

Central Falls School District Building Committee
March 7, 2011
Minutes of the Meeting

A meeting of the Central Falls Schools Building Committee was held on Monday, March 7, 2011 in the Central Falls High School in Central Falls, Rhode Island, Library.

At 1:03 p.m., Frances Gallo, Superintendent of Central Falls Schools, called the meeting to order.

Committee members:

Frances Gallo	P
Giovanna Venditti	P
Kathy Gaouette	P
Marie Twohey	P
Ellen Eggeman	P
Joe Nield	P
Todd Olbrych	A
Ed Vandette	P
Sonia Rodrigues	A
Anna Cano-Morales	A

Other attendees present were:

Joseph da Silva
Victor Capellan
Maureen Azar
Mario Papitto
Jim Smith
Ed Lupinek

The minutes of the meetings were discussed and reviewed by the members. A motion to approve the minutes was made by Mr. Nield, seconded by Ms. Gaouette. Ms. Eggeman wanted it reflected in the minutes that the city can not afford the debt services fees associated with the \$15.5M bond. The committee unanimously approved the minutes with the amendment.

Mr. Lupinek informed the committee that only two projects would need asbestos abatement. Those projects included the Central Falls High School and Robertson Elementary School roofs. The roof work would be done after school, and it is in the process of being approved by the state.

Maureen Azar and Victor Capellan were invited to the meeting to hear about the scope of work that would be happening in their schools. The scope of work for Ella Risk Elementary School would include a split system installation, an air conditioning system in second floor server room, stairwell and basement renovations. The scope of work for the Central Falls High School would include the hazardous roof abatement, installation of a domestic hot water valve, gymnasium intercom repair, partial roof replacement, exterior masonry repair, door closures installation and exit sign installations in the gymnasium. A summary of the repairs in all the schools was handed out to the committee.

A summary of the dates in which the work would be done was given. The dates and times were mainly set after school hours or during vacations so there would not be disruption to school functions.

The perspective construction bidders will have a mandatory pre-bid on Monday, March 14th from 1:00 to 2:00 PM in the basement of Ella Risk Elementary School. Walk-throughs were scheduled for March 14-16 at the different schools. The schedule was given to the committee. Mr. Lupinek and Mr. Smith would be at the pre-bid and all walk-throughs.

The deadline for the bids is for Thursday, March 24th. Once a bid is accepted and the contract is generated, a pre-construction meeting will be held with the school administrators to make sure that there is minimal disruption to instruction.

Ms. Azar commented that due to the snow days the district had experienced that the students' last day of school was no longer June 17th but rather June 23rd. She wanted to make sure that it was considered for the dates and times that work would be scheduled.

The work will be substantially completed by June 30th. Possible assurances for the work to be substantially completed by the deadline were discussed. One such assurance that was discussed was liquidated damages, which are damages (monetary) to the owner of the building charged to the builder for delay in completion of the project in the allotted time. Many contractors will include this in their bids. The substantially completed work is well defined. This will be discussed during the mandatory pre-bid so that all contractors are clear on the expectations.

Two bills were submitted to the committee. ANC submitted a bill in the amount of \$1,660.35 and Stephen Turner Inc. submitted a bill for \$1,150.00. A to approve the payment of both bills was made by Ms. Eggeman, second by Mr. Nield, and unanimously approved.

The payment procedures were discussed. There were bills that had been returned from RIHBEC because more information was needed. The process is not flawed and there was also additional information that was requested by the State Department of Administration. The spreadsheet from Studio JAED will be updated to show all of the expenditures. Mr. da Silva recommended that the detailed and itemized budget be sent to State Department of Administration but that a simpler version be created and given to the committee so all members would know how much is being spent. He also recommended that some soft cost contingencies be put into place. Ms. Venditti informed the committee that she had a simplified budget sheet.

Ms. Eggeman updated the committee on a meeting that was held to discuss the \$15.5M. Since the city has serious cash flow issues, the Department of Education and the Department of Administration are looking into different ways to get the funding. One of the suggestions discussed during that meeting was to have the city lease the school building to the state for a 20 year period. If the city were to finance they would incur an 8 to 12 percent interest rate but the state would be more likely to receive a 6% interest rate. It was reiterated that the City would be unable to afford anything that is not 100% reimbursable and interest rates are not reimbursable.

Representative Silva and McLaughlin are working on introducing a bill to the house for the \$15.5M that could include a bridge loan but that has not been decided yet. The receiver will not sign the resolution until it is affordable to the city.

A motion to adjourn was made by Ms. Twohey, seconded by Mr. Vandette. The meeting concluded at 1:55 PM.