

MINUTES

The Capital Project Building Committee "CPBC" for the Exeter-West Greenwich Regional School District held a meeting on this date at 6 p.m. in the Exeter-West Greenwich Regional School District Junior High School Cafeteria.

Committee Members Present: Donald Staley, Jim Woloohojian, Bob Butler.

Others Present: Robert Ross, Luis Torrado, William Plumley, David Wright, Mike Gorman

The meeting convened at 6:05 p.m.

1) Mike Gorman reviewed the invoices, change orders, and time and materials for the replacement of the skylights. The committee reached consensus on the figures and Mr. Torrado verified that the specified work coincided what was needed and agreed upon in previous meetings. Torrado will provide the final cost for and invoicing for the work that will be performed.

The topic of roof warranty was discussed and it was agreed the warranty will begin on the date of the final payment.

The issues of remaining roof leaks were discussed and it was noted the leaks have been minimized and the leaks in the library have ceased. Gorman has some ideas on what is causing the few remaining leaks. He will address those issues when he comes back to do the skylights.

Mr. Plumley asked who would be responsible for painting the stack closet in the library, and Mike Gorman responded he would take care of that when he does the skylight work.

2) Phase I discussion continued with a review of the Metcalf gym floor repair. It was agreed that the finish on the repair work performed during the April break was unacceptable. Torrado will send a letter to Tower expressing the concerns of the committee and the remedy of stripping and redoing the floor.

3) Torrado distributed two (2) reports regarding the moisture problem on the lower level of Metcalf School. Tully Architects submitted a lengthy report on what might and what might not be causing the moisture problem. The report submitted by Geisser Engineering was less ambiguous and pointed to ground vapor migration and the lack of a water vapor barrier as the most likely reasons for the moisture problems on the lower level of Metcalf.

Torrado recommended that based upon the Geisser report the tile floor should be removed and a water vapor barrier applied, and vapor resistant tile be installed. The committee agreed with the recommendation.

4) Mr. Torrado presented a request from the EWGS4KIDS Track Committee to include in the Phase II base bid the concession stand and entry way renovation. They would also like to have the lower level parking lot paved as part of the based bid. The CPBC voiced concern the Phase II base bid and alternates would use the remainder of the capital bond funds. There was a real reluctance to reach into contingency funding without seeing the Phase II costs. Torrado explained the bond money includes about \$100,000 of funds for concession, entry, and bathrooms. It was suggested the track committee approve using the funding for the bathrooms to pay for the pavement of the lower parking lot and repair the access road. Torrado will bid the access road and parking lot as an alternate for Phase II.

5) Mr. Torrado brought up the issue of risk management and appropriate insurance values. Based upon the wide range of the value of the jobs in Phase II there is a risk a subcontractor could create more high value damage if something went wrong on their lower valued subcontracted work. Torrado is working with the District insurer to set the appropriate general liability and umbrella levels for risk management. It was agreed the values of about \$2 mil for general liability, and \$5 mil for umbrella insurance would become

part of the bid document.

6) Torrado reported that about 80% of the drawings and construction documents were completed. Mr. Ross will send RIDE a letter stating that 60% of drawings and construction documents have been approved.

7) A general discussion ensued regarding the Dryvit repair work at the senior high school. It was agreed that Elastomeric would be bid as alternate for the repairs.

8) Torrado discussed the fact that the bond covers the wiring and other fixed asset costs associated with the security systems, however, the actual security devices are not subject to reimbursement as part of the bond. Torrado recommends bidding the devices at this time to ensure that the devices match the wiring, and to ensure the probability of best cost through a single purchase. The devices will be bid as an alternate.

9) The CPBC wants meetings posted for each Wednesday in May.

Adjourn: Meeting adjourned at 8:15 p.m.

ROBERT V. ROSS

SECRETARY