

Cranston School Buildings Committee
Superintendent's Conference Room
October 7, 2015

Members Present:

Brad Draycott, Nick Capezza, Jeff Gale, Jeanine Nota-Masse, Mario Aceto,

Others Present:

Brad Ripley, Ed Collins, Ed Wojcik, Steve Guglielmo

The meeting was called to order at 5:30 p.m. Mr. Draycott called for a motion to approve the minutes of May 6, 2015. Mr. Capezza made a motion, Mr. Aceto seconded, all were in favor.

Public Comments

There were no public comments.

Old Business:

Renovation Bonds

Mr. Collins stated that for the next round we will be doing the three sprinkler systems, the roof at Cranston West and the HVAC unit at Edgewood. Approximately 1.6 million dollars is being covered by the city. The HVAC at Edgewood and the sprinkler system at Glen Hills will be taken out of the school department's CIP. These will be reimbursable. In the process of lining up architects and RIDE has asked that we hire a project manager to oversee this. Choosing someone from their preferred list they provided and are looking at Jacobs a company out of Massachusetts and they will handle the RIDE portion. Mr. Collins stated that RIDE is asking for this because of how past projects were handled. There was general discussion regarding the reimbursement with RIDE using their project manager. Mr. Collins indicated that because we have a budget of \$23 million dollars' worth of projects, RIDE strongly feels to get it done right, this should be in place as too many previous projects were not done right. This project manager will work directly with RIDE and will be used as needed. Mr. Collins stated that working with RIDE and the project manager, we would get 52 cents back on the dollar. Mr. Collins mentioned that one thing we would need to be careful on is that we are not paying two people for the same thing.

Renovation of Science Rooms

Mr. Wojcik stated that the project is not complete. He gave a list of items that have been completed which included, but not limited to air conditioners being installed, case work done, countertops installed, ceiling tiles installed, etc. Light fixtures are installed but cannot be turned on yet because of lighting controls, but there is temporary lighting in place. Unit ventilators are installed and the shelving is being installed. He stated what was left to do was the lighting controls, top of sills and fire protection. Lighting controls will not be in until November 15. Mr. Wojcik stated that Bentley was responsible for plywood on the sills and that his contractor that is doing the windows will put the finished oak sill on top of that. Tower is ready to put the oak sills in, but Bentley still has not finished the plywood. Mr. Aceto asked if we had a project manager from RIDE overseeing this project, would it have been done on time and then inquired as to what was the delay. Mr. Wojcik stated that he has a delay on every project due to manufacturers not delivering. Mr. Collins also stated that they never had a full time project manager for this project which caused a lot of delays. There was discussion in regards to the bid process and how things could be changed and that they need to be tightened up.

Window Replacement – Park View

Mr. Wojcik handed out photos of the windows at Park View and stated that all the windows are installed except for a few in the stairwell windows. Doors and hardware were replaced. Screens for the windows and shades are about 75

percent complete. Wood sills for the case work is about two thirds complete. Left to do is the stairwell windows, final trim on windows, window caps, caulking. He stated that screens and shades should be done by the end of the month and believes the entire project should be completed by the end of the month.

CW Career Center – Interior ADA Improvements Project

Mr. Guglielmo stated that the job was not finished and still has contract work to do. The contractor informed him that their punch list was complete, but when he checked it he found that it was not and asked them to send it to him again. He stated that when he went through his punch list and went through about one half of the first floor and had to stop as there was too much that had not been done. He stated that it has been like “pulling teeth” to get them back to finish the work. Mr. Guglielmo also stated that they still had handicapped railings that aren’t installed, new stairs without railings and nothing has still not been done. Started the job with three different project managers from Bentley Builders, the first three weeks of the project we had different project managers running the project and no one knew what the other one was doing. Requisitions submitted had continual mathematical errors that he would have to reject and send back to them. He also stated that on June 18, the day they started, they had an abatement crew there and when he walked in they had the air conditioning system running. He indicated that when you are doing an asbestos abatement you cannot have an air conditioner running. The returns, he stated were sucking in the asbestos fibers and they got into the system. He told them to stop and had Vortex come in and test the duct work and found that all the branch duct work had been contaminated. It all had to be removed from the building and replaced. No one from Bentley was on site for the first few days to monitor the project. After being questioned about the backing for the efface, he was told they would put it on after. They finished the efface without putting the backing in and then told Mr. Collins that they missed it and would send him a \$40,000 change order. Mr. Collins told them “no” that it was right there on the detail, and that is still not resolved. The landscaping was supposed to be done in the summer and that is still not done and continue to ignore his inquiries. Mr. Guglielmo explained what was to be done for the landscaping in the back of the building. He stated that they could do it next spring or have the school department take the money out of their contract for that work. There sent in shop drawings which they approved and then installed something entirely different. There is window issues, toilet petitions are still missing or the wrong ones. Put in urinals with no support; they removed them and still not have installed them. They did not have an electrical contractor in the project soon enough when they did the concrete masonry walls in the basement. We called for all concealed conduits and now they have all exposed conduits. This was noticed after the walls were halfway up. Still waiting for acoustical windows to be installed as well. They do not respond to emails. Mr. Guglielmo also stated that the electrical engineer was not going back to complete the work because he had not been paid.

Edgewood Highlands/Oaklawn – Sprinkler RFP

Mr. Ripley stated that, at Edgewood Highlands, starting Friday morning they were going to put the underground in and hopefully get it tied into the system, flush it and put the system on line after it is inspected by the fire department. He stated that he had a meeting with Encore and Station 5 on Oaklawn Avenue at Oaklawn Elementary and stated that Dig Safe is going out and mark out where the water lines are, and also stated that they will have to cross the sewer lines to get into the school. All the piping is done and a punch list has not been done. Work should be completed by end of month.

Five Year Plan – Approximately \$2million per year **--Cranston High School West “B” Wing**

There was no discussion in regards to the five year plan and Cranston High School West.

Other Business

There was no further business. Next meeting is scheduled for Wednesday, November 18, 2015 at 5:15 p.m. in the Briggs Conference Room. Mr. Draycott made a motion to adjourn, Mrs. Nota-Masse moved and Mr. Jeff Gale seconded. Meeting adjourned.

Respectfully Submitted,
Margie Chapman
Recording Secretary