

Building Committee Meeting

December 17, 2018

7:00 p.m.

Present were Mr. Zawatsky, Ms. Clancy, Dr. Anderson, Mr. Brenner, Mr. Fahey (7:04), Mr. Feeney, Mr. Fiore, Mr. Hervey (7:05), Ms. Jacobs, Mr. Learned, Mr. Messoro, and Mr. Terrell. Absent were Mr. Guida, Mr. Finn.

Also present were the Owner's Project Managers Dan Tavares and Christian Rubeck, as well as Larry Trim and Sean Schmigle of Kaestle Boos Architects.

Ms. Clancy called the meeting to order at 7:02 pm.

The approval of the November 19th meeting minutes was tabled until the January meeting.

Larry Trim introduced Luke McCoy, Head of Landscape Design for KBA, to give the committee a presentation on Synthetic Turf.

Luke presented two design options:

First Option: Field 1 & 2 would be the Synthetic Turf fields. This would allow baseball and the outfield of baseball for multi-sport use and the field that is right next to this field to also be synthetic turf. This would be about 200,000 square feet of turf. The estimated cost of such a change would be an increase of \$1.3 to \$1.6 million.

Second Option: All fields would be Synthetic Turf fields. The estimated cost of such a change would be \$2.1 to \$2.5 million. This would provide about 300,000 square feet of synthetic turf.

These fields are warranted for 8 years. Some fields that are maintained very well could have a life cycle of 15 years. To replace the fields, the drainage and the base remain and the only things that will need to be replaced are the carpeting. The replacement cost would be about half of the original installation cost.

Ms. Clancy asked Dr. Anderson if he feels that the Middle School's programs would be enhanced with these types of fields. Ms. Clancy's concern is that we would be using the bond money to pay for these fields and it may not be within the Building Committee's authority to spend bond money for these fields. Ms. Clancy felt that if this type of field would be beneficial to the Middle School's physical education programs, then the Committee might discuss the change. It seems, however, that the need for synthetic turf fields is a community issue and she feels that Middle School bond money should probably not be used for this community project.

Dr. Anderson stated that right now the fields are used for PE classes on a daily basis. The classes rotate between the fitness center, gymnasium, and the fields. Dr. Anderson stated that the fields might become integral to the Middle School program if they were to increase the after school sports program. This would also require an increase in the budget in order to hire the personnel for the programs.

Mr. Brenner feels that this could be part of the Middle School project. You need to have fields with the new school. Mr. Brenner also stated that the soccer programs in town, as well as, the lacrosse program are for the middle school aged students.

Mr. Feeney supports the concept of synthetic turf, however he feels it should be at Victory Field. Mr. Feeney agrees with Ms. Clancy that the Committee was tasked with building a new school and that the only reason we are reconstructing the fields is because Town bond money was paid to build the fields the new school is being built on. We are obligated to rebuild what bond money was originally used for. A direct replacement - not an enhancement.

#### General Discussion:

Thomas Rimoshytus - Parks & Recreation. Mr. Rimoshytus provided the Committee with copies of a comprehensive plan from 2015 regarding Athletic Fields. Mr. Rimoshytus stated that the Town is having problems with all their fields at this time. The fields are not properly being maintained by the Town of Barrington. The Town was unable to host a soccer tournament recently because of the state of the fields. This is why Parks & Recreation began to look into synthetic turf at the new Middle School. They felt most of the work will already be done. Mr. Rimoshytus feels that this discussion should have begun 13 months ago. There are no members of the Parks & Rec Committee or the Land Trust Committee on the Building Committee and he feels that, if there were, this subject would have been brought up long ago. He feels that once the turf is installed the Town will be able to play on them right away. He stated that this is a Town project. He would like the Committee to read the comprehensive plan. Parks & Rec has been talking about the need to add fields since 1987. Mr. Rimoshytus feels that this would be a good opportunity to do just that.

Kathryn Horn - Parks & Recreation Commission. Ms. Horn asked that the Committee put the same amount of detail that has been going into the Middle School project into the athletic fields for this school. Ms. Horn feels that, in the scope of things, the number to put in the turf is not too big. She understands that it is a lot to ask of the Building Committee, but she feels that this is an opportunity to give to the community. She feels that the community will benefit from these synthetic turf fields. Ms. Horn also feels that we should enhance the fields from what was originally in placed. The new Middle School will be a great enhancement from what was there and she feels that the fields should also be updated.

Mr. Rimosytus asked about selling the furniture from the existing school that will not be used in the new school.

Mr. Brenner stated that the plan for the furniture that will not be used in the new school is to make use of as much as possible in the District's other schools. Anything that can be used in other Town buildings will be moved. Lastly, anything that is not useful anywhere will be sold. There is concern regarding the logistics and cost of storing and moving furniture from one building to another.

#### OPM Report

Mr. Rubeck reviewed the construction progress. By the end of November, the project was 62% complete. There are approximately 138 days left for Phase 1. In the 4 week look ahead the following items will be completed. The sidewalk placement around the building. In Building A the brickwork, taping and painting of the Admin wing. The ceiling work will be completed and the millwork in the Auditorium will have begun. In Building B the millwork, lights, and ceilings are being finished. In Building C, the painting and installation of gym equipment will be completed. In Building D, window installation and painting of walls also will be complete. Work in the Boiler room continues.

Mr. Tavares reviewed the budget for the Committee. Paid to date is \$36,172,652.77.

Mr. Zawatsky asked the OPM team to provide a projection of order of magnitude cost to complete the project for the January meeting. This would allow the Committee to evaluate other expenditures (i.e. furniture, technology, things that were previously "valued engineered" out of the project).

#### Change Orders

Change Order #23 - is a credit (763.28) for removal of a flammable storage cabinet

Change Order #24 - expansion joint changes - \$528.68

Change Order #25 - Change Type "A" Tempered Glazing to SG4 Type on all interior glazing - \$197,872.61 – and add 3M Security Film to interior wood door glazing - \$9,971.01

Change Order #26 – Additional Projectors and Markerboards, and Relocation of Flat Panels - \$85,189.87

Mr. Zawatsky made a motion to approve COR-032R1 in the amount of \$85,189.87 which aligns with draft change order #26 as prepared by KBA. Mr. Brenner seconded the motion. Motion passed unanimously.

Mr. Zawatsky made a motion to approve COR-040 and COR-044 in the amounts of \$197,872.61 and \$9,971.01 for improved security glazing throughout the interior. Mr. Brenner seconded the motion. Motion passed unanimously.

Mr. Tavares stated that there were six CCDs issued and sent to Mr. Fiore for his signature. These are construction change directives. Mr. Tavares does not have all the costs right now, however the work needs to be done quickly. If the team waits too long, some of these changes would become costly or not possible.

Mr. Fiore stated that we should have explanation of all the CCDs and associated costs by the next Building Committee meeting.

#### Security Update

There are no updates at this time. A few of the change orders discussed previously were regarding the security

#### KBA Update

KBA is still working on the furniture bid package. The furniture documents should be ready for bid by January 7th.

Mr. Zawatsky had a concern that the furniture bid will be completed and ready for bid prior to the next Building Committee meeting. Mr. Trim stated that he could wait until the next meeting before sending it out to bid, however this would impact their timetable.

Mr. Zawatsky asked that the book for the furniture bid be sent to Administration so that the Committee would be able to review it and, if they have any questions, they could pass them along.

Dr. Anderson stated that he and Dr. Dillon have been reviewing the book.

Ms. Clancy stated that, if the FF&E sub-committee has had a chance to review the book and has approved it, then she is okay with it.

Mr. Zawatsky wanted to make sure that the Administration knows that this is the time to look through everything and make sure that what they want is reflected in the documents.

Dr. Dillon stated that this is where they are in the process.

The Technology bid should be ready by the end of February.

Mr. Trim gave a presentation regarding options for covering and protecting the gym ductwork and pipes.

Mr. Zawatsky asked the Committee if they would like the OPM to move forward with issuing a CCD for Mr. Fiore to sign regarding covering the ductwork in the gym. A consensus was reached to move forward with the CCD to cover the gym ductwork.

Mr. Tavares and Mr. Schmigle presented the current CORs that are under review. These CORs total approximately \$300,000.

Ms. Kate Brody asked Mr. Tavares if he had an update regarding the Clerk of the Works and his availability to the project through completion. Mr. Tavares stated that he does not have an update at this time.

The next meeting is scheduled for Monday, January 14, 2018.

A motion was made by Mr. Fiore to adjourn the meeting. Seconded by Mr. Learned. The meeting adjourned at 9:10 pm.