

Cranston School Buildings Committee
Superintendent's Conference Room
March 4, 2015

Members Present:

Judy Lundsten (chaired), Nick Cadenza, Trent Colford, Michael Traficante, Mario Aceto

Others Present:

Brad Ripley, Ed Collins, Jeff Gale, Ed Wojcik

The meeting was held in the Superintendent's office and was called to order at 5:30. Dr. Lundsten called for a motion to approve the minutes of February 4, 2015. Mr. Colford moved to accept, Mr. Capezza seconded. All in favor. Minutes approved. Note: Date on minutes was mistakenly listed as December 3, 2014 and not February 4, 2015.

Public Comments

There were no public comments.

Old Business:

Renovation Bonds

Dr. Lundsten stated that on March 3, 2015 Mr. Collins and Mr. Votto presented the capital budget to the planning commission. Mr. Collins indicated that they have on approval for next year the roof at Cranston High School West and the three sprinkler projects; and submitted the five year plan which puts together 90% of the projects that were submitted to RIDE. The total was close to 1.8 million over the course of the five years for each project and it now goes to the Mayor for approval.

Renovation of Science Rooms

Mr. Wojcik stated that he had printed two schedules and indicated that there was a snafu on the projects. Mr. Wojcik gave a background history in regards to the renovation of middle school science rooms and how plans were put on hold. He stated that he was asked last year to pull out the Park View Science Room classrooms and to bid just that aspect. Mr. Wojcik stated the he met with teachers last year and changed the layout. Mr. Wojcik's mechanical engineer, in the interim, indicated that he would not be able to meet the schedule for this summer. Mr. Wojcik stated that he asked the engineer from Massachusetts if he could transfer his documents to an engineer in Rhode Island and it was agreed that Wilkinson Associates will complete the project so a bid could go out. It was agreed that the bid would go out to bid in April and start of construction in June.

Window Replacement – Park View

Mr. Wojcik showed a small scale design of the window layout at Park View and stated that Tower Construction was the low bidder for this project and are currently in the process of getting Tower's contract signed. Mr. Marchesi asked him to produce an AIA document (American Institute of Architects) – (a boiler plate contract for construction projects). Mr. Wojcik went on to state that in the bid contract there were general conditions that the City of Cranston has and some things that Tower's lawyer objected to and suggested rewording. Mr. Marchesi, after consulting with his legal team asked if we could use a standard AIA contract and work with that. A draft was sent to the contractor and Mr. Wojcik was informed that his [Tower] legal team looked at it and would be sending the contract to Mr. Marchesi for his department to look at. All the windows have been measured and the process of the shop drawings has begun and should be complete by March 29, 2015 with a week for review. Once approved, windows can be ordered on April 5, 2015 with a twelve week delivery time putting arrival at June 29, 2015. The start date would be the end of June and eight weeks for installation. Concerned about the eight weeks as there is a lot of work that needs to be done. Mr. Traficante asked if there were a delay is there an alternate plan in place for use of

classrooms. Dr. Lundsten asked that the classrooms be done first and then move to other areas of the building that has limited student use. Could talk with the principal to see what could be done at the beginning of school and how many classrooms could not be used. Dr. Lundsten and Mr. Collins will meet with Mr. Crudale, Principal at Park View to discuss plans. There was some conversation regarding the AC units and indicated that we were over our contracted amount was trying to get the amount to zero out without touching the contingency. Dr. Lundsten asked how many air conditioning units were there and Mr. Wojcik indicated there were about 17. There were no further questions.

Sprinkler Design –CHSW E-Building/Arlington

Mr. Capezza stated that the project has been done for a while and indicated that an invoice has been sent for the remaining retainage and we own them approximately \$32,000. Would like to keep this on the agenda until a bill is sent and paid.

CW Career Center – Interior ADA Improvements Project

Mr. Collins stated that we were getting close to going out to bid. Mr. Collins reviewed some of the work that will be done that was listed in last month's minutes and indicated that there were two alternates to the bid – flooring and sprinklers. It was noted that the ADA work has to be completed this summer.

Edgewood Highlands/Oaklawn – Sprinkler RFP

Mr. Ripley stated that the packages would be submitted to the Fire Dept. this week. He stated that there was a problem with how they were going to bring the service into Oaklawn. If it is brought in through the front we would be dealing with Kent County Water and they want us to bring the domestic service as well as the fire service into a hot box in front of the building. It would be approximately the same size as the one at Western Hills. Looking at coming in through the back street and into the lunch room and there would be only one pipe. All this is predicated by the water pressure. Will know by the end of next week where we will be bringing the service in. Mr. Ripley stated that we were all set at Edgewood Highlands.

Cranston High School West "B" Wing

Dr. Lundsten stated that there are major roof leaks and is in need of major repairs. She also indicated that we have the opportunity through Cranston City Council and that the grant coordinator came to us with a recommended project to put solar panels on a roof that is less than five years old. With West's roof repairs that would make them eligible. Mr. Traficante stated that it is a half of million dollar project and that the council is going to push to have that included in the capital budget. It was noted that only the "B" wing would get the solar panels. Mr. Aceto stated that they were 75-80% sure about getting this grant and Mr. Collins stated that with or without the grant the roof needed to be repaired. Dr. Lundsten stated that this is a project that needs to be done as soon as possible.

Other Business

There was no further business. Next meeting is scheduled for Wednesday, April 1, 2015 at 5:30 p.m.

Dr. Lundsten asked for a motion to adjourn. Mr. Traficante made a motion, Mr. Colford seconded, all were in favor. Meeting adjourned.

Respectfully Submitted,

Margie Chapman

Recording Secretary