part of the original financing plan for the project and questioned that using an additional \$16,000 for the concession building should be brought forward to the town. While there are some unexpended funds, the final close-out and audit of the project will be scheduled within the next few months. A preliminary estimate of the balance of unexpended funds is approximately \$160,000. When the building committee originally voted on adding the grandstands, it was required to construct bathrooms. Less than 20% of the building is designed for concession use; the remaining 80% of the building is for the required bathrooms and athletic storage.

MOTION: Paul Funk moved to approve an amount not to exceed \$16,000 for the purchase of materials to make the concession/storage building weather-tight to winter weather; seconded by Allin Thompson.

VOTE: Aye: 11; Nay: 1 (Katie Isernio); Abstain: 1 (Don Mercure). **MOTION CARRIED**

E. Reports and Discussions

1. OPM Report –Mike Morrison presented the OPM report and provided an update on the progress of the installation of the HVAC hot water coil freeze stats, attached. Kevin Seaman, from Seaman Engineering Corp., recommended that an independent third party inspect and test the coils to make sure they work. The district feels it should not have to bear the cost of a third party inspection. The Superintendent asked what types of guarantees will the district have should the newly installed freeze stats fail. Trane has finally admitted that they did not install the freeze stats as originally stated in the project specifications. Dennis Daly, from MVG Architects suggested that Trane pay for the third party inspection. MVG will prepare a letter to Trane stating the same and ask that all the roof top units be tested. The business manager suggested that TC Controls check to make sure the work is done. A commissioning of the units could be paid for by funds under the district's maintenance budget, if not paid for by Trane. Dennis Daly suggested asking Trane to hire TC Controls to do the commission of the heating portion of the units. A meeting will be scheduled with Trane, Seaman Engineering, MVG, Skanska and TC Controls to finalize the issue.

Skanska is working with the district to finalize the documents required for the close-out of the project and submittal to MSBA for their February 2017 Board of Directors meeting.

Skanska recommends the committee approve payment of the September 2016 invoice in the amount of \$4,080.

MOTION: Allin Thompson moved to approve payment to Skanska of \$4,080; seconded by Bruce Young.

VOTE: UNANIMOUS.

2. Financial Report – Treasurer Don Mercure provided the committee with an update of the financial status of the project. MSBA's last payment was received December 2014.

F. Adjournment – Motion: Allin Thompson moved to adjourn the meeting at 6:45 pm; seconded by Craig Vokey. **Vote: Unanimous.**

Respectfully submitted
Barbara Susko, Recording Secretary