

Cranston School Buildings Committee
Superintendent's Conference Room
August 5, 2015

Members Present:

Brad Draycott, Nick Capezza,

Others Present:

Brad Ripley, Ed Collins, Ed Wojcik

The meeting was called to order at 5:30 p.m. As there were not enough members for a quorum, minutes of May and June could not be approved.

Public Comments

There were no public comments.

Old Business:

Renovation Bonds

Renovation of Science Rooms

Mr. Wojcik stated all the demolition is complete and they are working on the electrical and the plumbing. AC Units and mechanical duct work was being installed. Case work is scheduled for delivery August 21. Light fixtures are behind schedules and they do not have a delivery date and stated that the project was behind. He stated that possibly temporary lights could be installed and then switched out when lights come in. Do have two change orders on the project. One was for asbestos in the ceilings and that was a change order for \$24,000 and also a change order for demo. The existing ceiling was above was above suspended ceiling and there was not enough room to get lights and duct work in. Ceiling had to come out and that was a \$9,000 add. Mr. Wojcik also stated that they removed some built in case work that was on a concrete base. This concrete demo totaled \$3,000. We are still under contingency of \$50,000. Mr. Capezza asked that an itemized list be supplied that showed breakdown of change orders. Ed Collins stated that the furniture will not be in until the third week of September.

Window Replacement – Park View

Mr. Wojcik indicated that the project is a little ahead of the schedule and will be able to do all of the classroom windows and the cafeteria and the only thing left would be locker rooms, gymnasium, back of cafeteria and stairwells. Mr. Wojcik stated that they have been getting hit with change orders on this project from Tower Construction. Change order number 1 for woodblocking – when they exposed the window condition the sill condition was not what they expected and the existing wall was out of plumb. Had to push the window out a little further and blocking had to be added to the project. The original change order for that blocking for all the windows came in at \$51,000 for 12 inch pieces of plywood 16 ft. long and grout of \$15,000 with a total of \$99,000 change order. Mr. Wojcik calculated costs and came back to Tower Construction who presented them with a higher change order. Mr. Wojcik asked Tower Construction to give them a unit price of linear foot for a piece of 2 x 4 plywood so we could check to see that they added four sheets of plywood. Agreed on a unit price that he felt was still high. Mr. Capezza stated that it is in their contract to do the work. Mr. Wojcik indicated that they have been tracking the agreed upon unit price and did a change order for the wood blocking at a total of \$21,000 vs their original of \$51,000. Tower Construction has not provided any backing. Mr. Wojcik went on to explain that on the ground floor when they removed glass blocked walls and put up new CMU with glazing on top all the way to right by the pool area, the glass block had plywood put over it on both sides and it looked like a finished wall. It was never included in the drawings to replace so a change order had to be issued in the amount of \$31,000. Also had a change order of aluminum break metal flashing to deal with putting flashing under the windows. There was also a change order for

liquid applied membrane waterproofing in the amount of \$13,000. There currently is a pending change order for the replacement of the current window laminate with an oak sill for the amount of \$28,000. Had another change order above the cafeteria roof for two windows that were not like the other classroom windows. Tower felt it would be better to adjust the framing and add another bay of windows for the amount of \$10,000. Window shades on the north side of the building, there are six window units with three shades. We did not order 18 shades for these windows so that was a \$3,200 change for window shades. The last one was for three AC units that were in the drivet walls near the windows and once removed the cost to block up the openings and put new drivet and plaster would be \$3,200.68. To date we are running, if all of the changes are accepted, \$148,941. We are over out contingency by \$48,941. Mr. Collins stated that we need to put about 23 split systems in the building. Bently came up with a number of over \$500,000. They found a company that could put the same units in for \$167,000 but we would do the holes, electrical, etc. So we would also need to get a change order for the \$48,000 plus the \$167,000 plus the school's expense.

CW Career Center – Interior ADA Improvements Project

Mr. Collins stated that Bentley was a little behind and had some issues with asbestos in the duct work and that has all been corrected.

Edgewood Highlands/Oaklawn – Sprinkler RFP

Mr. Rpley stated that they were able to finish up the piping in Edgewood and Oaklawn. He stated that underground is a problem, even with the Fire Department. Have been trying to get both Kent County and Providence Water to approve and was also having trouble getting Encore back to finish the work.

Five Year Plan – Approximately \$2million per year

--Cranston High School West "B" Wing

Other Business

There was no further business. Next meeting is scheduled for Wednesday, September 9, 2015 at 5:00 p.m. in the Briggs Conference Room.

Respectfully Submitted,

Margie Chapman

Recording Secretary