

CALLAHAN SCHOOL BUILDING COMMITTEE

MEETING PLACE: Callahan School Principal's Office
MEETING DATE: May 22, 2006
MEETING TIME: 6:30 PM

MEMBERS PRESENT:

David Brunetti
Roger Robert
Andre Auclair
Barry Lowe
Mike Coutu

MEMBERS ABSENT:

Mark Brizard (absent with notice)

STAFF/CONSULTANTS PRESENT:

Barbara A. VonVillas, School Dept.
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
Ray Garvey, RGB

STAFF/CONSULTANTS ABSENT:

John Mainville, Town Finance Director (absent with notice)
Gordon Richardson, School Department (absent due to medical leave)
David DeQuattro, RGB (absent with notice)

OTHERS PRESENT:

Lt. Chip Mainville, Harrisville Fire Department

CALL TO ORDER: Meeting called to order at 6:35 PM

Approval of Minutes

The question of accepting the amended minutes of the special meeting of the Callahan School Building Committee held Monday, May 8, 2006 and the question of dispensing with the reading of said minutes.

Russell Jennings clarified that Lincoln Environmental tested the soil and no benzene was found. There were 3 individual components that were found in the soil, none of them were being benzene. Each of them represented less than one part per million above what the standard is per project. Lincoln Environmental was questioned as to how these components were in the soil and they stated that it could be from transporting it from Callahan to the Stillwater site from the exhaust on the trucks.

Dave questioned where the sample of soil was taken from. Russ was not sure and did not raise the question to them. Per Nancy, the report the Town received stated that 3 benzene type products were found. Dave Brunetti, Chairman stated that he will obtain the report for the next meeting.

A motion was made by Roger Robert and seconded by Andy Auclair to accept the minutes of May 8, 2006. With no further discussion, the vote in favor was unanimous.

Approval of Invoices

Dawn M. Bailey, Clerk of the Committee Invoice # 7 for \$58.50

A motion to approve the Clerk of the Committee invoice from Dawn Bailey for \$58.50 was made by Andy Auclair and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

Russell Jennings, Clerk of the Works Invoice # 502-5 for \$4,225.00

A motion to approve invoice # 502-5 (\$4,225.00) to Russell Jennings was made by Roger Robert and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.

RGB Corporation, Invoice # 5462-18 for \$12,162.49

Dave Brunetti, Chairman clarified for the committee what is taking place under the category of basic services. From this point on an explanation will accompany what the charge is representing. On this invoice, the \$10,009.01 is for construction administration of shop drawings and processing, attendance at weekly project meetings, review and process of contract requisition, processing of any proposal request, change order request for information, etc. As well as attendance of RGB personnel at the bi-monthly meetings. The second charge is for work done by Edwards and Kelecy. A second set of borings were done recently. The original contract amount was \$4,000 for the boring work. The previous request at the start of the project was \$2,042.29. The remainder (\$2,153.48) is being billed at this time for work being done from 7/31/05 to 8/21/05. Chairman Brunetti feels that further explanation is needed on the \$2,153.48 being charged for Edwards and Kelcey portion of the invoice. Dave Brunetti will follow up with Tom Cousineau of RGB.

A motion to approve invoice # 5462-18 (\$10,009.01) to RGB was made by Mike Coutu and seconded by Barry Lowe. With no further discussion, the vote in favor was unanimous.

Vortex, Inc., Invoice # 6-107D for \$3,450.00

Invoice is for the asbestos abatement and disposal services. Description of work is as follows - abatement of exterior ACM transit pipe from front of school building on May 11, 2006. Pre-paid for dumpster rental already. Mike Coutu questioned how this was done. Russell Jennings stated that this was dug up by hand and there will be an additional charge for the work. There was more piping out front. The piping was intermixed with other piping. The contractor exposed the pipe and Vortex came in and wrapped it in plastic to encapsulate it and place in dumpster.

A motion to approve invoice # 6-107D (\$3,450.00) to Vortex, Inc. was made by Barry Lowe and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.

Dave Brunetti made clarification that all invoices are to go thru Russ Jennings and RGB. Vortex should not be sending invoices to the school thru Gordon Richardson. Russ stated that he received the invoice by email and received the original thru John (school department). Ray Garvey stated that he would send an email to Vortex that all invoices

are to be sent to him and Russ and Ray will then forward the invoice to the committee the same way he does for Lusi Construction.

Sonitrol, Invoice # 05228 for \$529.25

The purpose of the work was to move the keypad from the former entrance to the front. Now the maintenance staff can key in and out, locking up for the night.

A motion to approve invoice # 05228 (\$529.25) to Sonitrol was made by Roger Robert and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.

CITIZENS COMMENTS

None

STANDING AGENDA ITEMS

Weekly Construction Meeting Overview

Minutes from the weekly construction meetings were sent to all members. Russ stated that will all the rain we have had there is a need to pump out front and back 24 hours a day for the past week in order to keep the water table down below the work level. This has generated some problems for the construction. They are going to be able to start forming out front on 5/23/06. There is a good 2 to 2 ½ feet of stone out front to help in the stabilization of the foundation.

Construction Activity Update

Russ gave a summary of activity over the past 2 weeks.

Planned Construction Activity (Next 2 Weeks)

Russell Jennings prepared and reviewed for the Committee construction projection sheets covering what is to be expected for the next 30 days. Kevin Thibodeau stated that on 5/24 (Wednesday) there is a meeting with all the subs preparing them for June 19. The plan is to take the complete building on the 19th. Kevin presented the committee with a schedule plan. Mary Karmazoyne questioned if all the teachers would be out of the building by the 19th. Mr. Brissette stated that the teachers have been made aware that they will not be allowed back in the building and they are in the process of packing now. David Brunetti questioned if they would need more trailers to store the schools items in over the summer. They feel that they will be able to move everything from the '36 building to the '73 building. The daycare will be moving to Steere Farm.

UNFINISHED BUSINESS

1.a.) Itemized list of areas that are scheduled to be painted within the 1936 building

Russell Jennings forwarded a request to Ray Garvey to ensure certain items are on the COR. A list of those items was emailed to the committee by Dawn Bailey. Ray Garvey stated that they have not finalized this COR yet. They are still issuing PR's for some of the items. He stated that before the next meeting he should have it all cleaned up. Item is being continued until next meeting.

b.) Costs for fire rated glass and wall re-construction for 1973 overlook

Continued till next meeting (June 5)

c.) Credit for deduction of dry-erase boards in the '36 building classrooms

Continued till next meeting (June 5)

d.) Pricing for covering sub floor in '36 building media center

Ray Garvey stated that he has been in contact with a James Condon from Silpro. The company is one of the 3 major companies that make flooring repair products. Mr. Condon is currently preparing a school in the Bronx that matches Callahan in construction product. Mr. Condon came and met with Ray Garvey and Dutch Dutchover, created an outline as to what has to be done to repair the floor. Ray has since issues that as a formal proposal request. It list sequences of events, products to be used and specifications. He has also offered to train the flooring contractor on the material and to come down and supervise a test. The down side is the cost is expensive.

e.) Cost for substitution of quarry tile for current specification of epoxy flooring in new section of the cafeteria

Continued till next meeting (June 5)

f.) Cost of conversion of existing analog unit ventilators to digital ventilators in '73 building

At the last meeting Russ presented the formal proposal for ATC. The proposal consists of 7 units in the 1973 building with a price of \$1,250.00.

A motion to approve 7 units at \$1,250 each was made by Barry Lowe and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.

2.) Renovation and addition project summaries

Continued till next meeting (June 5)

NEW BUSINESS

1) a) Costs for addressing millwork in the 1936 building

Russ and Mark completed a walk thru and created a list of items for a COR. The request is for closest are included in all rooms to be TSP treated and painted. Slate chalkboards, sills, and trim that have been removed are to be turned over to the Facilities Department. While completing preparation for re-painting, open bird mouth areas at wall moldings and trim are to be caulked. Also requesting a price for both stairways in the '73 building be painted, including all presently painted surfaces on the stairway. Provide TSP treatment on glazed block wainscot in all areas except the kitchen.

Ray Garvey stated that they are all drafted and just need to be typed.

Barry questioned the use of varnish. Russ stated that he thinks that it is now polyurethane and not varnish. Lt. Mainville stated that with any egress area being painted a copy of the cut sheets need to be presented to the fire department for approval.

b) Costs for removal of additional quantities of loam containing peat and acquisition of additional quantities of structural fill

Russ stated the peat is contained in the subsoil below the loam. In the front of the building there is a large pile of peat. Russ feels that it is the same size as the one in back and arrangements are being made to have it surveyed. The material has already been tested by Lincoln Environmental and there are no problems with the peat being moved off site. Russ questioned if the Library project would want the material. Nancy Binns will be checking with the town in the morning and

will get back to Russ. Roger Robert questioned if they could look into selling it to Smithfield Peat. Dave Brunetti suggested that RGB investigate in a timely manner if a commercial company would like the peat. Barbara VonVillas also stated that they are in the process of finishing the administrative building and wondered if it could be used there. Dave Brunetti suggested that someone also speak with Richard Bernardo, Town Engineer if it could be used at the administrative building. Ray Garvey and Russell Jennings will be working on the issue.

- c) *Change order document G701-2001 and work changes proposal request Document G709-2001, reflecting a change (increase) in the contract sum by \$54,112.00 in accordance with the Committee's previously approved change orders; COR #9 Revised, COR #12, COR #13, and COR #14*

Item was submitted and was not placed on the original agenda. It was placed on the revised agenda to late and due to the open meeting law the committee is unable to vote on at this time and will need to hold till the next scheduled meeting which is for Monday, June 5, 2006. There will be no approval at this meeting but discussion can be held. This is a change order for the contract for \$54,112.00. All of the items had been voted on and approved at previous meetings. This is just a package to add to the expenditure of the contract.

- 2) *Longer-term construction schedule*

Kevin Thibodeau handed out new construction schedules to the committee. The approach to the '36 building has been changed. The gym area is still on schedule there are about 2 or 3 days of lagging due to the bad weather. If they are able to stay on schedule the gym will be open for the start of school. The first and second floor will start on June 19. A meeting is schedule for Wednesday, May 24 with Mr. Brissette, Lusi and the data communications person. The third floor is in progress.

- 3) *Committee Meeting Schedule*

The Committee had voted at the last meeting to hold bi-weekly meetings. Chairman Brunetti pointed out that since the item was not on the agenda, the vote was null & void and would, therefore, need to be voted on at this meeting. **A motion was made by Roger Robert and seconded by Andy Auclair to hold bi-weekly meetings as needed. With no further discussion, the vote in favor was unanimous.**

GENERAL DISCUSSION

ADJOURN

A motion was made by Barry Lowe and seconded by Mike Coutu to adjourn the meeting at 8:40 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: June 5, 2006