

Keene Middle School Building Committee
34 West Street, Keene, NH
Meeting of Wednesday, October 20, 2010 1:30 P.M.

Committee Members Present:

Elizabeth Coppola, Co-Chair, Neil Donegan, William Gurney, John Harper, Tom Remillard, Dotty Frazier, Gary Lafrieniére (until 2:35) and Richard Beard

Others in Attendance:

Frank Marinace of Marinace Architects, William Sudsbury, Clerk of the Works, Carl Panza, Keene School Board member and Chris Carreira, Director of Technology (until 2:15)

Ms. Coppola called the meeting to order at 1:30 p.m.

1. Approve Minutes of September 22, 2010

Mr. Donegan moved and Mr. Remillard seconded that the minutes of September 22, 2010 be approved. The vote on the motion was unanimous.

2. Technology Update

Mr. Carreira distributed a technology budget sheet titled “New Keene Middle School Technology” and reviewed it with the Committee. Mr. Carreira stated that the laptops purchases would be PCs – in keeping with the District’s overall move from Apple products to PC. In answer to a question from Ms. Frazier, Mr. Carreira will verify the addition cost of moving from the 2 “gigs” of laptop memory included in the proposal to 4.

As the amount of the proposal exceeded the allowance in the construction project bond for technology, Mr. Donegan moved and Mr. Remillard seconded, that \$155,000 be transferred from the contingency to technology. The vote on the motion was unanimous.

Discussion continued regarding various aspects of the technology budget. Mr. Donegan moved and Mr. Gurney seconded, that the total technology budget for the KMS project be established at \$840,000. The vote on the motion was unanimous.

3. Budget Update

Mr. Marinace distributed an updated budget as of 10-20-10 and reviewed it with the Committee. He then reviewed the details of a recent meeting between himself, Mr. Gurney and Mr. Remillard with representatives of the general contractor. The subject involved Change Estimates related to the construction with a provision for possible future unilateral extension of time and increased cost. This provision was unacceptable to the District representatives. Mr. Marinace stated that there had been no resolution to this issue.

As a result of that impasse, Mr. Marinace was now utilizing “CCD” forms (construction change directives) which the contractor is not required to sign. Mr. Marinace reviewed the CCDs with the Committee with the total pending to-date of \$21,212. Discussion ensued relative to requests from the contractor for change orders for additional payment for items already included in the original bid drawings for the project. The consensus of the Committee was not to grant such requests. In line with this discussion, Mr. Donegan moved and Mr. Beard seconded, that change estimate #78 (door frame ratings) in the amount of \$37,885 be rejected. The vote on the motion was unanimous.

Further discussion ensued regarding the project budget. Mr. Marinace stated that the contingency had been lowered in this budget report by \$8,400 to \$2,021,739, reflecting additional archaeological work performed by Dr. Goodby.

A request by the general contractor to pay costs associated with heating the gym floor was reviewed. Although there was agreement that the District was under no obligation to pay for temporary heat or winter conditions costs, a payment would serve as a gesture of cooperation and good faith. After discussion, Mr. Donegan moved and Mr. Remillard seconded, that the District agreed to pay equipment and fuel costs to heat the gym not to exceed \$23,000 – as directed by the architect to the general contractor. The vote on the motion was unanimous.

Mr. Donegan moved and Mr. Beard seconded, that the list of CCDs totaling \$21,212 be approved as presented. The vote on the motion was unanimous.

Mr. Marinace requested that the Committee approve \$70,686 to install the irrigation system inside the track. He stated that this was an excellent time to grow grass but the irrigation system would need to be installed. Mr. Donegan moved and Mr. Beard seconded, that CCD#5 (furnish and install irrigation system) be approved at \$70,686. The vote on the motion was unanimous.

Mr. Donegan moved and Mr. Gurney seconded, that CCD#6 (drill well related to #5) be approved at a figure of \$7,047. The vote on the motion was unanimous.

Mr. Donegan moved and Mr. Remillard seconded, that CCD#7 (a credit for road improvements on Maple Avenue) be approved at a figure of \$9,182. The vote on the motion was unanimous.

4. Project Schedule Update

Mr. Marinace reported that the general contractor earlier that day had presented District officials with a revised project completion date of August 3, 2011. This date represents a 13 day increase from the previous stated completion date and occurred with no negotiation with District officials. Discussion ensued with the consensus of the Committee being that this extension of time was unacceptable and would present major problems for the opening of school in 2011.

5. Clerk-of-the-Works Report

Mr. Sudsbury updated the Committee on various aspects of the progress with the construction of the new KMS and SAU building.

Highlights include: Pavement is completed all around the building, oil tank installation has begun and considerable progress with brickwork around the facility.

The next meeting will be on November 17, 2010 at 11:00 a.m. at 34 West Street.

The meeting adjourned at 3:35 p.m.

John R. Harper
Business Administrator