

Cranston School Buildings Committee
Conference Room
January 6, 2016

Members Present:

Nick Capezza, Jeanine Nota-Masse

Others Present:

Brad Ripley, Ed Collins, Brian Frigon, Ed Wojcik, Steven Guglielmo

The meeting was called to order at 5: 15 p.m. There was no motion to accept the minutes of December 16, 2015.

Public Comments

There were no public comments.

Old Business:

Renovation Bonds

Mr. Collins stated that they were still on schedule for projects for the summer; Edgewood, Stone Hill, Woodridge, Glen Hills, Rhodes and Cranston West roof. The Edgewood and Rhodes projects are being paid through the school's CIP and Stone Hill, Glen Hills, Woodridge and Cranston West roof are being funded through the city's CIP and everything is on schedule.

Renovation of Science Rooms

Mr. Wojcik stated that he received an update from the contractor and stated that fire extinguishers and fire blankets have been installed. Handicap actuators on the doors for accessible rooms will be installed this week. There was a question about the unit ventilators and the end panels that were not installed how they were going to resolve the issue of ownership for this. Mr. Capezza asked if a punch list was developed and if they started working on it. Mr. Wojcik indicated that he believed this was being done. Mr. Collins stated that there were about five items in dispute as to whether or not they (contractor) owned it or we owe them over-time for it.

Window Replacement – Park View

Mr. Wojcik indicated that he did three punch lists that was forwarded to the contractor before the Christmas break in the hopes that he would complete them during the break. Mr. Wojcik stated that he was not sure if the work was done or not. Mr. Ripley stated that he knew the window person was there working on the windows. Mr. Wojcik stated that nothing was cleaned, the frames have glazing compound on them, the window glasses were dirty and the egress windows still had markers on them that said "Do Not Open." There is some caulking that still needs to be done and fix one window that was sticking. They are punch list items that need to be completed. On this project the contractor is still owed \$165,000 which should give him incentive to complete the punch list.

CW Career Center – Interior ADA Improvements Project

Mr. Guglielmo stated that he and Mr. Ripley did a walk-through and is basically in the same condition as a few months ago. They did install new windows. There was supposed to be eight windows replaced and they only did five of the eight because they said the other three cleared the wall. They now have some windows opening in and some opening out which the contractor did say that was what they were going to do. There is glass installed in the new doors, however instead of putting insulated glass in they put tempered glass in which is now an issue. None of the brick work is done. Paint work is incomplete. Protective plastic is still on mirrors, handles, etc. that need to be removed. Landscaping is still not complete. Damaged some of the brick walks and railroad ties that have not been replaced. Mr. Guglielmo showed some pictures of the damage and incomplete work. He stated that many of the doors are warped and don't close, latches don't latch. The conduits were put in wrong. Mr. Guglielmo stated that

the conduits cannot be corrected and that we should ask for a credit. Mr. Capezza asked who was there watching them when this was happening. Mr. Guglielmo stated that the general contractor should have been there. He also stated that when he saw this, the masonry still had holes where they could have fished down in the walls and put the conduits in. He brought it to their attention but they went ahead and grouted the cores and grouted the cap and then said they couldn't do it because they grouted the cap. They completed ignored him. Mr. Collins stated that at the last meeting we talked about liquidated damages and the city hall lawyer sent the contractor a letter which they ignored. Then a second letter was sent with a deadline to respond which they did and the city solicitor said we had to meet with them. A meeting was set up for next week to set up a deadline for everything to get done and expectations and give him (the city solicitor) a bullet list of everything that was presided in the meeting and he will follow up with a letter stating these are the expectations and if they are not completed by this date we would move legally. Mr. Capezza asked if they were given a punch list and Mr. Guglielmo stated that he did not give them one but walked through with their super and pointed all these things out. He stated that the super sent him an email saying they were all finished. Mr. Guglielmo stated that everything is in an email and would put a list together of everything for the meeting next week. Mr. Collins stated that he notified the company that they were pulling the remaining landscaping from them and that a number of change orders were pulled away from them and that we were getting prices to complete. There was discussion in regards to a \$20,000 credit for site work which Mr. Guglielmo believed it was for the landscaping. There was more discussion in regards to various change orders and credits. Mr. Guglielmo stated that there were approximately 26 change orders and Mr. Collins stated that they went through them and rejected them and indicated that they have already established the ones that they do not agree to with them. Mr. Collins stated that the meeting next week would be Wednesday, January 13 at 1:00. There was no further discussion.

Edgewood Highlands/Oaklawn – Sprinkler RFP

Mr. Ripley stated that Edgewood Highlands is 99% complete and were waiting on doing a 200 pound pressure test and witnessed by the Fire Department. They claim they did this but no one witnessed it and the fire department was not aware of it. Once this is done Edgewood will be 100% complete. At Oaklawn, Mr. Ripley stated that they got all the test results back from Kent County Water and now need to get Encore back in there to do the riser and put the backflow preventer in on the domestic line. The fire alarm company will have to go back in and tie in all the flow valves and the radio box. He stated that it should be complete in another month. Mr. Collins stated that upon completion, they would get a letter from the fire department and that would be our letter of commissioning and signing off that the buildings are now fully compliant with the fire codes.

Other Business

Mr. Collins stated that he handed out what they want to use as the RFQ. Jacobs put together a plan. They had an initial run on it and had a lot of questions that were sent out to the city and Mark Marchesi; they came back with answers. Mr. Collins had a meeting with Brian Frigon and went through some of the details. Mr. Collins stated that he sent the revised plan to Mr. Marchesi, Mr. Capezza and Mr. Balducci to have them check and let us know if it is approved. The plan handed out was written for Edgewood Highlands HVAC upgrades. Mr. Collins stated that they would use this template and just go in and change the name, dates and subs and use this for every project. Brian Frigon explained the RFQ to the group. Mr. Frigon stated that he was also working on a point "cheat" system and would have it ready by next week. Mr. Collins stated that if everything falls in line with this board and the city and there are no issue, we would be looking at the end of January to get this out, get everybody on board the beginning of March, go out to bid and be ready to go in the spring. He stated that we are in a good place as far as schedules. Mr. Collins also stated that the Cranston West roof should be going out to bid next month. Mr. Capezza stated that he would not want to eliminate qualified contractors by narrowing it down with wording such as similar school projects. He felt we would need to know more about the firm with similar project experience and concerned about making a loop hole where a company could be hiding bad projects.

There was no further business. Next meeting is scheduled for Wednesday, February 3, 2016 at 5:15 p.m. in the Briggs Conference Room. Meeting adjourned.

Respectfully Submitted,
Margie Chapman

Recording Secretary