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ROYALTON MUNICIPAL BUILDING

CONSTRUCTION MEETING #23

Date of Meeting: October 7, 2015

MEETING MINUTES

Attendees:

Phil Gates, Selectboard
Patrick Redden, Upland Construction
Karmen Bascom, Royalton Town Clerk (Walk-through only)
Rita Hull, Royalton Assistant Town Clerk (Walk-through only)
Robert Hull, Royalton Police Chief (Walk-through only)
John Breault, Royalton Police (Walk-through only)
Jay White, Architect

SCHEDULE: Project is on schedule, with completion now expected on November 15, 2015.

ITEMS PENDING:

5.4 Patrick said he will mark up a plan indicating location of under slab utility lines. Jay will put these on the drawing so we have it in electronic format for Royalton's records of what lines are where.

16.1 Jay wants to see a sample of the red doors prior to painting all the red doors. Phil suggested that we may want to only paint the public doors of the municipal offices and the police red, leaving the others white.

September 30: Consensus is that all of the exterior doors will be white.

October 7: Phil and Jay ask that Rose and Selectboard look at the red doors again, since the paint is now dry and looks more muted.

18.2 Patrick will change final color of south wall of Listers Office to be Navajo White as this change was missed by the painters. (No additional cost to owner.)

October 7: Karmen asked if finished coat on vault wall with door in it can be painted the green accent color instead of the topaz accent color. Patrick said this can be done without change in cost as there is only the first coat on it now. Decision is to grant that request. Wall leading to conference room will remain the topaz accent color.

20.6 Jay noted a minor chip at the main entrance concrete exterior walkway. Patrick said he would grind this out before the asphalt walk is poured.

21.1 Wall color below the chair rail will be the green color on all four sides of the room. Patrick said this would not be a change in cost, since the final coat has not been painted.

21.7 We agreed that the best way to treat the edge of the existing pavement that was cut to accommodate the grass to the left of the main walkway is to form a small curb of asphalt there when the rest of the asphalt is installed.

21.10 Patrick said he would be sure to caulk joint at top of chair rail, as this is part of their normal trim installation process.

21.11 Entire wall behind Break Alcove coffee bar counter will be the green color. Little fin wall next to it will be the topaz color.

21.12 Jay asked Patrick about getting the paving done soon so the grass could get planted and germinate before frost. Patrick said he would pursue this.

October 7: Paving tentative date is October 13. Patrick said paving contractors are having trouble getting enough base as there is so much paving work on Vermont roads right now. Grass will be seeded week of October 5 and paving completed between 10/5 and 10/16.

22.2 Patrick will install Classroom Lock on Door #6 (Interior door of main entrance vestibule) instead of the passage set that was specified before the decision to install intercom telephone in both vestibules was made. The Police Vestibule already had a Classroom Lock function. (Classroom lock functions so the door is always unlocked from the inside going out, but the outside can be locked or unlocked with a key.)

22.6. Jay and Patrick agreed to have the main electrical panel reset. Jay does not want to see as much of a white backing board behind the panel and certainly not see it all the way to the corner. Patrick said he plans to change it anyway because it slopes backwards and it should be vertical. Patrick will remove the box, white panel behind the box, put in green shingle where the white board is now, then put a narrower white backer board same width and size as electrical panel box, that will allow the electrical panel box to be vertical and not lean backwards.

22.9 John sent an email to Jay on October 2 requesting that there be a data port in the Evidence Room in addition to an outlet discussed earlier. Jay passed this on to Patrick and asked him to pursue getting one installed there for the recording appliance that will be supplied as part of the security system. Outlet and Data Port in Evidence Room should be up high (6') as the equipment will be installed on the top shelf that will be purchased for the Evidence Room.

22.10 Matt Grundy (Cabinet Maker) says the selected laminate is not part of the "standard" laminate called for in the specification. He dropped off a chain to Jay with the colors that are considered standard. Many are similar to what was selected, but Jay suggests that we NOT use a high gloss laminate like the one that was selected because it will reflect the bright LED lights under the upper cabinets, which will be glaring. Jay will bring the new chain to the meet of October 7 for selection of laminates by Rose and the Selectboard.

October 7: New selected standard color is: "Wilsonart #4932-38 Golden Juparana".

22.11 Jay asked Patrick to be sure that the restroom exhaust pipes being installed on Wednesday that extend up to the vent location on the east wall will be insulated as specified to avoid condensation.

NEW BUSINESS:

23.1 Patrick said they put an acoustic ceiling in the flat part of the small conference room instead of the specified sheetrock. Jay said this was okay. No change in cost.

23.2 Patrick said insulation in the attic will be done after October 30, after we are sure that all venting is insulated as he wants no one up there after it is insulated. We will not be putting in a catwalk as there is no reason to go up into the attic as any I.T. or other changes in the future will be done below the attic flooring sheathing. He will finish attic separation after insulation is installed on the east part of the attic.

23.3 Patrick asked about extra material of roofing shingles and ceiling tiles. Consensus is to discard the one unused portion of bundle of the roofing tiles and store extra ceiling tiles in the attic near the access point so they are available if needed but not in the way.

POST MEETING NOTES:

23.4 Rose would like to see if the pavers can look at repair needed to fix cracks on the handicapped ramp at the academy building while they are in town. Jay asked Patrick to coordinate this with Rose, once he has a firm time for paving.

NEXT JOB-SITE MEETING: 10:30 AM, October 14, 2015