

# **CALLAHAN SCHOOL BUILDING COMMITTEE**

## **Meeting Minutes**

**MEETING PLACE: Callahan School Principal's Office**

**MEETING DATE: March 13, 2006**

**MEETING TIME: 6:30 PM**

### **MEMBERS PRESENT:**

**David Brunetti**

**Mark Brizard**

**Roger Robert**

**Mike Coutu**

### **MEMBERS/STAFF ABSENT:**

**Andre Auclair – With Notification**

**Barry Lowe – With Notification**

### **STAFF/CONSULTANTS PRESENT:**

**Karen Ostroff, Ex-Officio**

**David DeQuattro, RGB**

**Nancy Binns, Town Council Liaison**

**Barbara A. VonVillas, School Dept.**

**Mary Karmozyn, School Committee Chair**

**Dawn Bailey, Clerk of the Committee**

**Russell Jennings, Clerk of the Works**

**Gordon Richardson, School Department**

**STAFF/CONSULTANTS ABSENT:**

**John Mainville, Town Finance Director**

**OTHERS PRESENT:**

**Armand Lusi, President, Lusi Construction.**

**Kevin Thibodeau, Project Manager, Lusi Construction**

**John Carbone, Vortex, Inc.**

**CALL TO ORDER: Meeting called to order at 6:37 PM**

**APPROVAL OF MINUTES:**

**Request to approve the minutes for the 2/27/2006 meeting**

**Request to amend minutes. Pencil Requisitions will be held the 2nd Friday of the month, not the 3rd Friday as stated.**

**A motion to approve the minutes with the amendment for the 2/27/06 meeting was made by Mark Brizard and seconded by Roger Robert.**

**With no further discussion, the vote in favor was unanimous.**

**APPROVAL OF INVOICES –**

**Invoice from RGB for A.F. Lusi Construction, Inc. request relative to costs associated with the Performance and Payment Bonds in the amount of \$56,746.00. This is payment for an insurance policy to protect the Owner should the contractor default, file for bankruptcy, etc. These funds come out of the allotment for the contracted sum between the Owner and A.F. Lusi Construction, Inc.**

**A motion was made by Mark Brizard to accept the invoice from RGB for \$56,746 and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

**Invoice # 15 from RGB in the amount of \$16,020.02. \$11,470.02 of which is for continued Basic Services for the project and \$4,550.00 of which is for the 3rd and presumably final portion of Value Engineering work related to Callahan School Building Committee approved items from the deduction proposals list offered by Lusi Construction.**

**A motion was made by Mark Brizard to accept invoice #15 from RGB for \$16,020.02 and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

**Invoice # 502-1 from Russell Jennings, Clerk of the Works, in the amount of \$650.00.**

**A motion was made by Mark Brizard to accept invoice #502-1 from Russell Jennings for \$650.00 and seconded by Mike Lowe. With no further discussion, the vote in favor was unanimous.**

**CITIZENS COMMENT: None**

**Committee recessed at 7:00 PM to perform Building Walkthrough for Hazmat Abatement Overview. Committee reconvened at 7:30 PM**

### **UNFINISHED BUSINESS**

**Discussion was held in regards to the walkthrough. Within the '36 building plans are called for the lobby, stair landings and thresholds.**

In the '73 building, stair landings and need to replace some tiles and thresholds. Ramps on both the first floor and second floor will also be addressed. The entire project encompasses less than 10,000 sq. ft. for the whole project. Classrooms are not part of the scope of work. David Brunetti requested RGB to provide the committee with a concept showing hot areas in the building, as well as details of the proposed plan. Dr. VonVillas had questions in relation to the scheduling of the project. John Carbone from Vortex stated that the start of the abatement project could start taking place over April Vacation. Russell Jennings, Clerk of the Works stated the need to initiate construction on the heating system abatement. Gordon Richardson stated that the heat would be turned off in the schools on May 15. Per Karen Ostroff, Principal the Fire Marshall stated the school could store cabinets in the cafeteria with materials from the media center. The committee, RGB, Vortex and the school department agreed to rent a portable classroom, move the classrooms from the 3rd floor and start on the 3rd floor for the asbestos abatement. The target date to start the asbestos abatement is April 14 or 15.

A motion was made by Roger Robert for the committee to rent a portable classroom and start the asbestos abatement on the 3rd floor and seconded by Mike Coutu. With no further discussion, the vote in favor was unanimous.

Discussion relative to the playground layout was held. The idea is to move the playground in a northerly direction from the original scope

**of work. Dave DeQuattro, RGB will have a price at the next meetings with a design layout.**

**In regards to the painting of the '73 building, Kevin Thibodeau, Lusi Construction confirmed that the painting and ceiling tiles in the classrooms and closets are not in the work scope, however, hallways and bathrooms are included. Requested for next meeting bids to covers various scenarios for the painting and ceiling tiles and grid fixtures.**

**Change order request # 2 for the gutters and downspouts will be continued at next meeting.**

**Construction on the tri-angular section of the building will start next week. Lusi Construction will begin to layout areas where the fences will go. By Friday, the committee will have an idea of when Lusi is planning to break ground. When the back area is under construction, a need for secure entry will have to be put into place.**

**Russell Jennings spoke in regards to the requirement for testing. The committee will need to vote on a company for the pre-concrete testing. Kevin will be scheduling a pre-concrete conference within the next 2 weeks. Mr. Jennings suggested Geisser. The selected agency will be responsible for evaluation of soils compaction, concrete, and, masonry, and steel testing.**

**A motion was made to use Geisser as the testing company under the**

**directions of the Clerk of the Works by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

**Due to scheduling of the construction, BEC is questioning if they need to seek alternate location for the fall and when should they vacate the premises.**

**All parties involved have signed the contract with A.F. Lusi Construction, Inc.**

## **NEW BUSINESS**

**Renovation & Addition Project Summaries were handed out by Dave DeQuattro, RGB.**

**EPA Care Grant Program – we do not qualify. Another option may be the Healthy Community Grant.**

**A motion was made by Mark Brizard to form a sub committee to review the grant program and for a member to participate in a conference call on the topic and seconded by Mike Coutu. With no further discussion, the vote in favor was unanimous.**

**A discussion was held in regards to a cast iron boiler or a steel boiler. David Brunetti presented a memo from Gordon Richardson, School Facilities Manager, in which Gordon questioned whether or not a steel boiler would be more appropriate than a cast iron boiler. Dave**

**DeQuattro of RGB stated the reasons for the selection of a cast iron boiler and said that he would follow-up on this and report back to the Committee.**

**Discussion of the qualifications of items 8, 15, 18, 19, 20, 21, and 38 as they appear on the A.F. Lusi Construction, Inc. value engineering proposals document dated December 1, 2005; and replacement of chalk boards.**

**A motion was made by Mark Brizard and seconded by Mike Coutu to table this discussion until next meeting. With no further discussion, the vote in favor was unanimous.**

#### **GENERAL DISCUSSION**

**Badges are to be set up and numbered. Each morning the construction crew and sub-contractors will have to report to the Lusi trailer to be issued a number badge. The worker will need to sign in to obtain a badge number. Lusi will be responsible for the badges.**

**At the monthly meeting of the Callahan Building Committee Russell will review the weekly minutes of the meetings held with Lusi.**

**Karen Ostroff requested information to be submitted in regards to the construction process to post on web site.**

#### **ADJOURN**

**A motion was made by Mike Coutu and seconded by Roger Robert to**

**adjourn the meeting at 8:45 PM. With no further discussion, the vote in favor was unanimous.**

**MINUTES APPROVED BY:**

**David Brunetti, Committee Chair Mark Brizard, Vice Chair**

**Date:** \_\_\_\_\_

**Date filed with Town Clerk:** \_\_\_\_\_

**Next Meeting Date: March 27, 2006, to be held at 6:30 pm at the new venue – Town Council Chambers.**