

JOINT BUILDING COMMITTEE-MAPLE WOOD PROJECT

Date: May 28, 2019

Time: 8:00 a.m. start

Present: Councilor Marty Pepin, Councilor Marty Dumont, School Board Member Tom McCallion, Superintendent Robert Gadowski, Asst. Superintendent Lori Lane, Devin McNelly, Maple Wood Principal, Karl Ingoldsby, Facilities Director, Cris Solomon, Architect from Samyn-D'Elia Architects, Brian Gehris, Dave Baer and Austyn Shae, all from Milestone Construction

Pepin called the meeting to order at 8:03 AM.

Lane stated that Gehris could update the committee on how things are going. Gehris stated that the biggest thing is that we have started. He stated that they had a hiccup right out of the gate with the underground drain piping which was more substantial than anticipated. He stated that they have a temporary drainage system in now. He stated that they have a permanent system coming. He stated that the temporary system is allowing them to get the foundation guys to get in. He stated that he is tracking the costs on the temporary system and then there will be a cost to upgrade because the original system had 4 inch drains and we need 15 inch which is all special order. He stated that between the temporary system, which will be in the \$9,000-\$10,000 range and the permanent system, which will also be in the \$9,000-\$10,000 range the cost will be about \$20,000. He stated that this would come out of the contingency. He stated that there is no way around this. He stated that there was transite pipe that they found which has been removed and we will have it abated and tracked and registered. He stated that once he gets all of the costs he will do a change order with a cover sheet and all of the backup to the JBC. He stated that from catch basin to catch basin there was a large concrete pipe with three additional ones coming into that catch basin that were not accounted for originally. He stated that they have stoned the footings. Baer stated that they are about ten days off of schedule because of this. He stated that the first footing will be poured this morning. Lane asked if this is what drains over to the other side of the parking lot? Baer stated yes and that it has been backing up. Gehris stated that the area where it drains has not been maintained in years and it is back feeding, not through the pipe, but under the pipe through the stones that the pipe lays on. Ingoldsby stated when they pump it out, it is back feeding back into the site. He stated that this morning it was nice and dry but with rain predicted today that could make us wet down there again for another 3-5 days. He stated that when it was originally found he went to the City to see if they could get out here by the end of the week. He stated that he called again on Friday and was told that we would be better off hiring the contractor on site already because the City couldn't get over. Gadowski stated that he had talked to Mike Bobinsky on Friday and he did not know if they could get over or not as they were setting up for the Food Truck event. Gehris stated that it is a wet area and we had questions on what is allowed to be done. Baer stated that it is not regulated wet land. Gehris stated that we would be maintaining what was originally done. Gadowski asked how much it would cost to get someone in to do it? Gehris stated that this is what they are pricing out now to clean out the end of the pipe and clear an area for the water to flow away from the pipe. He stated that the site guy has been over to look at it. Baer stated that they sent this issue over to the Civil Engineer and he sent it to the Mechanical Engineer and he called for a certain type of pipe that is not an off the shelf pipe so it took a bit of scrambling to find those pieces. Gadowski stated that they had mentioned they are behind about ten days. Baer stated that this is very typical until we get up and out of the ground which

is the biggest hurdle. Gadomski stated that if we cannot get the City over here to clean out the end of the pipe then it will be quicker and easier if we just do it ourselves. Baer stated that it is just grown in at the end of the pipe and backed up. Ingoldsby stated that if you just clear the end of the pipe it will just pool and back feed. He stated that you will need to clean a path for the water to actually run away from the pipe. He stated that they do not even know where the exit from the pond is. He stated that they want to do everything to get it to drain. Solomon asked if it is something that has to happen now? Baer stated that it keeps backing up. Ingoldsby stated that if we get a day's worth of rain, you will actually be able to see the water running back into the hole. Gehris stated that they may be able to relieve it enough so that it flows out and then the City can put it on their list of things to do. Ingoldsby stated that if the City does it will be looked at as maintenance rather than being a part of the construction. Pepin asked if the City would be able to get their equipment to it. He stated that if it is a swampy area all they have is a backhoe. Baer stated that it is a grassy hill. Lane stated that if you come into the parking area around the front of the school, where the parking spots are, it is to the right of that. Baer stated that the fabricator has been out to take some measurements and that is all on track. Gehris stated that he will get the final numbers to the JBC as he knows that they wanted to see any change orders over a certain amount. He stated that right now it is all within the contingency. He stated that they are trying to be careful about what they spend but with this we really did not have a choice. He stated that there is no option with this issue. Gadomski stated that if the City is able to come up and do this it will save us some money. He stated that if we have to pay for it, it will come out of the budget. Ingoldsby stated that Mike Bobinsky stated that if he tried to find a contractor he could probably get a better deal as they have a list of contractors willing to help out the City. Pepin stated these contractors are signed up with the City if there is a project the City cannot do. Gehris stated that he was asked to go back to their site contractor for a price. Pepin stated that if your site contractor is there already with the equipment there will be no mobilization costs and they may as well do it.

Pepin stated that we would approve the minutes as we now had a quorum. McCallion made a motion seconded by Dumont to approve the minutes from April 24 meeting. VOTE: motion passed, unanimously.

Solomon stated that they got the State Fire Marshall approval. He stated that there had been a problem with emails and communications but that has been fixed. He stated that submittals are still coming in. He stated that they have to make some trim and finish decisions to make.

Lane stated that the plaque needs to be discussed. She stated that there is one at the school now by the entrance on the Kindergarten Wing. She stated that she does not know what people are thinking that they want. She stated that there is a lead time for this stuff so we need to discuss it sooner rather than later. She distributed a picture of the Kindergarten plaque and a list of names that should be on the plaque. She stated that the names that go on the plaque are the Council Members and Board Members from when the project was approved which was in 2018. Pepin stated that he is fine with what she had presented. She stated that she does not know if they want a Dedication Statement on the plaque. She asked if they should keep the title as simple as "Maple Wood Renovation Project". Gadomski stated that this project began before he started here so he thinks that another name that should be on it would be Lane's as Assistant Superintendent. He stated that she has done a lot of work to get this going and continues to do a lot of work. Gehris stated that "General Contractor" needed to be changed to "Construction

Manager". Pepin stated the simpler the better. She stated that she will bring it back to the JBC with the final names as they will be on the plaque.

Lane stated that there have been some issues at Maple wood with the door buzzer. She stated that people seem to be coming and going using that side entrance. McCallion asked if there was a way to put a light on the flag pole? Gehris stated that they have started looking into options on the flag pole. He asked what height they want? He stated that where it sits now it can stay. He stated that he wants to start getting prices for this. He stated that you can get one motorized, a light on it with a ground light or on the pole. Dumont stated that they had just got an estimate on poles for Veteran's Park and they come with solar so there is no electric needed. Ingoldsby stated that they should check with High Flying Flag in Greenland. He stated that he believes the one that was there was a 25-foot pole. Dumont asked what the inventory looks like. Ingoldsby stated that most of the poles that High Flying Flags sell are made out of fiberglass. Gehris stated that he thinks a 30-foot pole is the standard size. Ingoldsby stated that even a 25-foot pole would be fine if we are trying to save on the cost. He stated that once you go above a certain height the foundation has to be bigger and the cost for installation is more because they have to use a crane.

Lane stated that they have started the Construction Meetings. She stated that the JBC members are welcome to attend these. Gehris stated that they may change the time to 9:30 so that they will meet immediately after the JBC Meetings.

Dumont stated that we now have unanticipated work order changes. Gehris stated that they have temporarily piped the catch basins so that they can keep the foundation guy going. He stated that they are in the process of pricing the fittings and pipes out. He stated it is about \$8,000-\$9,000 for the temporary drainage and the same for the permanent drainage. He stated as soon as he has the numbers he will give the committee the backup numbers. Dumont stated that usually at our meetings if there are work order changes we approve and sign them at the meeting. He asked if the committee had settled on a number that if less, the work order changes do not have to come to the meeting? Lane stated that it was \$5,000. Gehris stated that schedule wise they had to do the temporary drainage. Dumont stated that he thinks that it is ridiculous to tie up a project for a \$5,000 issue. Gehris stated that all of this will be coming out of the contingency. Dumont stated that these issues may be what mandates these meetings and how often we meet. Gehris stated that he hopes to get out of the ground and backfill with no additional unknowns. Dumont made a motion, seconded by Pepin to approve this project so as not to hold it up, up to an amount of \$25,000. VOTE: motion passed, unanimously.

The next meeting was set for Tuesday, June 11th at 8:00 AM at the SAU Conference Room, prior to the construction Meeting at 9:30 AM.

Dumont made a motion seconded by McCallion to adjourn. VOTE: motion passed, unanimously. Meeting adjourned at 8:40 AM.

Melinda Sullivan
JBC Recording Secretary

