Meeting Notes

ARCHITECTS

Project: Freeport High School

Date: November 4, 2015

Attendees:

Purpose: Building Committee Meeting

Topic	Agenda/Notes	Action

1. Lyndon gave an update of construction schedule and permitting. Sheridan had provided a preliminary bar chart showing start and stop phases of construction. All permits are in hand including DEP site location permit, Army Corps of Engineers wetland permit and the Town of Freeport building permit. Dennis Ouellette, Kelly Wentworth, and Superintendent Ed McDonough had all helped satisfy various requirements of the Town of Freeport, including various fees for inspection services and site bonds.

2. The contractor has provided trailers and has done preliminary layout. Contractor is waiting for hazardous material to be removed within the existing building before starting demolition.

3. Kelly Wentworth provided an overview of the budget situation after the low bids had been received. She explained that after updating the budget with additional service items, as well as money spent on portables and replacing art rooms at the high school, that the construction budget had $622,500 left in it. This is on top of the $1,143,000 of contingency which has been reserved for change order during the construction process.

4. Lyndon presented a compilation of known improvements to be made at the high school. Many of these were items that had been eliminated in the winter of 2014 when we were attempting to get $600,000 out of the construction budget due to inflation. PDT recommends these items be reconsidered by the Committee and put back into the project.

5. The first item on the list was an expanded maintenance building. Dennis Ouellette had made the request for a larger building which would be 10' wider but the same length. This would be to accommodate all of the maintenance shop equipment, as well as outdoor maintenance equipment which needs to be stored in the building. Dennis explained the existing building is much too small.

PDT ARCHITECTS

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6. A question was asked if the existing maintenance building could be moved. The answer is no. There was also a question if the wood stove heater from the building could be moved to the new building. The answer was no because it was outdated and would not meet new legal requirements and had also be removed from the premises.

7. PDT had obtained a preliminary quote from Sheridan Corporation to expand the maintenance building by 10' and a price of $47,600 was given.

8. Dennis would like to have a portion of the maintenance building insulated and have it supplied with cold water and a simple heat source so that his maintenance personnel could work on snow plows and other equipment in the winter time with shop heat. This is <u>not</u> included in the $47,600.

9. The request for additional work items included upgrades to the library which had been deleted in January 2014. This included replacing the ceiling and lighting, replacing the floor goods, and painting the library.

10. Dennis had made a request to gut and renovate the student and staff bathrooms across from the library.

11. There was a request to increase the furniture budget so there would be new furniture in the existing classrooms. At present there is new furniture for the 31,000 s.f. addition.

12. The Technology Department has made a request to increase their technology budget for learning technology in the classrooms.

13. There was a recommendation to provide new finishes and casework in the existing teacher's lounge.

14. There was request for additional seating and landscaping at the student entry on the north side of the food court.

15. The principal made a request to replace the new carpet in the existing classrooms with tile floors. Lyndon explained PDT Architects would <u>not</u> recommend hard floors in these classrooms because all of the walls are hard walls and the ceilings are plaster ceilings. The acoustical reverberation and noise level would rise substantially if the carpet is removed.

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16. The principal made a request to add an exterior window at Guidance Room #236.

17. Dennis had requested that keyless entries be expanded for the existing school. At present the keyless entry system only serves three new entrances, two at the addition and one at the front door.

18. There is an ad hoc Art Committee chaired by Catherine Breer which is requesting $15,000 to help with the art efforts inside the school. Lyndon explained that if this was a state funded project it would be a Percent for Art Program with a budget of $50,000. Catherine explained they were just asking for monies for materials only; the labor would still be volunteer labor by students, staff and community artists.

19. There was a request by Dennis to re-key all the doors throughout the building so there would be one master key to open all of the doors. This would include science, FPAC, gym and lockers. Lyndon explained we are providing new hardware with a new keying system for classroom doors in the 1960 original building.

20. There was a request by David Watt to consider a theatre storage building or at least a concrete slab upon which a theatre storage could be built in the future.

21. PDT Architects had received a request during bidding from Kim the Food Service supervisor to provide additional equipment and rearrange parts of the new kitchen.

22. There were no prices for any of the additional scope items other than for the expanded maintenance building of $47,600.

23. The Committee made a motion, it was seconded and approved to spend the $47,600 via change order with Sheridan Corporation for the expanded maintenance building.

24. The Committee requested PDT Architects obtain budget estimates for each of the other wish list items that would be presented to the Committee. The Committee felt they could not approve or prioritize school improvements without understanding the total monetary requests.

    PDT agreed to come prepared at the next Building Committee meeting with budget estimates.

END OF MEETING NOTES