

Central Falls School District Building Committee
August 30, 2011
Minutes of the Meeting

A meeting of the Central Falls Schools Building Committee was held on Tuesday, August 30, 2011, in the Conference Room of City Hall.

At 1 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
Lynda Dykeman	P
Joe Nield	A
Todd Olbrych	P
Ed Vandette	P
Sonia Rodrigues	A
Anna Cano-Morales	A

Other attendees present were:

Jim Smith
Ed Lupinek
Joe DaSilva, RIDE
Mario Carreno
Joe Matarese

The minutes of the meetings of August 23, 2011 were reviewed. Motion to accept was made by Mr. Vandette seconded by Mr. Olbrych, 7 approved 0 opposed.

Mr. Lupinek reviewed recent construction meeting minutes by reviewing the August 23rd Punch list and then spoke about the meeting that took place in the morning of August 30. Of note was the final critical work on the door lintel of Robertson. Two roof ladders remain to be painted at Hunt. Veterans School remains troubled by a wet spot in the basement. Investigation revealed a missed sealing joint that was causing the trouble. Roof coating and hanging of the gutters remain to be completed. In CFHS, the water outside of the guidance office is causing problems. The teach room also had to contend with water leaks.

Mr. DaSilva requested information on how money was being spent at the high school regarding the work initially discussed about air flow. The Committee informed Mr. Da Silva that our contract as awarded included two years of maintenance after installation and ongoing ventilator replacement at the high school until our money runs out. We had hoped to install at least six classroom ventilator units. Presently, however, much depends on the work that is required to be done at Feinstein.

Mr. Lupinek reported that he had the certificate of substantial completion which would be necessary to submit to RIDE in order to keep everything on track for timely reimbursements.

Joe DaSilva explained that Feinstein building issues must be investigated more deeply before RIDE will accept and approve the use of bond money for demolition. He also noted through the submission of a letter that the Historical Society objects to any demolition of the building at Feinstein. Mr. DaSilva explained that the building must first be brought to a level of safety in order for a proper investigation to be completed including asbestos and utilities clearances, etc. Fifteen noticeable columns need to be tested. Odeh needs to take a visual of the columns and beam connections in the ceilings. The structural engineer does not believe any collapse would pose a public threat to passersby. Additional testing is necessary and warranted. The school district must decommission the building to the city, then and only then would the city be able to make decisions about the Feinstein building.

After the investigation and reports, the Building Committee could make decisions about the future of the building. The \$46,000 estimated costs for this investigation is eligible for reimbursement. Having already spent \$16,500, to insure immediate stabilization of the front of the building, this project is becoming more costly, but necessary.

Joe DaSilva clearly indicated that RIDE approves the work accomplished thus far and supports the full and complete investigation of need at Feinstein. We must understand the full scope of abatement and we must realize that we are facing the cost of at least \$500,000 to demolish the building, \$250,000 of which is related to asbestos abatement. All such costs are not reimbursable by housing aide.

Mr. DaSilva will investigate any available funds for the purpose of this investigation, though he is not optimistic. He will respond formally to us soon. A lengthy discussion was held regarding funding. Possibilities, like other capital reserve projects, were also explored. We have to keep in mind that this is an emergency need.

A motion made by Mr. Vandette, seconded by Ms. Twohey to conduct the investigation of the building of Feinstein not to exceed \$46,310, pending all approvals by Trustees and Receiver as well as a legal opinion from city attorneys as to how to proceed.

The June 30th substantial completion certificate was presented to the Committee by Mr. Lupinek.

A motion to amend the Change Order #2 from \$17,900 to \$24, 920 was made by Mr. Vandette, seconded by Ms. Gaouette. This covered the additional work at Robertson School which was discovered to be more extensive upon opening the lintel areas. A vote was taken: 7 approved, 0 opposed

No further business was brought to the Committee's attention.

A motion to adjourn was made Mr. Olbrych seconded by Ms. Twohey. The motion was unanimously approved. (7, 0)

Meeting adjourned at 2:15 PM.

Next meeting: September 6, 2011, 1 PM, CF City Hall