

# **CHS2010 BUILDING COMMITTEE**

## **MINUTES**

**A meeting of the CHS2010 Building Committee held on Monday, October 30, 2006, at the Cumberland Administrative Office/Superintendent's Conference Room, 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, Richard Hilton, Mark Lindgren; Dimeo: Kosta Bitsis, Mark Maroni, Jeff Morris; KBA: Ed Cifune, Mike McKeon; RGB: Dave DeQuattro**

**I. Tour of Construction Area - Committee members viewed the renovation of the gym at the High School at 5:30 p.m.**

### **II. Discussion Phase III**

**A. KBA Updates - Mr. Cifune reported the pre-bid conference will be tomorrow at 10:00 a.m. Mr. Marone reported 75 people have taken out the paperwork. Bids are due back on November 8th. The first addendum is going out tomorrow. Mr. Cifune reported that the loop from the hydrant at the back of the high school is not a requirement, but had been requested by the water department. They will have hard numbers for that in two weeks. Mr. Morris noted the importance of**

adding the road to the west side of the building because they will be using a jersey barrier at the current entrance to the back parking lot and access will be difficult. The Superintendent commented on the importance of having information on this in her office as she needs to consider this when approving use of facility requests. She referenced a problem this past weekend. Mr. Morris will let her know as soon as he has the plans.

Mr. Cifune reported there will be a meeting Friday with the fire marshal on a modified sprinkler system. He noted not many problems were found in the ceiling. The Chair stated they should get more aggressive with the fire marshal as they are not getting any trade offs, especially seeing the numbers Mr. Maroni did. Mr. Davignon said he was invited by Mayor-elect McKee to a meeting at the state fire marshal's, along with Chief Susi and Mr. Laflamme. He stated the agenda was to have Chief Susi and Mr. Laflamme talk to the board about other school departments. The Superintendent pointed out the school department was not at that meeting and the owners were not represented. She felt no one had the authority to make a commitment on it other than the committee or the school department. Mr. Morris noted that the schools that had modified sprinkler systems were a different scenario, but then when they saw the ceiling they felt differently. It was agreed to hold Friday's meeting in the Superintendent's conference room.

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Mr. Bitsis noted that the old gym and science wing would be fully sprinkled but the older spaces that aren't being worked on should be considered not to fully sprinkle. Mr. Morris noted the meeting Friday would clarify a path forward and the fire marshals meeting again on November 14th and this could be on that agenda. Mr. Cifune noted they had done work on the Trans based on a full system. Mr. Davignon noted the board said they had agreed to smoke detectors in every room. This building was not scheduled for any work. Mr. McKeon noted hazardous space was defined as science and computer labs, where paper is stored. Mr. Morris noted the cafeteria would be fully sprinkled.

### **III. Phase II Construction/Renovation Update**

A. Wellness Center Gym Floor/Punch List - Mr. DeQuattro noted \$87,000 is still being retained. On the issue of no clocks in the classroom, he stated they were not included because of all the clocks being repaired. The railing in the Wellness Center will be taken care of. Mr. Bruce stated he has an opinion from an attorney that the Building Committee has no authority to pay or not pay the retainage, but that he did have the authority and he will not approve payment. He noted the roof leaking and the pattern of items that are not acceptable. The \$86,000 not enough to offset the exposure and he is not paying. He has a meeting tomorrow with legal counsel. Mr. DeQuattro commented new roofs do leak and sprinklers do break; the

building is under warranty and the building is functional and the school department is getting beneficial use of the space. Mr. Bruce noted that Mr. Davignon and Mr. Rotella will be at the meeting at Tillinghast.

Mr. DiModica asked Mr. DeQuattro about the \$1,500 reimbursement for the lighting in the auditorium. Mr. DeQuattro stated Mr. DePasquale feels no one called him, therefore, he doesn't owe that. Mr. Driscoll noted he did contact the clerk of the works and noted he had been told not to speak to DePasquale directly. He also noted it wasn't school department money, but the kid's money. Mr. Hilton reported they still can't operate the heat in the Wellness Center because they haven't been trained. Mr. DeQuattro suggested inviting Mr. DePasquale to the table and these comments should be made to him directly. Mr. Bruce noted that whether there is or isn't a motion tonight to pay the retainage, nothing reflects on RGB; tomorrow's meeting is an owner's meeting. Mr. Hilton noted the drains in the locker room were working.

#### **IV. Discussion Phase III, Continued**

**A. ADA - Mr. Cifune reported meeting with the ADA commission and they had a problem with the "alley" area between the science wing and roadway where they felt there should be a handicap lift. Two other items were the elevator at the pool wing and door niches in the Trans. He explained the law requires elevator access on all floors.**

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**With the new installation at this building and the one at the high school they might be okay, but there is a travel distance. The lockers at the High School will be modified.**

**Mr. Cifune reviewed the schematic drawing to show all the alternate work in the scope. If approved, they will have documents ready to go out before Christmas. The current renovation of the gym will be done to give more classrooms. On a motion by Mr. Geddes, and a second by Mr. Wood, it was UNANIMOUSLY VOTED TO APPROVE allowing KBA to start the process to create cost documents on renovations.**

**Mr. Morris noted they needed to discuss the cafeteria renovation as the roof will have to be removed which will take a minimum of a month. Discussion ensued regarding the bringing up of columns and work needed. The Superintendent asked if cooking could be done at another school; eating could take place in the trans gym and trans cafe. She also noted that they would be going into the testing period.**

**Mr. Driscoll stated they need to feed 1500 students in four lunches. No action was taken.**

**V. Old/New Business - The Superintendent asked about the shot clocks for the Wellness Center. She had a letter from the Athletic Director stating it was necessary for competition in December.**

Discussion ensued regarding when they were removed and if they became part of FFE and the possibility of renting clocks. Mr. Bruce suggested purchasing the clocks and seeking reimbursement from the bond money.

## **VI. Approval of Invoices**

A. On a motion by Mr. DiModica, and a second by Dr. Morelle, it was **UNANIMOUSLY VOTED TO APPROVE** payment of the Life Fitness dumb bell rack and cross trainer in the amount of \$13,437.20 and \$371.98.

B. On a motion by Mr. Dwyer, and a second by Mr. Wood, it was **UNANIMOUSLY VOTED TO APPROVE** a progressive payment of \$14,000 to Edvance, with confirmation of work performed by either KBA or Mr. Barrette. Mr. DiModica suggested inviting Edvance to a meeting for a progress report. Mr. Bruce noted the Town Council tabled the purchase of computers as part of the bond.

## **VII. Approval of Minutes**

A. **October 16, 2006 Open & Executive Session Minutes** - On a motion by Mr. Dwyer, and a second by Dr. Morelle, it was **UNANIMOUSLY VOTED TO APPROVE** the minutes.

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

### **A. Negotiations/Litigation**

#### **1. Potential Litigation**

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**Mr. Dwyer made a motion to adjourn to Executive Session. Dr. Morelle provided a second. On a roll call vote, it was UNANIMOUSLY VOTED TO APPROVE the motion. Open Session recessed at 7:55 p.m.**

**Open Session reconvened at 8:20 p.m. On a motion by Mr. Wood, and a second by Dr. Morelle, it was UNANIMOUSLY VOTED TO APPROVE sealing the Executive Session minutes.**

**IX. Adjournment - On a motion by Mr. Wood, and a second by Mr. Dwyer, it was UNANIMOUSLY VOTED TO APPROVE adjourning Open Session at 8:21 p.m.**

**Respectfully submitted,**

**Shirley Harris**

**Recording Secretary**

**Approved November 27, 2006**