

## 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 due to vacation)

**STAFF/CONSULTANTS PRESENT:**

Barbara A. VonVillas, School Dept.  
Mary Karmozyn, School Committee Chair  
Dawn Bailey, Clerk of the Committee  
David Brissette, Ex-Officio  
Nancy Binns, Town Council Liaison  
Russell Jennings, Clerk of the Works  
Ray Garvey, RGB

**CONTRACTOR REPRESENTATIVES PRESENT:**

Kevin Thibodeau, Lusi Construction

**STAFF/CONSULTANTS ABSENT:**

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

**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. 3 individual components were found in the soil, none of them was 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 Brunetti questioned how and from where the sample of soil was taken. 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 represents. On this invoice, the \$10,009.01 is for construction administration of shop drawings and processing, attendance at weekly project meetings, review and processing of contract requisitions, 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 Kelcey. A second set of borings was done recently. The original contract amount was ~\$4,000 for the boring work. The previous request at the start of the project (RGB Invoice #8 for the 7/31/05 to 8/21/05 billing period) was \$2,042.29 (x1.1 = \$2,246.52). The remainder is being billed at this time (this statement is incorrect). Chairman Brunetti feels that further explanation is needed from RGB regarding the amount of \$2,153.48 being charged for the 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 maintenance staff entrance/exit to the front entrance. 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 with 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*

In addition to his past construction activity project sheet, 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 19<sup>th</sup>. Kevin presented the Committee with a schedule plan. Mary Karmozyn questioned if all the teachers would be out of the building by the 19<sup>th</sup>. 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 in which to store the schools items over the summer. They feel that they will be able to move everything from the '36 building to the '73 building. However, there was an issue regarding items, such as computers, that would need to be stored under controlled conditions. Dave Brunetti recommended that Russ Jennings look into pricing for an environmentally controlled storage trailer. Russ will work on this with John (Laboissiere). A question was raised about what will be happening with the daycare (Burrillville Extended Care) over the summer. Dave Brunetti stated that they 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 12)

*c.) Credit for deduction of dry-erase boards in the '36 building classrooms*  
Continued till next meeting (June 12)

*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. Coincidentally, Mr. Condon is currently working on a school project in the Bronx that has a similar floor issue as that of Callahan and for which they are using the same flooring product. Mr. Condon met with Ray Garvey and Dutch Dutchover and created an outline as to what has to be done to repair the floor. Ray has since issued tMr. Condon's recommendation 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 that the cost will be high.

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

Continued till next meeting (June 12)

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 per unit.

**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 12)

## **NEW BUSINESS**

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

Russ and Mark Brizard completed a walk thru and created a list of items for a COR. The request is that for those rooms that are to be TSP (trisodium phosphate) treated and painted, closets also be treated in the same manner. 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 painting of both stairways in the '73 building, 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~~ disposal 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 so as not to hold up progress on the project. 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 to find out 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*

Per Chairman Brunetti, this item was submitted and was not placed on the original agenda. It was placed on the revised agenda too late and, due to the Open Meeting Law, the Committee is unable to vote on this item at this time and will need to hold off until the next scheduled meeting, which is for Monday, June 12, 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 listed in 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 19th. A meeting is scheduled for Wednesday, May 24 with Mr. Brissette, Lusi Construction, and the data communications person. The third floor is in progress. Kevin questioned if they are able to take down the (area designated to become the new) media center (the current gymnasium). The media center is the slide piece of the project and they will know by next meeting if this is possible. On the 19<sup>th</sup>, a hole will be cut through the center of the administrative building for a drainage pipe. This procedure is all hand excavation. David Brunetti questioned if they are aware of what will happen at the seam by the side door in the 1973 building. David Brunetti requested a proposal for the repair of the seam that exists between the foundation and the floor. He said that this is at the side door on the Maple Street exit/entrance and that this item was pointed out during a previous building walkthrough. Mike Coutu restated the issue. Ray Garvey said that he would discuss this with Dave DeQuattro. Kevin Thibodeau requested that when they move the furniture to the '73 building, they stay away from the walls of the rooms. Discussion then occurred regarding the potential impact from storage of items in the classrooms

should the proposed ceiling tile work be conducted. Dave Brunetti stated that a decision on the COR for this work will need to be made at the next meeting. Dave Brissette stated that the teachers are moving items from the '36 building to the '73 building at this time. Dave Brunetti suggested a trailer for the items being stored in the '73 building. A discussion was held if renting an appropriate storage trailer (climate control) for computers and paper would be necessary. Mary Karmozyn requested that all boxes be labeled by the teachers.

3) *Committee Meeting Schedule*

This item was an error and should not be on the agenda.

**GENERAL DISCUSSION**

David Brissette stated that he had a couple of parents approach him in regards to fundraising for the playground equipment. David Brunetti explained that there may be money left for the playground equipment, but the Committee does not know for sure at this time due to unforeseen issues that may arise. He will also be speaking with Cheri Hall, Parks and Recreation Director, regarding the status of the process for a possible grant for the playground equipment. David Brunetti stated that if the parents want to start fundraising for the equipment, then they can. Kevin questioned if there is a hold up with the playground equipment, then should they hold off on putting the mulch down. If the mulch is placed down before the playground equipment is installed, then the mulch will become contaminated with the soil when the playground equipment gets installed. Kevin stated that he will work with the Committee regarding what to do regarding the mulch issue.

**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 12, 2006