

Cranston School Buildings Committee
Superintendent's Conference Room
November 18, 2015

Members Present:

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

Others Present:

Brad Ripley, Ed Collins, Ed Wojcik, Steve Guglielmo, Brian Frigron, Andrew Ellis, Tom Cabana

The meeting was called to order at 5:30 p.m. Mr. Draycott called for a motion to approve the minutes of October 7, 2015. Mr. Aceto made a motion, Mrs. Nota-Masse seconded, all were in favor.

Public Comments

There were no public comments.

Old Business:

Renovation Bonds

Mr. Collins discussed that he went through the state list of preferred vendors and talked to three different people and Jacob's name kept coming up. He stated that he had four meetings with them, told them what we were looking for and they are here tonight to present their proposal for us.

Renovation of Science Rooms

Mr. Wojcik stated that they had started the punch list. He listed the items that had been done and indicated that the lighting controls have not been done. The submittal for the power operators for the ADA classrooms, HVAC controls and digital controls has just been received and are being reviewed by their mechanical engineer. Lighting controls, fire protection and power operators should be done by the end of this week. Mr. Aceto asked if we were on budget and Mr. Wojcik stated that he believed we were. There was no further discussion.

Window Replacement – Park View

Mr. Wojcik stated that the items that are left remaining are in the stair tower there are some insulated panels on the lower glazing areas; at the girls locker room finish and trim out things; the stairwells in the back of the building had to put in spandrel glass at the floor levels (standing). All the shades are in. He stated that they started the punch list and went through about a quarter of the building on the inside and that it really needs a cleanup. Checked all the windows and they are all working. Did recommend that the egress window and felt that it should be stickered with an "Open Only In An Emergency" sticker. He stated the concern he had with someone opening it and pushing it out too far, then then reaching out to pull it back in and possibly fall out the window. Also noted that some teachers were hanging curtains on the inside of the windows and not sure if they are fire resistant curtains as stated by law. Mr. Aceto asked if this project was over budget. Mr. Wojcik stated that it was for some unforeseen conditions and changes that were made. He also stated that even though it is over budget we have a top notch window. There was no further discussion.

CW Career Center – Interior ADA Improvements Project

Mr. Guglielmo stated that the contractor was still making some corrections and that last he knew, they were going to replace some of the windows that they installed with project-out windows. He stated that the owner of the window company called him and apologized for the contractor and would make it right and sent him a list of corrections he was going to make. The owner indicated that it would take him a few weeks to get all that done. Mr. Guglielmo

stated that they were finishing up some petition issues in the toilet rooms, missing door hardware. Waiting for them to finish up their work and their punch list before he can begin his. Mr. Guglielmo also stated that he has not hear from the general contractor and Mr. Collins stated that the city did send a letter about the liquidated damages and have not heard back from them. Mr. Guglielmo stated that they have not contacted him much but that they were slowly doing the work that had to be finished. Mrs. Nota-Masse stated that they did the landscaping around the front only. Mr. Collins stated that any change orders that we can do or maybe go out to bid on later and that we were probably better off pulling them as they are having a hard time finishing what they were contractually obligated to do. He went on to the landscaping in the back of the building that was not done, the repainting of some of the ceilings that peeled, we are going to go and quotes to get this done. Just does not feel it would make sense to give them any more work when they cannot complete what contractually needs to be done. As of this point, there is still in excel of \$400,000 that has not been paid to them. Mr. Capezza stated that they have not seen a requisition since August and Mr. Collins stated, that as discussed, the next one that comes in they were going to take out the liquidated damages. Mr. Draycott asked at one point do you say you are done and give the job to somebody else. Mr. Collins stated that we may be farther along in the project to do something like that right now. Mrs. Nota-Masse asked if there was some work that our staff could do. Mr. Collins stated that the painting is a little tough but could look at that. Mr. Collins stated that we kind of need to hold their hand to the finish line, assess the liquidated damages and the things that need to be done that were not part of the contract just go out and get quotes and present to the city for approval. Mr. Guglielmo stated that the two biggest items were the landscaping and putting the flashing in along the efface all around the building. He stated that he told them instead of providing the flashing just back in rod and caulk and give us a credit for metal flashings that you did not put in. He has not heard from them. Mr. Aceto asked if this would be safe and Mr. Guglielmo stated that it would be fine. Mr. Draycott asked if a letter was written to the bonding company to put them on notice. Mr. Collins stated that the city's attorney stated that letters like that need to come through the city and not through him. There was no further discussion.

Edgewood Highlands/Oaklawn – Sprinkler RFP

Mr. Ripley stated that at Edgewood Highlands the underground is all in and has been piped. They are doing the pressure test and as soon as they get the okay on the test that system will be on line. They have to finish the alarm system and as of this day it is not in. Oaklawn, they are in the process of putting the underground in. They will be pulling the permits today to do the street cutting. Kent County Water will be doing the street repair.

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

Jacobs presentation for OPM Consulting Services

Brian Frigon introduced himself as the project manager and Tom Cabana, senior project manager, as well as Andrew Ellis, Senior project manager for NEMD. Mr. Frigon presented a power point presentation to the committee highlighting his company stating that they are a global engineering design company in construction management headquartered in Pasadena, California with three local offices in the New England area. He explained that every aspect of design, Jacob's could provide and that they have a large resource available. He explained that they are currently contracted with the Chelsea School Department doing work similar to what Cranston Schools are looking to do. He stated that they do the assessments, the design fixes, do all RP production, structural analysis and contracts for the general contractor and much more. They have a pre-qualification system that they can utilize to weed out unqualified contractors. Mrs. Nota-Masse asked that if taking on projects with the Cranston School Dept. would they be readily available due to the contractors they are currently working on. Mr. Frigon stated that there would be no problem as come projects would be completed in January 2016. It is not a huge effort and they have back-up staff to step in. Mr. Ellis stated that he would be the prime interface between RIDE and the district to make sure we are meeting all the regulations, submitting things on time and making sure Cranston gets all its reimbursements. Mr.

Aceto asked when this would start if approved by this committee. Mr. Collins stated, if approved by this board, we would immediately set up a meeting with RIDE, give them the projects and they will set up a timeline for everything. One everything is set, they will meet with the architects that have been hired to complete that and then we will start immediately. Mr. Collins simply stated with this company it would be like a "one store shopping." Everything we need is there. Mr. Collins also indicated that there may be projects where we will need a lot of their involvement and other projects where we will not need them. He also stated that we need to start pre-qualifying people and not go with low bid and they will help us implement that. Mr. Collins also stated that this company can start taking these projects and combine a lot of the schools together and get a better bid price as they did in Massachusetts. Mr. Capezza stated that with the pre-qualification process Jacobs may have to work closely with Cranston's purchasing department. Mr. Aceto stated that they may have to change the way they do the process a little bit with the magnitude of the project. Mr. Collins stated that they are going to work closely with whomever they need to work with, that this company offers everything and that we would not make a move until we get approval from the City of Cranston. Mr. Collins stated that Jacobs was requesting about \$118,500 for the six projects and there are more benefits to having them on board than not. Mr. Draycott asked that a motion be made for a method to proceed with this and present as a contract award. Mr. Capezza stated that Contract and Purchases still has to approve it and asked if we could give this company the go ahead before the next meeting of December 1. Mr. Draycott asked for a motion that we approve this method: **Mrs. Nota-Masse made a motion to approve Jacobs fee proposal for OPM Consulting Services in Support of Cranston RI's K-12 School Repair Projects Mr. Capezza seconded all were in favor, motion approved.**

Resignation of Brad Draycott, Chairman

Mr. Draycott stated that he submitted his resignation to the Mayor's office and has not heard back. He said it was a pleasure to serve on this committee.

There was no further business. Next meeting is scheduled for Wednesday, December 16, 2015 at 5:15 p.m. in the Briggs Conference Room. Mr. Draycott made a motion to adjourn, Mr. Capezza moved to adjourn and Mrs. Nota-Masse seconded. Meeting adjourned.

Respectfully Submitted,

Margie Chapman

Recording Secretary