

Cranston School Buildings Committee

Superintendent's Conference Room

May 7, 2014

Members Present:

Brad Draycott; Nicholas Capezza;, Judith Lundsten, Mario Aceto,

Others Present:

Brad Ripley, Ed Wojcik, Architect

The meeting was called to order at 5:33. A motion to approve the minutes of April 2, 2014 was made by Mario Aceto and seconded by Judy Lundsten. All were in favor, minutes approved.

Public Comment

There were no public comments.

Old Business

Renovation Bonds

Mr. Draycott asked Dr. Lundsten if there was an update on the Renovation Bonds. Dr. Lundsten stated that all the material and

documents have been prepared and submitted to RIDE. Mr. DaSilva and his staff now have to review all of the material that was turned in. They have reviewed them and we are on the work session for April 8, 2014 at 4:00 p.m. at RIDE. There were 14 applications from across the state and only three are on the agenda – Cranston, Burrville and South Kingstown. Dr. Lundsten felt that they would not have put us on unless they were certain that it would move forward. Reached out to our legislators and they are comfortable with moving forward with the legislation. The enacting legislation has been written by our attorney and submitted with the city council's approval. If we are not okay at the board meeting, Dr. Lundsten stated she would let this committee know.

Renovation of Science Rooms

Mr. Wojcik stated that he was waiting to get approval of additional fees for the science room and did not have an update on that project. He stated he was concentrating on the flooring that went out to bid and window project. He stated that they did receive bids on the flooring and Mr. Draycott asked if a spread sheet was done. Mr. Capezza stated that there was no spreadsheet but that he brought the bids with him and could let this committee know who they were and what the numbers were. A letter of recommendation for the low bidder was sent over to Contract and Purchasing. The low bidder was AA Asbestos an asbestos removal company. Mr. Capezza stated

a concern in their ability to do tile work. The company informed him that they have a company in line to do that work. Mr. Capezza also stated that Mr. Marchesi had some experience with them and had a good feeling. Mr. Capezza indicated that their price was \$273,250 plus an additional \$3,000 for the add alternate for green tiles. The total package was \$276,250 and included the allowance of \$35,000 for a contingency plan. The second bidder was Continental Flooring and they were \$373,688 plus an add alternate of \$39,384. Ruggieri was \$466,800 plus an add alternate of \$41,900.

Mr. Wojcik stated they did not have a lot of questions during bidding. Mr. Wojcik stated that we need to make sure on our end on the bid specs we have indicated the tile pattern and color pattern and that we make those choices now. Mr. Capezza indicated that as soon as he gets a copy of the award letter he will contact the contractor and set up a pre-construction meeting to go over schedules and iron out any issues before work starts. Mr. Capezza stated that they have worked with AA Asbestos and they have had good luck with them.

Windows

Mr. Wojcik stated on the window projects they have begun assembling documents and presented to the committee a color rendering that he did to show what was being done. The drawing showed where the floor structure and HVAC would be. It would be a glass surface but you would not be able to see through it. He also stated that there are different shades that could be used but that had

not yet been determined. There was some minor discussion in regard to AC units for the windows. Mr. Wojcik stated that he had to talk with some window manufacturers to come up with a system that is narrow in depth to match what is there. Does not windows to protrude past the skin. The standard configurations are about 6" to 7" and that is about 4 ¼" to work with but thinks he can work with this challenge. Mr. Wojcik is concerned about some walls being attached to the curtain wall and would like to go through every classroom and looking at every condition. Some of the unit ventilators and sills need to be re-configured. Mr. Wojcik stated that he gave a package to Mr. DaSilva who requested drawings for the funding and have been talking with him and that they need to get the three formal submissions, schematic design, design development and construction. He indicated that they pretty much have received schematic design approval from Mr. DaSilva but still needs to be formally submitted to him. Mr. Wojcik stated that when looking at the drawing, on the lower level of the existing building, the right side, the wall is made out of glass block. There are broken pieces of glass block and seals are gone and stated he was asked to replace that and do the masonry wall with clear story windows so that everything is consistent.

Dr. Lundsten asked about the air exchange (unit ventilators) and if we were going to look at that in regards to the noise level qualifications. Mr. Wojcik stated that they do not have an acoustician hired that analyzes the whole room and are hoping that in the science

classroom we will choose a unit, an oversized unit, that runs slower and quieter and Mr. Zisseron will make that determination. Dr. Lundsten stated that she would check with Mike Crudale to do a survey to see what he currently has.

Replacement Tiles

Mr. Wojcik stated that the contractor would need to submit paperwork on the VOC content proving they have met the low VOC for sustainable biolast tiles, flush-out of the building for the air during construction. This will all be discussed in the pre-construction. Mr. Draycott asked about selecting tiles and Mr. Wojcik stated that it is the paperwork that supports the tile. Literally a spread sheet is done based on the volume and cost of the material and what the percentage of sustainable material is. Working with Mr. Zisseron and will eventually get there.

Sprinkler Design

Mr. Capezza stated that an RP was sent out and had a pre-bid with a few companies. Mr. Capezza stated that Mr. Marchese called him and indicated that he postponed the bid openings for two weeks and his reason was that he had a prominent company that we have had experience with and who could not get the bid in on time. An addendum went out before the bid due date and bids have not been opened. Bids will now be due on May 20 and an award on the first

meeting in June and should have a contractor on board before school lets out.

There was no further business.

Next meeting is scheduled for Wednesday, June 4, 2014 at 5:30 p.m..

There was no further business. Mr. Draycott asked for a motion to adjourn; Dr. Lundsten made a motion to adjourn, Mr. Capezza seconded, all were in favor, meeting adjourned.

Respectfully Submitted,

Margie Chapman

Recording Secretary