

# **CHS2010 BUILDING COMMITTEE**

## **MINUTES**

**A meeting of the CHS2010 Building Committee held on Monday, January 9, 2006, at the Cumberland Administrative Building, 2602 Mendon Road, was called to order by Chairman Keith Davignon at 6:00 PM, with the following present:**

**Keith Davignon, Chair, Tom Bruce, Paul DiModica, Craig Dwyer, Bob Geddes, Donna Morelle, Earl Wood**

**Also Attending: Steve Driscoll, Tom Letourneau, Mark Lindgren, Anthony Nobrega, Craig Showstead; Paul Neves, Linda Teel; Rick Susi, Claude Leflemme; Dave DeQuattro, RGB, Bob Douglass, Douglass Group**

**I. Construction/Renovation Updates - Mr. DeQuattro reported the Wellness Center is fully enclosed with the heat on and it is drying out. They will do a flood test on the building before putting finishes in. The roof did leak and the flashing has been repaired. The handicap bathroom was not done over Christmas break but will be done this weekend. They are still working on the noise in the auditorium.**

### **II. Old Business**

**A. Storage of Window Wall - Mr. Geddes reported they hope to move the materials the beginning of next week. The Chair noted we have paid for all the materials being stored. Of 1.9, 1.2 has been billed.**

Discussion ensued regarding what has been paid to date. Mr. Dwyer mentioned to Mr. DeQuattro that there is clear glass in the bathroom window in the music wing. Mr. DeQuattro will take care of that. Mr. DeQuattro reported the two unit ventilators that weren't working were existing ones and just needed cleaning out. Mr. Bruce noted that there may be an adjustment on the storage for the month of January and they may be billed per diem, bringing the amount to \$40,000. Ms. Teel questioned what was left in the contingency. The Chair explained what remains is encumbered. Mr. Bruce noted they would have to go back to the Town Council for more money.

There were no objections when the Chair asked to defer Discussion of Phase III since Mr. Douglass couldn't arrive until later.

### **III. Sub-Committee Reports**

**A. Negotiating Committee - Mr. Bruce reported the meeting with DePasquale will be discussed in Executive Session.**

**B. IT - None.**

**IV. Payment of Bills - Mr. Bruce reported it was voted by the committee not to approve the December 19th invoice from DePasquale until certified and approved by the architect.**

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The amount has been adjusted down from the prior amount and for the escrow amount needed for Advantage Glass (which is the only sub without a lien release). Mr. DeQuattro stated he expects Advantage Glass to sign off. The amount owed is \$247,000 and \$90,000 goes to storage. Mr. Dwyer questioned the unit ventilators and Mr. DeQuattro explained some are still back ordered, but they are being installed as they are received. He also explained he researched with Mr. Steele change order #9 that included clean up charges in the area for the unit ventilators and it took two men to lift the units onto a dolly and move them to the trailer. He felt the charge was legitimate. Mr. Driscoll stated 7 or 8 custodians worked for five hours to clean that area. Mr. Bruce asked Mr. DeQuattro to review that with Mr. DePasquale at Wednesday's meeting.

On a motion by Mr. DiModica, and a second by Mr. Dwyer, it was UNANIMOUSLY VOTED TO APPROVE Requisition #16 for DePasquale in the amount of \$547,205.77, with clarification of Change Order #9 for clean up of the cafeteria, which may need adjustment. Mr. Bruce reported that DePasquale would be holding a coffee at the Wellness Center toward the end of the month for the Building Committee. Mr. DeQuattro encouraged everyone to attend.

V. Approval of Minutes - On a motion by Mr. Dwyer, and a second by Mr. Wood, it was UNANIMOUSLY VOTED TO APPROVE the minutes of December 5, 12, 19, 2005.

## **VI. Discussion of Phase III**

**A. Discussion of Fire Code Report - Mr. Neves explained that some school committee members have expressed concern with meeting the September deadline cited by the Fire Marshal. Mr. Susi explained he and Mr. Leflemme were there to answer any questions. The Chair explained they are hampered by time. Discussion ensued regarding a suppression system and the need for heat detectors. Mr. Lindgren expressed concern for requirements for interstercial space. Mr. Davignon explained they are looking for a more defined cost for the system to take to the School Committee and Town Council.**

**B. RFP Progress - Mr. Douglass disseminated a copy of the RFP for Construction Manager Services. He explained the RFP for Architect was lost electronically and he will forward that this week. Discussion ensued regarding having the RFP and plans available on a web site. The Superintendent expressed concern for have detailed floor plans and security on a public web site. She also noted even the Fire Code Report has some sensitive issues. Mr. Bruce explained he has a specific procedure for RFPs and would like to have control at Town Hall with a \$100 deposit for plans. Mr. Douglass will make 20 copies available. Dr. Morelle asked if the walk through should include the other buildings for IT and Mr. Douglass thought the technology portion should be the first part the CM should get involved in; it would be too hard to schedule that many buildings at once.**

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**The Chair noted they need to understand what they will be working with, but they don't need to see it all prior to bidding. It was noted that all addenda will be collected and Town Hall will fax to all registered proposers and then it can be posted on the web site. The RFP was reviewed and corrections made.**

**The recommended scoring would be 1-100% into the interview process and the interview would be 50% of the final scoring. Mr. Mutter expressed concern that the committee was eliminating something that was in the initial proposal for the passing of the bond and didn't think the fire code issue should be included. He felt the town should be responsible for finding the money for the fire code issues other than the \$900,000 originally proposed. Discussion ensued, with Mr. Nobrega stating he felt there was enough money to do all the work and if not, then they could approach the town for additional funding.**

**Mr. Wood's departure is noted at 8:55 p.m.**

**The Superintendent suggested they be pro-active and at the next meeting discuss a press release regarding this issue. On a motion by Mr. Bruce, and a second by Mr. Dwyer, it was VOTED 6-0 TO APPROVE the CM proposal with weighted criteria and edits as discussed.**

**VII. Vote to go into Executive Session for Discussion and/or Action Items Referred to in GLRI 42-46-5**

**A. Negotiations/Litigation - Exception (1)**

**Mr. DiModica made a motion to adjourn to Executive Session. Mr. Dwyer provided a second. On a roll call vote, it was VOTED 6-0 TO APPROVE the motion. The meeting recessed at 9:00 p.m.**

**Open Session was reconvened at 9:29 p.m. On a motion by Mr. DiModica, and a second by Mr. Geddes, it was VOTED 6-0 TO APPROVE sealing the Executive Session minutes.**

**VIII. Adjournment - On a motion by Mr. Dwyer, and a second by Mr. DiModica, it was VOTED 6-0 TO APPROVE adjourning the meeting at 9:30 p.m.**

**Respectfully submitted,**

**Shirley Harris**

**Recording Secretary**

**Approved 3/6/06**