

Cranston School Buildings Committee

Superintendent's Conference Room

April 2, 2014

Members Present:

Brad Draycott; Nicholas Capezza;, Judith Lundsten, Trent Colford, Jeff Gale, Mario Aceto, Richard Santamaria

Others Present:

Joel Zisseron, Brad Ripley, Ed Wojcik, Architect

The meeting was called to order @ 5:31 p.m.

A motion to accept the minutes from March 5, 2014 was made. Mr. Colford moved to accept, Dr. Lundsten seconded, all were in favor.

Mr. Gale requested that a correction be made to the minutes in that he was in attendance and his name was left off the attendance roster.

Public Comment

There were no public comments.

Old Business

Mr. Draycott asked Dr. Lundsten about any updates on the Renovation Bonds. Dr. Lundsten stated that she met with Mr. DaSilva from RIDE, and reviewed with us the stage II application and suggested several revisions which we are working on within the school department as well with the architect. They also requested that we do a five year master plan for the use of our buildings as they were concerned that if renovations are done to a building that we decommission the building two or three years later and no longer use it. Dr. Lundsten indicated that she spoke with him about our future initiatives. She also indicated that a lot of what is being requested has already been submitted and basically it is putting it on a spread sheet. Dr. Lundsten stated that she will be meeting with the executive team and will make any adjustments before meeting with RIDE. Dr. Lundsten also indicated that they wanted a structural letter from the engineer on every single building stating that they are fine and wanted a master plan on what we were going to abate or encapsulate; discussed the financial aspect and the enacting legislation that the city has to deal with. Dr. Lundsten stated that the Mayor would have the city's Bond Council contact her and suggested that we keep the language general and not specific in case we have to switch something over. She also stated that we are on a tight framework. Mr. Draycott asked for further explanation of structural letter and Mr. Zisseron stated that they were looking for a letter stating that our roofs could hold snow and ice. He indicated that structural engineer would commit to that. He did not believe it would be as major a

problem and stated that our roofs are structurally in good shape.

Mr. Santamaria asked about the asbestos and if we had to wait to get an analysis. Mr. Zisseron stated that we would be doing asbestos at Park View and Bain this summer. It has been designed and ready for bid and would be planned out over a five year period. He also stated that most of our elementary schools have asbestos tiles and would like to get rid of it in the corridors where traffic is the heaviest. Mr. Aceto expressed concern about storing windows/purchasing the windows and asked if we were moving forward on that. Mr. Zisseron stated that windows at Park View was a definite project for next summer. He stated that the city sold off 4.3 million dollars in bonds which includes the asbestos in the two middle schools, windows and science rooms have been approved. Mr. Zisseron stated out of the 9.5 million dollar bond he has 4 million plus left. In the budget for this year he put in for windows at Bain, Western Hills and redesign of the parking lot. If this is approved, it becomes a matter of the city going out and selling the rest of the bond. We are moving along on the middle school bond. An important thing to note is that we have the possibility of getting an additional 1.3 million dollars in bonds to upgrade our fire code. This would cover four schools – Western Hills, Arlington, the E-Building at Cranston West and Oaklawn. Mr. Zisseron stated that it was a little late to get Edgewood Highlands and Oaklawn done this summer. Asking this committee tonight to approve to go to the city for a bid on design build for a sprinkler and alarm system at Arlington and Cranston West E-building. If the

committee votes on this tonight Mr. Zisseron stated he could get an RFP out with design build on these two schools and get the work done this summer or put in the bid if not completed during the summer they would have to work premium hours (evening). Mr. Aceto asked again about the fire code issues and what did RIDE have to say. Dr. Lundsten stated that we have a master plan and if we stick to it, we will be okay. Mr. Capezza explained that multi-level schools will take a lot longer and if we do a design build on all four schools it would slow the whole project down by the time we got the project ready. Mr. Zisseron explained that as soon as we move forward on Arlington and Cr. West then, as an example, in August we move forward on design build on Oak Lawn and Edgewood and that could be in place by February or March of 2015 to move forward that summer (2015) and that would wrap up those four schools.

Renovation of Science Rooms/Asbestos Tile at Bain, Park View and Western Hills/Window Replacement at Park View

Mr. Wojcik stated that there has not been much progress in the science rooms other than design fees being in place and speaking to the engineer. He stated that they are concentrating on the flooring at Bain and Park View and that they met with RIDE and reviewed the drawings. Specs and drawings are now complete and will be going out to bid on April 8, a walk through on April 16 and bids being due April 22. Specifications include the asbestos report and are detailed.

He stated that in both schools the base bid is to use the standard vinyl composition tile and that they do have an alternate that is called bio-based composition tile that is just a more grain friendly tile and does cost more. RIDE recommended that they do this as an alternate to see cost difference. Also put rubber flooring at the stair landings at Bain school, Park View the stair landings are concrete and we are good to go with these. Also decided to pull out the flooring in the science classrooms and do the flooring. When we renovate the science rooms we have a clause for protection of the flooring. We also have extra tiles if something gets damaged. Wanted to do all the abatement now.

Mr. Wojcik stated that on the windows at Park View we did have the structural engineer go out and review to see the attachment points. They are not good, the screws were laying adjacent to the sides of the brackets and not sure what is holding the windows in place. Would have to replace the whole curtain wall assembly at each of the classroom places and the remaining curtain wall behind the drive-it system will be better able to attach it at the enders. Do not have to replace the entire skin of the building just the window areas. RIDE was on board for that. Will be getting these drawings out for bidding towards the end of the summer and can then decide when windows will be purchased and duration of the storage for installation summer 2015.

Dr. Lundsten asked in regards to the abatement of the science rooms, teachers will need to time to pack things up. Mr. Zisseron stated

that he is aware of this and will get boxes for teachers if they need them. He will get in touch with the principals to remind teachers that everything has to be out of there.

Mr. Wojcik stated that he asked RIDE about funding and they gave a check list of criteria we could meet. One of them was for sustainable design and was 2%. The problem with their guidelines is that they are assuming it as the whole project, even sustainable materials, they are basing it on the weight of all the materials in the building (percentage against all materials). In this project, we only have one type of material and cannot base it against the other stuff. We put into the specs whatever guidelines they gave us. Mr. Draycott asked about the difference in wear ability between the regular and the sustainable; Mr. Wojcik indicated that they are using sustainable material as filler in tile and wear layer of the tile is basically limestone and they do not consider that as renewable or plant based so they add a soy product that is plant based and that is renewable. Guidelines just say renewable and RIDE is fine with this. Mr. Wojcik went over the design for both schools and stated that actual colors have not been picked out but would be using three subtle colors. Would be using a mosaic pattern in the front lobbies. Mr. Zisseron stated that because the corridors at both schools are so wide, did not want to use one color and wanted to use a contrast for the borders. Mr. Wojcik stated that it is important to have some school colors, but recommended that more neutrals be used. Mr. Zisseron stated that the abatement plan for both schools has been approved by the Department of Health and

that because we had to make an amendment to the abatement plan in the "Ground" wing at Bain we will need approval for that from the Dept. of Health but that should not be a problem. We are in good shape to move forward with this. Mr. Zisseron that the only decision we are going to have to make is whether we want one or two contractors and also asked if we had a completion date. Mr. Capezza stated that they were looking at one week before the opening of school. Mr. Zisseron felt that there would not be enough time to get the schools cleaned and is concerned about that. He explained that when asbestos is being removed no one can go into that area and felt that this would be too much for one contractor to do both schools and that we would be off using two contractors. Would like to have schools done by August 1. Mr. Aceto questioned about asbestos getting into the classrooms and Mr. Wojcik stated that the rooms and walls would be sealed to eliminate this from happening. Mr. Capezza stated that we could do this anyway we want, but felt when put out to bid have a completion date. If we get prices per school and feel that two contractors would be faster we may end up paying more. Look at prices and low contractor is the same for Bain as Park View, we would end up paying more. Mr. Wojcik stated the quicker we hire the quicker we can order supplies. Mr. Capezza stated that if we open bids on April 22 it can be awarded by the first Tuesday in May which is May 6. Mr. Draycott stated that these projects can be done quickly provided we have a good contractor who has a good asbestos contractor. Mr. Wojcik stated that once the tiles are down that they will be sealed with the same products that Mr. Zisseron uses in his

schools so that custodians will not have to do corridors. Mr. Zisseron will provide him with what he uses so that it could go into the specs and also stated that Mr. Ripley will be overseeing the projects as well.

New Business

Mr. Zisseron wants to be on the floor pending our allocation of 1.3 million dollars from the city bond that we move forward now with a design build for the sprinkler system and alarms at Cranston West E bldg. and Arlington Elementary Schools. Mr. Gale as if this was a motion and seconded it. Mr. Draycott asked if there was any discussion. Mr. Capezza asked who were waiting for to give approval to what. Mr. Zisseron stated the city council and that we are anticipating getting 1.3 additional bond monies to improve our fire codes. We could do these two schools this summer and then later in this process (August) we would move forward with an RFP for Edgewood and Oaklawn. We will know when the City Council votes their budget this year. Mr. Aceto stated that this is old money and would not need council approval. Mr. Draycott stated that an RFP could be put out pending approval of this bond. Mr. Draycott asked what is this going to do. Mr. Zisseron stated that we will move forward now with design build for the E bldg. at West and Arlington and a new alarm system at West (E-bldg). This gets done this summer and next summer will do Edgewood and Oaklawn. Will not have to do any structural changes. The fire department encouraged

sprinkler systems instead of windows. Mr. Zisseron also stated that the plans have to be approved by the Fire Department.

Mr. Aceto stated that they had a meeting to pass the \$15 million, the Fire Chief went over the report, and stated that there were a good number of issues from a fire safety standpoint that still needed to be done within a certain period and is concerned about everything else that has to be done that is not listed. Mr. Zisseron stated that was not part of the 1.3 million and Dr. Lundsten stated that we met with the fire department and they stated that we had to address these four items first. The rest have not gone away, they are still on the list. Mr. Draycott stated that we would not have to include any enclosures or stairways in this bid if they still required them just doing sprinkler and alarm.

Mr. Zisseron asked to move forward with the motion on the floor, Mr. Gale seconded. All were in favor, none opposed. Motion passed.

Mr. Santamaria stated that he would check with Mr. Bob Strom on the availability of the money. Mr. Capezza stated that if the money is not available, the bids will not go out for advertisement. Mr. Zisseron asked that he be notified if there is a problem. Dr. Lundsten stated the she and Mr. Zisseron would meet with Mr. Balducci and Ray Votto and will let them work with Bob Strom on this. Mr. Capezza stated that he does the RFP for design build and asks bidders for

guaranteed maximum price.

Mr. Capezza asked that the agenda for the next meeting be broken up and have the floors as a separate agenda item.

Next meeting is scheduled for Wednesday, May 7, 2014.

There was no further business. Mr. Draycott made a motion to adjourn, Mr. Zisseron seconded, all were in favor, meeting adjourned.

Respectfully Submitted,

Margie Chapman

Recording Secretary