

**Central Falls School District Building Committee**  
**October 18, 2010**  
**Minutes of the Meeting**

A meeting of the Central Falls Schools Building Committee was held on Monday, October 18, 2010 at 1:00 p.m. in the Central Falls High School in Central Falls, Rhode Island, Library.

At 1:07 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: Edward Lupinek, Jim Hutchison 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.

It was acknowledged that the meeting was a continuation of the previous session and that the minutes from the previous meeting had already been approved.

It was acknowledged that Lorraine Hynes answered through e-mail that for various reasons, the Central Falls School District is considered a state agency and therefore must use a design, bid, and build approach.

A motion to adopt a design, bid, and build approach as per regulations was made by Ms. Gaouette, seconded by Mr. Olbrych, and unanimously approved.

A motion to select an owner's rep from the MPA list adding options for a commissioning agent was made by Mr. Olbrych, seconded by Mr. Nield, and unanimously approved.

The schematic designs were submitted in September. JAED went on to the design development with associated costs. The design development will be reviewed by appropriate city and fire personnel and approved at the Trustee level on Tuesday.

More work needs to be done to develop a detailed budget that reflects previous encumbrances. The budget will be presented at the next meeting after conferring with Finance and JAED.

The Central Falls ESCO request for proposals received one bid. There was a discussion of the need to hire an independent owner's rep for ESCO. A matrix will be sent for scoring the ESCO bid. See attached. Scores will be shared at the next meeting and approval may follow.

The Committee voted to approve payment of schematic designs and agreed to develop a checklist for ease of routing payment of bills: committee to Trustees to city to RIDE to DOA to RIBEC for the cutting of the check. Also, JAED is looking for an electronic transfer of funds.

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