

Central Falls School District Building Committee
May 3, 2011
Minutes of the Meeting

A meeting of the Central Falls Schools Building Committee was held on Tuesday, May 03, 2011 in the Central Falls High School in Central falls, Rhode Island, Library.

At 1:07 PM, 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:

Jim Smith
Ed Lupinek
Mario Carreno (RIDE)

The minutes of the meeting of April 12 were discussed and reviewed by the members. A motion to approve the minutes was made by Ms. Gaouette, seconded by Mr. Vandette. The committee unanimously approved the minutes. Zero disapproved.

A discussion was held concerning the location of the trailer on site at Ella Risk to arrive on Wednesday, May 4th and be in place after all the students have vacated the school, approximately 3:30 PM. Mr. Olbrych discussed placement of the trailer at least ten feet from Dexter Street. A thumbnail webcam picture was presented to the committee which labeled all necessary footage and the facilities included within the trailer. The placement of two waste dumpsters was also discussed. Motion to approve the location and time of placement for the trailer was made by Ms. Eggeman and seconded by Mr. Olbrych, unanimously approved, no one disapproved.

Mr. Lupinek then distributed and reviewed the attached minutes of the pre-construction meeting. The committee appreciated the update.

Ms Eggeman inquired as to whether Iron Construction was on schedule for substantial completion by June 30, 2011. Both Mr. Lupinek and Mr. Smith affirmed the schedule date for substantial completion stating that Iron Construction intended to be completed by that date.

There was no further discussion on the new project proposal as both Mr. Lupinek and Mr. Smith are contacting Lorraine Hines for clarification on the use of MPA vendors for replacement of the H-VAC roof mechanism.

There was no information from the legislature regarding additional bonding.

Mr. Lupinek distributed and explained a request from JAED for a contract for additional services in order to properly provide for hazardous material abatement monitoring. During the discussion the committee was assured that the additional funds needed would come from the soft costs in the independent inspector category. Ms. Eggeman made a motion to give Dr. Gallo the authority to enter into the contract of additional service fee with Studio JAED for \$11,434.50 for Robertson School and \$9,207 for CF High School. The vote was unanimous with no one disapproving.

A bill from Iron construction was referred back to iron was a full invoicing of specific charges. We expect it to be resubmitted at the may 10th meeting.

An invoice from Studio JAED for the balance of the bidding was submitted for \$3997.58. A motion to pay the bill was made by Ms. Twohey, seconded by Ms. Eggeman, unanimously accepted with no one disapproving.

An invoice from A&C Consultants covering three weeks of April's Owners Rep contract and the Clerk of the Works for the same time period for \$8561.46 was submitted. Ms. Twohey motioned to pay the bill and Ms. Eggeman seconded. This motion was unanimously accepted with no one disapproving.

In other business to come before the committee, Ms. Eggeman requested that the agenda for next week include a budget review.

Mr. Lupinek reviewed the construction minutes of the first meeting. He discussed the goal of a two day turnaround for all submittals; he also requested that Mr. Vandette be present at all construction meetings which will be taking place in the trailer starting next week.

The committee discussed Builder's Risk insurance. Both the city and school agreed to look into this option again and report back to the committee next week.

The wall in the basement of Ella Risk where the maintenance garage door is located must be made into an hour long fire wall. During the earlier meeting, Mr. Lupinek and Irons discussed taking the wall down and building anew or converting it into a fire wall. It was agreed to as a supplemental instruction including the relocation of the remaining desks in the basement.

Mr. Smith discussed the need for keys and codes for the building in order to avoid the high costs of custodial services. The committee agreed that such costs were not warranted. It was agreed that all workers would be out of the building by 10:30 PM. Mr. Vandette will demonstrate use of codes to Michael Burke. We will check in each week to be sure everything is operating with ease regarding the keys and codes.

There was no further business to come before the committee. Motion to adjourn was made by Ms. Twohey, seconded by Mr. Olbrych. The motion was unanimously approved.

Meeting adjourned at 2:20 PM.

Next meeting: May 10, 2011, 1 PM, CFHS Library