

Central Falls School District Building Committee
August 30, 2010
Minutes of the Meeting

The Central Falls School District Building Committee meeting was held in the Academic Enhancement Center of Central Falls High School, 24 Summer Street, Central Falls, on Monday, August 30th.

At 1:10 p.m., Frances Gallo, Superintendent of Central Falls Schools, called the meeting to order. Committee members present were: Frances Gallo, Giovanna Venditti, Kathy Gaouette, Ed Vandette, Ellen Eggeman, Marie Twohey, Todd Olbrych and Joe Nield. Committee members not present were Sonia Rodrigues and Anna Cano-Morales. Other attendees were: Mario Papitto, Philip Conte, Jim Hutchinson, Edward Lupinek, and Joseph da Silva.

Voting members in attendance were: Frances Gallo, Giovanna Venditti, Kathy Gaouette, Ed Vandette, Ellen Eggeman, Marie Twohey and Joe Nield. Voting members not in attendance were: Sonia Rodrigues and Anna Cano-Morales.

There was a brief discussion regarding the \$1.1M reimbursement for the work rendered by Iron Construction and Oday. Dr. Gallo received information from Iron Construction. She agreed to forward the information to Mr. da Silva. The information included the certification of occupancy and chip documentation as provided by Iron Construction. It was noted that the commissioning report from Oday was still needed. There were some inadequacies in the work hours that needed to be addressed and substantiated; therefore verification as well as the completed housing aid forms was needed in order to proceed with the reimbursement.

It was agreed that after the meeting Dr. Gallo, Ms. Eggeman and Ms. Venditti would finalize the housing aid forms. A letter of transmittal for all of the documents would be sent to Mr. da Silva.

Ms. Twohey and Mr. Olbrych had not received the minutes and requested to be added to the distribution list. The minutes for August 24th were discussed and reviewed by the members. A motion to approve the minutes as amended was made by Ms. Eggeman, seconded by Ms. Venditti, and approved unanimously.

Mr. Hutchinson, Mr. Conte and Mr. Lupnick of Studio JAED presented their recommendations for the emergency projects (see attached School Related Projects Methodology and Approach to List of Findings). There were items that were proposed that might be able to be completed by the ESCO.

A motioned to authorize JAED to move forward with the \$2.8M high priority projects as aligned in their proposal was made by Ellen Eggeman, seconded by Mr. Olbrych, and approved unanimously.

It was recommended that a meeting with the Fire Marshal be scheduled in order to identify any other deficiencies. Mr. Lupineck, Ms. Eggeman, Mr. Olbrych, Ms. Gaouette, Mr. Vandette would like to attend the meeting once it was scheduled. JAED offered to take the lead on arranging the meeting.

Dr. Gallo informed the Committee that the School Board had approved their bylaws and the JAED contract.

Mr. Hutchinson indicated that JAED had not received a copy of the signed contract. Ms. Venditti had an original copy and gave it to Mr. Hutchinson and indicated that three originals had been signed by Dr. Gallo and Judge Pfeifer. She would send it to the City as well.

There was discussion related to invoicing. It was suggested that the invoices should be sent to the committee, then to the representatives from the city and school district, and finally to RIDE. Then it would go before the Board for approval.

The construction delivery of emergency projects was discussed. ESCO is another way to deliver the overall set of projects, but there are other ways of getting the projects accomplished. Ideally JAED would like to establish a protocol and a relationship with a construction manager to move not only the emergency projects along but other projects as money becomes available. The June 30th date is aggressive and critical, and requires things to happen quickly while still maintaining the quality of the work. The housing reimbursement is tied to the June 30th date so that date cannot be missed.

As an alternative to construction management, a bid package could be put together to bid the work out in one or more packages to general contractors for the scope of the work. The reason to consider a construction manager is that they would be able to assist JAED in fast-tracking documents and determining the projects with the longest lead times. Construction Management (CM) firm could also serve as clerk of the works and much more.

Mr. Conte requested any building drawings that the city or district might have for him to review. It was agreed that any available drawings would be given to him.

The Owner's Representative Services RFP was discussed. Mr. Hutchinson agreed to provide a revised proposal for engineering evaluation services of the ESCO agreement to the committee.

An addendum will be put out to the ESCO. It was suggested that it would be best to send invitations to MPA vendors directly, but waiting to hear if that is the proper procurement model. Mr. da Silva is working with Lorraine Hynes to make sure it is done correctly. He will update the committee as soon as he has an update.

In other business, Mr. da Silva did suggest that the committee begin to think about dialogue to legislators around obtaining more funds for facilities. It was suggested that the Board of Regents be contacted with another packet in order to consider voter referendum for next November.

There is the potential for 98% to 100 % state reimbursement if a referendum were passed.

A motion to adjourn was made by Mr. Nield, seconded by Mr. Olbrych, and approved unanimously.

City of Central Falls
School Related Projects
Methodology and Approach to List of Findings
August 27, 2010

After a field review of the existing conditions and an examination of priority lists previously published, the following list represents our recommendation of projects and the vehicle that would be used to execute them.

At this time, we propose to address those issues that; pertain to the shell and building envelope, address ADA accessibility deficiencies, and immediate priority minor items. Our reasoning is sound in that it focuses the initial funding on the integrity of the structure so that any future work will be protected and any current problem areas are immediately addressed so as to not accelerate any current deterioration. In addition, select ADA items are being addressed, where feasible within the budget constraints, to provide a higher level of service to building occupants.

We recognize this Approach as having five components. They are as follows:

1. High Priority Projects which include the \$3 million dollars of construction cost required to be expended by June 30, 2011 on the selected projects included herein. See note (a), (d) & (e)
2. ESCO
3. Engage the Fire Marshal to develop a list of deficiencies. See note (b)
4. Establish an Asset Protection Plan for work included herein exceeding the initial \$3million.
5. Establish a Vision for the District Facilities. See note (c)
 - (a) Expending the funds before June 30, 2011 will allow for Housing reimbursement and therefore, create a cash flow for future projects.
 - (b) This will necessitate the City requesting variances for the current deficiencies and, by default, will also create a list of projects that can be used in soliciting additional funding.
 - (c) Items 1 thru 4 above will establish a base line for moving forward that must be considered in establishing a Vision for the District Facilities. For example, based upon our recent studies, the High School, Clacutt Too, and Captain Hunt Early Learning are facilities that, all or in part, are inadequate to deliver the proper instruction and any work undertaken should be carefully selected.
 - (d) A contingency of \$234k has been retained for other emergency work that may develop over the duration of the project.
 - (e) See attached Schedule "G" for computation of available construction funds.