

**Central Falls School District Building Committee**  
**April 12, 2011**  
**Minutes of the Meeting**

A meeting of the Central Falls Schools Building Committee was held on Monday, April 12, 2011 in the Central Falls High School in Central Falls, Rhode Island, Library.

At 1:00 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      | P |
| Ed Vandette       | P |
| Sonia Rodrigues   | A |
| Anna Cano-Morales | A |

**Other attendees present were:**

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. Vandette and seconded Ms. Eggeman. All committee members approved; zero disapproved.

Dr. Gallo reported that at the Board of Trustees meeting a motion to approve the bid award was made by Ms. Rodrigues, seconded by Ms. Lafond. The motion was made to approve the bid award to Iron Construction for the base project and the alternate projects as recommended by Studio JAED in a letter dated April 1, 2011, referencing City of Central Falls-School Related Projects, Letter of Recommendation for Award of Construction Contract and approved by the duly called meeting of the Building Committee on Monday April 4, 2011. All committee members approved; zero disapproved.

Dr. Gallo reported that a second discussion of the procedures for “change orders” was held at that same Trustees meeting. The parties reviewed a flow chart which clearly outlines the protocols for addressing all possible change order requests, that is, whether in emergencies, by request for information by the contractor, or initiated by the architects or owners.

Additionally, at the Trustees meeting Sonia Rodrigues made a motion that was seconded by Leslie Estrada-Berroa concerning the authorization for approval of change orders. The motion was made to approve “Change Order” authorization to be granted to the majority vote of the Building Committee for any change orders not exceeding \$10,000 and only when less than half of the contingency funds have been encumbered.

Open discussion was held regarding legislative movement toward a second larger bond to continue to support the work of renovation in the schools. No new information was available.

Dr. Gallo requested that the agenda be taken out of order and brought a point of discussion to the table about the contract with Irons Construction. Mr. Olbrych made a motion, seconded by Ms. Eggeman to entertain the Irons Construction contract as an emergency item on the agenda. All members present approved. A discussion was held regarding the 5 % overhead and profit allowed by the contract and the cost of 2 % bonding which would eat into the profit unless the Committee allowed the bonding costs to be carried separately, noted as a reimbursable for all to see.

A motion was made by Mr. Olbrych, seconded by Mr. Vandette to allow the Iron Construction profit and overhead to be secure at 5% for all change orders. In essence, the bonding generally at 2% would be charged separately. This motion which was made and seconded generated a lively discussion for information and clarity. The vote was called and taken. All committee members approved; zero disapproved.

The Committee returned to item #4 on the agenda: Mr. Lupinek reiterated his views on a second project to replace existing heating units in order to supply heat to the sixteen rooms currently without heat in the high school. He is proceeding with the schematic designs and will present such to the Building Committee next week.

Ms. Venditti motioned, seconded by Mr. Vandette to approve the following bills:  
Otis Elevator Co. for elevator repairs: \$8545  
Otis Elevator Co for water proofing: \$5629.25  
All committee members approved; zero disapproved.

Ms. Twohey motioned, seconded by Mr. Olbrych to approve the following bills:  
Mr. Turner for commissioning services: \$745  
ANC monthly bill for continued services as itemized on the invoice: \$1987.50  
All committee members approved; zero disapproved.

This completed the meeting agenda. Mr. Smith requested that a work space for Michael Burke be placed on the agenda for discussion next week.

A motion to adjourn was made by Mr. Vandette, seconded by Mr. Olbrych. The meeting concluded at 1:50 PM.