

# **Central Falls School District Building Committee**

**December 20, 2011**

## **Minutes of the Meeting**

**A meeting of the Central Falls Schools Building Committee was held on Tuesday, December 20, 2011, in the Central Falls High School Library.**

**At 1:05 PM, Frances Gallo, Superintendent of Central Falls Schools, called the meeting to order.**

### **Committee Members:**

**Frances Gallo P Other attendees present were:**

**Giovanna Venditti P**

**Kathy Gaouette P Ed Lupinek**

**Marie Twohey P Elaine Partridge, Planning**

**Lynda Dykeman P Mario Papitto**

**Joe Nield P Joseph Da Silva**

**Todd Olbrych P**

**Odeh**

**Ed Vandette P**

**Sonia Rodrigues A**

**Anna Cano-Morales A**

**Representatives of**

**Engineers**

**Joe Matarese**

**The minutes of the previous meeting were reviewed. A motion to approve the minutes was made by Mr. Olbrych seconded by, Mr.**

**Vandette. (8 approved, 0 opposed)**

**With the shoring of Feinstein complete, a schedule of materials removal has been constructed. This work is ongoing. The boiler was brought to a stable functioning mode so that minimum heat in the building is assured.**

**Feinstein building report was received and distributed to the members of the Committee earlier in order to ensure an informed discussion. The Committee heard from Mr. Lupinek. He estimated the costs of repair at \$1.9 million which includes costs, contingencies, design, testing, and inspections. His letter and the report of Odeh Engineers are attached.**

**If building remains used in the same manner and the only repairs made are those that address those noted in structural evaluation, then by all regulations, we would not have to bring the building up to code.**

**The Committee discussed each item with Mr. Odeh. Mr. Odeh stated that split wood and rot was found throughout the building. The roof structure is sagging and bearing on walls that they were not intended to bear on. All in all, the building cannot be occupied without major repairs. The shoring plans were implemented and these make the building safe for entry now; but the upgrades must be made for full occupancy.**

**The discussion continued. Does the Feinstein building need asbestos abatement? Roof structural framing, column replacement, etc.? We must also remember that work must all be hand carried out because of the size of the building. Abatement of asbestos would be about \$100,000 for a 15,000 square foot structure. Another unknown is the chimney work.**

**Mr. Da Silva asked us to think out of the box by suggesting that we limit our work. It was noted by Mr. Odeh that the columns must be rebuilt because they support the floor above which obviously is necessary to reopen.**

**Discussion continued referencing options. Do nothing. Pay shoring, leases, and heat which would come to about \$80,000. Demolish and have a clean cite at the cost of about \$600,000. This would not qualify for housing aid. The third option is to spend the \$1.9 and fix it. However, we have no money and are in junk bond status. Lastly, we could sell it. We could actually sell it after fixing it or after doing nothing. Housing aid only goes to schools occupied. If we were to fix it and then sell it, housing aid dollars would have to be returned.**

**Worthy to note: Feinstein was the oldest operating school (since 1861) until we discovered this structural deficiency.**

**Project II reports indicate that the unit ventilators are in place. The**

installation is on track for each. In the process of installing the roof top units, sixteen exhaust fans which cause relief air to leave and fresh air to come into the building, the contractor discovered eleven were not operable and others all had issues. The RTUs will not work properly without the replacement of the exhaust fans. The contractor was asked to present a replacement plan for fans that could properly be tied into the new RTU system. The price of \$63,730 will take care of all fans, with motor operated controls, installation, balancing, and wiring. It was suggested that we do due diligence on the change order. We suggest that Jim Smith seek a second cost estimate based on the survey which we already paid for through a change order.

Budget Update was shared by Ms. Venditti. Remaining funds total \$387,962.69. To this we would add the cost of the fans. We should also decide on our next small project to spend this money before the close date of the bond.

The following bills were presented: ANC \$637.50 billing through December 17th and also from Steven Turner November \$4700 for updates and site visits, develop and RTU review. \$1599.05 JAED for November and \$364,828.50 Iron Construction for work completed and approved today.

Iron construction also submitted a bill for \$79,783.83. Mr. Lupinek discussed holding \$10,000 for the unfinished shelving at Ella Risk and a repayment of \$1,749.18 for damaged computers at Veterans.

**So, the bill of \$67,989.65 was offered for payment. A motion to approve payment of the bills as a bundle including the portion offered as a settlement was made by Ms. Twohey, seconded by Mr. Nield. Motion carried. (8,0)**

**New business change order for the survey of the roof fans \$1632 and the second item to replace the thermostat wiring which was damaged or not code compliant \$16,726.90. Motion to approve was made by Ms. Venditti, seconded by Ms. Dykeman. Motion carried. (8,0) This motion was amended by Ms. Venditti and Ms. Dykeman to include the payment of the remaining National Grid bill as presented by Mr. Vandette of \$43.44. All approved.**

**Mr. Vandette also brought to the table the bill to correct the damage to the Sonitrol system wiring at Captain Hunt which was traced to the construction work completed on the roof. The cost was \$2851.25. This cost will be presented to Iron Construction.**

**Also, during the meeting, Mr. Nield brought up a question about a seemingly exorbitant cost for the shoring. His numbers were questioned by all and will be referred to Ms. Smith for investigation and a full explanation. In this way the Committee can be assured that there was no wasteful spending on our part as we are all trying to do our best with what little we have for the safety and welfare of the children we serve.**

**At 2:42 PM a motion to adjourn was made by Mr. Vandette, seconded by Mr. Olbrych. The motion was unanimously approved. (8,0)**

**The next meeting: 1 PM, CFHS, January 10, 2012**