

JOINT BUILDING COMMITTEE-MAPLE WOOD PROJECT

Date: August 20, 2019

Time: 8:00 a.m. start

Present: Councilor Marty Pepin, Councilor Marty Dumont, School Board Member Tom McCallion, School Board Member Mark Richardson, Karl Ingoldsby, Facilities Director, Robert Gadowski, Superintendent, Lori Lane, Assistant Superintendent, Katie Krauss, Business Administrator, Devin McNelly, Principal, Max Ferguson, Asst. Principal, Brian Gheris and Dave Baer from Milestone Construction

Pepin called the meeting to order at 8:00 AM.

Project Update: Baer stated that they are screaming along. He stated that the doors are going in, the wood doors arrived today and are painted and being installed. He stated that tiles are being installed and hard floors will start tomorrow, the reception desk installation is set to start on Thursday. He stated that the floor mats are on their way. He stated that the only issue right now is the exterior glass and we are waiting for an answer on that at any moment. He stated that their date for delivery was August 30th. He stated that this is their big challenge now. He stated that on his walk through yesterday the classrooms are coming together nicely and the custodians are doing a great job on those. He stated that he sees some problems with working out how the secure entrance works once the doors are in place. He stated the glass worries him and as of yesterday, he has no paving date. Lane asked when they were going to get to the roof over the gym/multipurpose room. Baer stated they have started up there and have not found any bad tectum. He stated they could not do the front entry roof until the masonry was done so they moved to the other portion of the roof and then will move back to the front. He stated he has to tract down roof edge metal for the entry way but all of the pieces are coming together. Gehris stated that window frames come from one vendor and the glass from another and they want the frames onsite to be measured. Ingoldsby stated that the only thing on his side are two areas of rot down in the east wing base. They opened the wall up and found mold which we mediated. He stated the second section is still wet and we are waiting to have more sheetrock taken out so we can access where the leak is, fix it and then close it up. Dumont asked if it was at the bottom or top of the wall. Ingoldsby stated at the bottom. He stated that they also found three roof drains that were not part of the project that have active leaks in them and we are getting a quote from Milestone to have their plumbers fix them. He stated that someone had tried caulking them but the caulking fell out. Dumont asked if this was a failure on the roofer's part to not check them? Baer stated that it was not. He stated that the leaks were internal to the drains and are old cast iron and rotting out. Ferguson asked if they ae doing card readers in the office? Baer stated just going in. Ingoldsby stated there were two coming into the building on the left side at the alarm pad and then the buzzer access for the front door going into the office and to release people into the main hall. He stated that the scope had been reduced because of the cost. Ferguson asked if panic buttons were being included? Baer stated they were. Lane stated that we can add things as we get further and that is why it is really good news that there is nothing really major with the roof because we were holding off on some things. Dumont asked what room the mold was in? Ingoldsby stated the east wing main area. He stated there is a drain behind the area and a custodial closet with a slop sink and when they opened up the wall, there is a pipe with standing water sitting underneath it. Dumont stated that attendance in the school is mitigated out, and you cannot have kids in the building if there is

mold in the air. Ingoldsby stated that there was no question that they had to mitigate it as soon as it was found. Dumont stated that the process takes a period of time. Ingoldsby stated that they expected it to be mitigated last Friday. He stated as soon as they found it they encapsulated it and have the area contained with plastic. He stated they had shocked the area to kill the mold. Dumont stated that he is concerned that the scope of this may need to be expanded more. Gadomski asked when we anticipate access to the office? Baer stated that by Monday they should be in good shape. He stated the hard flooring in the office area starts today and will roll right into the carpeting. He stated that they have been painting in there and the ceilings are all in good shape and the doors will be hung over the next couple days. Gadomski asked if anything was holding us back from getting the teachers back on Monday and students on Wednesday? Ingoldsby stated that they have two shifts cleaning. Gadomski stated that the hallways, the cafeteria can wait and we will get to them after we open. He stated we need to get the classrooms ready. He asked if paving will be before school opens or after? Baer stated he wanted to get it done this week. Gadomski asked what happens if the glass does not come in? Baer stated that we would have to put plywood inserts in until the 30th. Pepin asked how the plywood works with the fire codes? Baer stated he did not think that outside walls have ratings as far as fire goes. He stated that the interior glass is all set. Gehris stated that they will sort it out today. Pepin stated that his hat is off to the crew. He stated that what you have done in this short time is amazing.

Budget Update: Lane stated that there really has not been any change in the budget. She stated they had received the last billing from Milestone which was encumbered and will be switching over to the paid column. She stated that later this morning they are meeting with Davies regarding the Performance lease and how that will all work and be funded. She stated that there has still been no word from Concord. She stated that typically they do a ribbon cutting and she does not know when they should do this. McNelly stated that Open House was September 19th. Lane stated that it might be something to think about coupling it with that night. Pepin asked when this JBC will close as we are almost at the completion of the project? Lane stated that there are still punch list items and with the CTC we met a few months beyond when the project was finished to make final spending decisions about contingency funds. Krauss asked what happens if Concord comes through? She asked will it be a new JBC? Pepin stated that according to the City Manager it will be a new JBC.

The next meeting was set for Tuesday, August 27, 2019 at 8:00 AM at Maple Wood School.

Adjournment: A motion made by Dumont seconded by Richardson to adjourn. VOTE: motion passed, unanimously. Meeting adjourned at 8:20 am.

Melinda Sullivan