

# CALLAHAN SCHOOL BUILDING COMMITTEE

## Special Meeting Minutes

**MEETING PLACE:** Callahan School Principal's Office  
**MEETING DATE:** April 13, 2006  
**MEETING TIME:** 6:30 PM

**MEMBERS PRESENT:**

David Brunetti  
Mark Brizard  
Roger Robert  
Andre Auclair

**MEMBERS/STAFF ABSENT:**

Barry Lowe - Excused  
Mike Coutu - Excused

**STAFF/CONSULTANTS PRESENT:**

David DeQuattro, RGB  
Mary Karmozyn, School Committee Chair  
Gordon Richardson, School Department  
Dawn Bailey, Clerk of the Committee  
David Brissette, ex-officio  
Nancy Binns, Town Council Liaison  
Russell Jennings, Clerk of the Works  
Kevin Thibodeau, Lusi Construction

**STAFF/CONSULTANTS ABSENT:**

Barbara A. VonVillas, School Dept.  
John Mainville, Town Finance Director

**OTHERS PRESENT:**

None

**CALL TO ORDER:** Meeting called to order at 6:42 PM

Chairman David Brunetti introduced David Brissette as the new Principal of Callahan School and the new Ex-Officio to the committee.

*Floor Tiles on the 3<sup>d</sup> floor of the 1936 building*

All committee members had a chance to view the floor tiles on the 3<sup>rd</sup> floor. David Brunetti proposed four options to the Committee for addressing the tiles issue. They can leave the tiles as is, patch the damaged tiles, replace damage tiles, and remove the existing floor tiles and replace with new. Russ Jennings marked the damaged tiles and there is roughly between 145 to 170 tiles that need to be replaced. If the tiles are replaced they will not match. Mr. Jennings had already talked to Mr. Carbone of Vortex and was informed that there is time to include this as work to be done over the vacation. Russ would like to update Mr. Carbone first thing in the morning as to the decision the Committee has made.

Rough estimate to remove damaged tiles would be about \$800.00.

Dave DeQuattro suggested removing existing tiles and replacing with new. If only some tiles were replaced, then the surrounding tiles would likely pop up easily and break causing the need to replace those as well.

Rough estimate to remove all tiles and replace with new is about \$7,000.00. The cost of removal would be covered in the budget set for Vortex.

**A motion was made by Mark Brizard and seconded by Roger Robert to remove existing tiles and replace with new flooring with the \$7,000 coming out of the contingency fund. With no further discussion, the vote in favor was unanimous.**

**As amended, the monies will not be from the contingency fund as stated, but from money allocated towards environmental issues.**

*Excavation work for the new gymnasium and canopy area*

Russell Jennings stated there was asbestos piping removed from underground storage today. This pipe ran from conductors on the roof to the catch basin. Vortex removed the pipe and it is sitting in a secured dumpster that they will be using for the asbestos removal planned for the April vacation period. The removal of the pipe is included on the invoice received from Vortex.

**A motion was made by Mark Brizard and seconded by Andy Auclair to accept Change Order #12 (reflecting the cost of this work). With no further discussion, the vote in favor was unanimous.**

A shallow layer of peat was found near the foundation. This layer was about 2-4 ft and peat cannot be built upon. Lusi had to remove and stock the peat on site. Lusi and Mr. Jennings had an engineer from Geisser on site. There are 2 piles and when surveyed the piles amounted to a total of 544 cubic yards. Payment is being based on unit pricing that is in the contract for structural fill. The removal excavation and replacement with appropriate fill material would cost \$26,000. Chairman Brunetti spoke to Michael Wood, Town Manager and his recommendation was to contact Richard Bernardo, DPW Director to see if the Town could use the peat at the Stillwater Site. The removal of the peat needs to be done by tomorrow (4/14/06). Mr. Jennings mentioned that he suspected that there would be the need to remove other such peat containing material when excavation work is done at the front of the building. David Brunetti questioned if borings were done in the front and if this would have an impact with respect to DEM. The Committee was told that borings were done and there is no impact on DEM.

Mark Brizard questioned if the Committee were not to give the peat to the Stillwater Site would they have to buy it and how much it would cost. Russell Jennings stated that about 500 yards is worth about \$10,000. Other suggestions were given to remove the peat mixture and the committee was reminded by Chairman Brunetti, and re-emphasized by Dave DeQuattro, that this has to be removed immediately in order to prevent delays to construction. Gordon questioned if the present foundation is on such material. Mr. Jennings stated that the foundation is not on peat but close to it. It looks like it may have been used as backfill.

Per David DeQuattro, RGB there is no approval needed for this expenditure as such items are covered in the contract. This notification is for information purposes only. The \$26,000 will come out of the contingency.

Russell Jennings stated all the walls on the 3<sup>rd</sup> floor contain lead paint and not all the rooms are scheduled to be painted. The walls in all the rooms will be affected by the

lead abatement. He suggested the ceilings get another coat of paint because they can be seen through. David Brunetti stated that he was under the impression that there was a swapping out of painting walls instead of the ceilings.

A suggestion to have a walkthrough at the beginning of the next meeting was made by Mark Brizard. Russell Jennings stated that he would like to go through the requirement specs and list out what needs to be done before the walk through. Mark Brizard was also questioning the status of the estimates for the millwork changes approved at the last meeting. Kevin Thibodeau stated that they would start talking about estimates at the meeting they are having tomorrow.

The walk through is tentatively set for 6:00 PM on April 24, 2006.

**ADJOURN**

**A motion was made by Andy Auclair and seconded by Roger Robert to adjourn the meeting at 7:30 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:** April 24, 2006