

# **CHS2010 BUILDING COMMITTEE**

## **MINUTES**

**A meeting of the CHS2010 Building Committee held on Monday, December 18, 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: Jim Coyne, Kathy DiModica, Steve Driscoll, Richard Hilton, Claude Leflamme, Jeff Mutter, Craig Showstead, Rick Susi, Dimeo: Kosta Bitsis, Mark Maroni, Jeff Morris, KBA: Ed Cifune, Mike McKeon, RGB: Dave DeQuattro**

**There were no objections when the Chair requested switching Phase II and III to accommodate Mr. DeQuattro who needed to leave early.**

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

**A. RGB Update - Mr. DeQuattro discussed the remaining punch list for the Wellness Center. A letter sent to DePasquale Building from Mr. Bruce regarding the punch list was disseminated. The railing still needs to be repaired. Mr. DeQuattro explained he told Mr. Hilton to have the hardware issues taken care of and back bill DePasquale.**

The door threshold has been done, as well as the dumpster removed. The damaged drain culvert needs to be added to the list. Mr. DeQuattro stated he was meeting with DePasquale tomorrow and asked Mr. Bruce, Mr. Davignon and Mr. Hilton to attend. Mr. Bruce stated the sprinkler heads will also be discussed tomorrow. Delta still does not say it was their fault. Mr. DeQuattro feels DePasquale will say #9, the flashing cover at the canopy/wall that is missing, is a warranty item and payment can't be withheld; but he noted they still don't have the lien releases. Mr. Bruce reported the sprinkler head company has denied liability. They claimed there were two different types of heads and that they found debris and red paint. Mr. DeQuattro felt that was probably from the fire department when they had to stop the back flow. Mr. DeQuattro stated DePasquale has been working with the subs. He recommended holding the \$87,000. He noted the warranty started August 23rd. Mr. Leflamme asked why the fire radio box was never wired in (and still isn't) and he hasn't gotten anywhere with the subs regarding the sprinkler flow. Mr. Susi noted a problem with the supervisory alarm and Mr. DeQuattro will contact O'Rourke. Mr. DeQuattro departed.

## **II. Discussion Phase III**

**A. KBA Construction Document Review & Approval - Mr. Cifune read the formal notification from the fire board that will include a full coverage sprinkler system and modified ventilation system. Mr. Leflamme's interpretation was that the heat detectors would be removed and Mr. Cifune stated he didn't interpret it that way.**

**Mr. Susi noted they wouldn't know if they worked until the alarm was in and tested. Mr. Bitsis asked how many there would be and the answer was 12. He suggested finding out what the cost would be to change out with a schedule. Mr. Cifune reported the construction documents would be sent to the printer on January 28th, not the 19th.**

**Mr. Cifune reported that Mr. Salvas is requesting an elevator at the main entrance for ADA requirements. KBA is recommending a lift in the lobby. Mr. Cifune noted one is not needed in the courtyard now. Mr. Davignon noted they could decide to fight if there wasn't enough money; the Governor's office would be the appeal process over the ADA commission. The Superintendent asked if the school committee could pass a policy or a plan if a student in a wheelchair comes. Mr. Morris noted an aluminum lift would not be too expensive. Mr. Cifune also reported the ADA commission was looking at all the doors in the round part of the Trans. Mr. Cifune reported there was another revision for the Mod Tech area.**

**B. Dimeo Updates - Mr. Morris reviewed the bid tabulation for the science wing and cafeteria. Mr. Bruce noted he would be speaking to Attorney Hefner and Mayor-elect McKee. Mr. Maroni handed out the budget showing bids at \$11,498,000 and noted there were alternates that could result in a savings of \$629,795. Mr. Morris reported that**

when they start the addition it will basically close the parking lot. The Superintendent stated they have been doing some emergency planning with Captain Coyne. Mr. Davignon posed the question of how to move forward with 12 million dollars of work when there is a million dollar shortage. Mr. Mutter confirmed that the one million for fire upgrades was included in this budget. Mr. Wood stated there are other renovations and he would like to see all the numbers. Discussion ensued regarding getting on the Town Council agenda. Mr. Bruce suggested scheduling a workshop on January 3rd at 6:00 p.m. for council members.

Mr. Morris stated they were looking to start the road on the west side by getting a base in if weather allows. Discussion ensued regarding the west road (add/alt #3) and paving of the rear parking lot (add/alt #4). Mr. Leflamme expressed his concerns that the road should not be cut. The Superintendent thought the west road was very important and Mr. Susi saw it as a huge improvement. Mr. DiModica made a motion to recommend to the Town Council the recommendation by KBA and Dimeo for the science wing and cafeteria with add/alt #3 and add/alt #4. Mr. Dwyer provided a second.

Mr. Davignon's departure is noted at 8:15 p.m. Mr. Dwyer assumed the Chair.

Discussion ensued regarding the cafeteria. KBA provided a possible view with lower ceilings and less light. Mr. Geddes felt the original

**design of the cafeteria should be reviewed.**

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**It was agreed to move forward with a workshop for the Town Council on the 3rd and the building committee should meet the night before. It was VOTED 5-1 TO APPROVE the motion, with Mr. Wood voting against.**

**Mr. McKeon requested a quick review of the value management summary. It was agreed to accept or reject some items and the pending items would be discussed at the next meeting. On a motion by Mr. DiModica, and a second by Mr. Dwyer, it was VOTED 6-0 TO APPROVE the value management summary as reviewed.**

### **III. Old/New Business**

**A. Meeting Schedule for 2007 - The schedule was presented with meetings on the first and third Monday of each month, except when there is a Monday holiday the meeting would be on Tuesday. On a motion by Mr. Dwyer, and a second by Mr. DiModica, it was VOTED 6-0 TO APPROVE the posted schedule for 2007.**

### **IV. Approval of Invoices**

**A. Window Wall - On a motion by Mr. Wood, and a second by Mr. DiModica, it was VOTED 6-0 TO APPROVE the invoice certified by**

**Dimeo in the amount of \$126,958.50.**

**B. Vendor List #2; dated 12/18/06 - On a motion by Mr. Wood, and a second by Dr. Morelle, it was VOTED 6-0 TO APPROVE payment of the following invoices:**

<b>All Terrain Crane Service #200648</b>	<b>\$</b>	<b>400</b>
<b>Vortex #6-405</b>	<b>595</b>	
<b>Edvance Technology #06012-2</b>	<b>29,000</b>	
<b>Edvance Technology #06012-3</b>	<b>19,650</b>	
<b>James J. O'Rourke #MR4009-001</b>	<b>100,000</b>	
<b>Ocean State Blueprint #44763</b>	<b>330</b>	
<b>Ocean State Blueprint #44788</b>	<b>460</b>	
<b>Ocean State Blueprint #44763</b>	<b>165</b>	
<b>Ocean State Blueprint #44764</b>	<b>175</b>	
<b>Ocean State Blueprint #44762</b>	<b>415.36</b>	

**C. Dimeo - On a motion by Dr. Morelle, and a second by Mr. Wood, it was VOTED 6-0 TO APPROVE payment in the amount of \$85,864.61 to Dimeo, \$47,969.53 to Dimeo and \$441,487.89 for subs.**

#### **V. Approval of Minutes**

**A. November 27, 2006 - On a motion by Mr. Wood, and a second by Mr. DiModica, it was VOTED 6-0 TO APPROVE the minutes of November 27, 2006.**

**VI. 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**

**Executive Session was necessary.**

**On a motion by Mr. DiModica, and a second by Mr. Dwyer, it was  
VOTED 6-0 TO APPROVE adjourning the meeting at 9:17 p.m.**

**Respectfully submitted,**

**Shirley Harris**

**Recording Secretary**

**Approved January 16, 2007**