

Central Falls School District Building Committee
August 22, 2011
Minutes of the Meeting

An emergency meeting of the Central Falls Schools Building Committee was held on Monday, August 22, 2011 in the Central Falls City Hall Conference Room.

At 11:08 AM, 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
Lynda Dykeman	P
Joe Nield	P
Todd Olbrych	A
Ed Vandette	P
Sonia Rodrigues	A
Anna Cano-Morales	A

Other attendees present were:

Jim Smith
Jim Hutchinson
Phil Conte
M. David Odeh

An immediate discussion was held as to the proper way to convene an emergency meeting and the proper protocols to follow for approving change orders. Everyone was concerned and emphatic that proper procedures must be followed.

The topic of the emergency meeting was the situation at Feinstein, its impact on the schools, and the projected costs associated with the building. Secondly, the committee needed to vote on change orders to bring the Robertson School on line for the August 29th start of the school year where the district expects to receive 200 fifth grade students.

Mr. Vandette began the discussion of the Feinstein building by reviewing the events that led up to David Odeh's involvement and the actions taken on our behalf.

- ~Custodian spotted a bulge in sheet rock on a basement column (Monday)
- ~Calls made to Al Mullen and Mike Burke
- ~Odeh called in
- ~Odeh directed shoring up immediately and the removal of all personnel until the proper shoring was erected
- ~Atlas Scaffolding called and on site (Friday, \$5000)

Mr. Smith reported that Friday he saw observers from the Trust walking around the perimeter of the building. He joined them and accompanied them inside for a deeper inspection. The Trust pushed for fencing 8 feet tall and signage around the building to deter children from playing there and alert the citizens of building issues. The fencing costs: \$2720

Mr. Odeh noted that a structural analysis of the columns was required in order to understand the full scope of the problem. This analysis involves opening of sheet rock that surrounds the columns and creating holes in the ceiling in order to conduct a visual investigation.

Mr. Emery had already determined that there was no asbestos in this particular material so the investigation could take place if the committee authorizes the work.

Mr. Odeh explained that he saw split brick which in his opinion was a fresh crack serious enough to cause second floor damage, including the paneling tilt already documented through photos, etc. A full investigation could cost \$30,000- \$40,000.

Mr. Odeh noted that in 2009 a cursory inspection noticed hairline cracks in the basement columns.

Mr. Smith reiterated that a full inspection was needed in order to discovery the cascading effects of the cracks and disintegrating bricks.

Mr. Odeh wanted to go on record about the emergency nature of the situation, the unsafe conditions, and the steps that needed to be taken in an urgent and timely manner.

A full discussion of the committee ensued referencing the costs to investigate, and possibly to recover the building, including the possibility of full code enforcement verses abandoning the building and demolishing it.

Again, Marie Twohey brought up the proper procedures for approval of change orders; the discussion continued and the emergency nature of the situation was emphasized.

At the end of the discussion, Marie Twohey made a motion and Kathy Gaouette seconded, to approve the fencing of the area: \$2720. 7 Approved, 0 Opposed

A motion to abandon and demolish the building was made by Lynda Dykeman, seconded by Joe Nield. A further discussion ensued referencing the pros and cons: The building was erected in 1861 with an addition in the early 1900 hundreds, no outdoor space, sits on a very busy and dangerous intersection, low ceilings in the cafeteria, library undersized, gutters and downspouts in need of repair, life of the roof has expired, and joints in need of repair, severe water damage exists throughout the building, and the costs of restoration. Having the motion made and seconded, the vote to abandon and demolish the building was called: 7 approved, 0 Opposed.

The next steps were reviewed. These include developing an action plan for removal of material from the building and saving the playground equipment, and the full development and protocol for and RFP regarding demolishing the building and cleaning the site.

Finally, regarding the second topic, that of Robertson School's need for a lintel replacement for safety reasons, Kathy Gaouette made a motion and Marie Twohey seconded that the costs of the lintel replacement be approved: \$17,000.

The discussion centered on the need to open the school that houses all of our fifth graders.

Vote was called: 7 Approved, 0 Opposed

At 12:40 PM a motion to adjourn was made by Marie Twohey, seconded by Joe Nield.
7 Approved, 0 Opposed.

Next regular meeting already posted will convene on Tuesday at 1 PM in City Hall.