

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.

Board Members Present: Tim Robertson, Judi Simonini, Donald Staley, Susan DeSack, Bob Bollengier and Jim Woloohojian.

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

The meeting convened at 6:30 p.m.

1) Mr. Torrado reviewed the Metcalf Basement issue and spoke about how the area shows that there is some sort of moisture seepage either from the soil or from existing cement. Geisser & Tully will be working to resolve this issue

2) Mr. Torrado handed out Document 2 which showed bid alternates 1-6. As far as alternates go, the cost of designing, but then not doing the alternate is equal to eighty (80%) of the seven (7%) percent

of construction costs for the design costs:

ex.: $\$100,000 \times 7\% = \$7,000 \times 80\% \times 80\% = \$5,600$

It was noted the contingency cost being carried are comprised of five (5%) percent as recommended by the Department of Education and five (5%) percent for owner project cost. To date, the project has \$670,147 available for alternate plans.

3) Mr. Plumley reported the in ground oil tanks are fiberglass, double wall, with no precision testing; overflow and spill protection is inoperable. Chair Woloohojian wants to verify that the tanks need to be registered. The certification tester will verify tanks are registered, precision tested and overflow protection is in place. Mr. Torrado will have Geisser look into the certification.

A discussion was held about the fact the as built drawings are incomplete or non-existent for the J/SHS building. Mr. Woloohojian feels we should request as built drawings from Gilbane or Warner. The School District will issue a letter to Warner requesting the drawings.

4) A discussion was held regarding alternate 1 & 2 Administration Building first floor addition or first floor addition with a full basement for the tech center housing and additional office space. Mr. Bollengier stated that for political reasons that addition could not be done at this

time. He voiced his opinion that neither he nor other school committee members would support these alternates.

5) A discussion was held regarding alternate #3 Wawaloam Window Repair of Document #2. The committee felt Torrado should do the alternate design.

MOTION: Instruct Mr. Torrado to do design Alternate #3 Wawaloam Window Replacement. **Butler:** Bollengier, unanimous.

Chair Woloohojian reminded the committee that the alternate designs do not obligate the committee to expend money.

6) A discussion was held regarding Alternate #4 , \$25,000 for synthetic floor at Wawaloam School gymnasium.

MOTION: Do not do Alternate #4 Wawaloam Gym Floor Replacement (synthetic floor) **Butler:** Bollengier, unanimous.

7) A discussion was held for design Alternate #5 air conditioners at the High School computer classrooms. The committee debated the cost effectiveness of window units versus design and install cost of a more permanent system. Given the changes in technology and classroom locations the ROI on the alternate did not make much sense.

MOTION: No design work to be done on Alternate #5, Air Conditioning in Computer Rooms at High School. **Staley:** Bollengier,

unanimous.

8) A discussion was held regarding Alternate #6 calling for Lineham Window replacement. This is the octagon area of the building and structurally this alternate work improves the integrity of the structure. MOTION: Approve Alternate #6 Lineham School Replacement Windows. Butler: Staley, unanimous.

9) The committee revisited Alternate #1, Administration Building: First Floor Addition. The committee discussed the future needs to improve the area that will house the technology center. The committee went back and forth on the renovation of the existing basement or a first floor addition as the optimal expenditure of project funds. While it was agreed that something will need to be done the committee was not committed to one over the other. MOTION: Include Alternate #1 Administration Building; First Floor Addition to be included in the alternate design. Staley: Butler, unanimous.

Mr. Butler restated the action of the committee was that design alternates will be performed for alternates 1,3and 6. The committee agreed.

10) Torrado raised the issue of Request #4 to be paid to Tower - \$35,691.53

MOTION: Request #4 to be paid to Tower - \$35,691.53. Bollengier:

Staley, unanimous.

11) Torrado brought forward the item for the finish on the support structure for the Kelwall panels.

MOTION: Approve bone white finish at a cost of \$7,000. Bollengier: Staley, unanimous.

Mr. Woloohojian asked for color chip of the bone white finish to be brought to the committee prior to purchase. Torrado will get the color chip.

Torrado brought to the committee's attention the need to issue a letter to the State informing them the committee had approved about 30% of the design of phase II

MOTION: Approval letter stating thirty (30%) percent of design complete to be issued by the committee. Butler: Bollengier, unanimous

Mr. Plumley raised concerns about chain of command should Gorman cease to comply with fixing nagging leaks lingering from the summer roof project. Chair Woloohojian told Mr. Plumley to contact him directly and to bring concerns (if there are any to the committee)

Adjourn: Meeting adjourned at 8:35 p.m.

ROBERT V. ROSS

SECRETARY