

CALLAHAN SCHOOL BUILDING COMMITTEE

MEETING PLACE: Callahan School Principal's Office
MEETING DATE: June 12, 2006
MEETING TIME: 6:30 PM

MEMBERS PRESENT:

David Brunetti
Mark Brizard
Roger Robert
Andre Auclair
Mike Coutu

MEMBERS ABSENT:

Barry Lowe (absent due to vacation)

STAFF/CONSULTANTS PRESENT:

Barbara A. VonVillas, School Superintendent
Gordon Richardson, School Dept. Facilities Manager
Dawn Bailey, Clerk of the Committee
David Brissette, Principal & Ex-Officio Member
Nancy Binns, Town Council Liaison
Russell Jennings, Clerk of the Works
David DeQuattro, Executive Vice-President of RGB Corporation

GENERAL CONTRACTOR REPRESENTATIVES PRESENT:

Kevin Thibodeau, Project Manager, A.F. Lusi Construction, Inc.

STAFF/CONSULTANTS ABSENT:

John Mainville, Town Finance Director (absent with notice)
Mary Karmozyn, School Committee Chair (absent with notice)

OTHERS PRESENT:

CALL TO ORDER: Meeting called to order at 6:36 PM

Chairman David Brunetti requested as a follow up to the last meeting that Item 1C of New Business be moved to the first item after the approval of minutes. This is in regards to Contract Change Order Document G701-2001.

A motion was made by Roger Robert and seconded by Andy Auclair to move Item 1C of New Business to the first item after the approval of minutes. With no further discussion, the vote in favor was unanimous.

Approval of Minutes

The question of accepting the amended minutes of the special meeting of the Callahan School Building Committee held Monday, May 22, 2006 and the question of dispensing with the reading of said minutes.

A motion was made by Roger Robert and seconded by Andy Auclair to accept the minutes of May 22, 2006. With no further discussion, the vote in favor was unanimous.

New Business

1c.) *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*

This item is a requirement that needs to be signed for change orders that have already been approved individually by the Committee and increases the contract sum by \$54,112.00. This is for COR#9R for \$22,406.00, COR#12 for \$586.00, COR#13 for \$4,750.00 and COR#14 for \$26,370.00.

A motion to approve Change Order Document G701-2001 for \$54,112.00 was made by Mark Brizard and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.

Note: Chairman Brunetti requested from Kevin Thibodeau, Lusi Construction that on further documents that require his and Vice Chairman Brizard's signature there is a place for both of them to sign. Dave DeQuattro, RGB stated that it is a license copy and they are unable to doctor a licensed copy. Chairman Brunetti understood the explanation.

Approval of Invoices

Dave Brunetti, Chairman stated that he received a correspondence in the mail from RGB stating that they are going to be proceeded with the room finish log (project summary) at the request of the Committee.

Dawn M. Bailey, Clerk of the Committee Invoice # 8 for \$45.00

A motion to approve the Clerk of the Committee invoice from Dawn Bailey for \$45.00 was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

Russell Jennings, Clerk of the Works Invoice # 502-6 for \$5,752.00

A motion to approve invoice # 502-6 (\$5,752.00) to Russell Jennings was made by Mark Brizard and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.

Russell Jennings, Clerk of the Works Invoice # 01 for \$49.00

Reimbursement of \$49.00 for recording the DEM permit with the Town

A motion to approve invoice # 01 (\$49.00) to Russell Jennings was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

A.F. Lusi Construction, Inc., Invoice # 3 for \$335,597.00

A motion to approve invoice # 3 (\$335,597.00) to A.F. Lusi Construction was made by Mark Brizard and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.

RGB Corporation, Invoice # 5462-18 for \$2,153.48

As described in the letter of correspondence from Tom Cousineau, Controller for RGB Corporation, the additional services amount of \$2,153.48 for Task 9001 – Borings on invoice 18 was for work related to the soil borings that was performed in order to be able to establish criteria for foundation design. This amount, in addition to the previously billed amount of \$2,246.52 is in accordance with the not to exceed amount of \$4,400 that RGB previously advised. The lateness of the charges was due to a miscommunication between RGB & Edwards and Kelcey in regards to the invoicing for this task.

A motion to approve invoice # 5462-18 (\$2,153.48) to RGB was made by Roger Robert and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.

Vortex, Inc., Invoice # 6-107E for \$3,800

Invoice is for asbestos consultant services, project management & monitoring. Also for asbestos abatement/disposal services. Abatement of exterior ACM transit pipe from front of school building on May 11, 2006. Pre-paid for dumpster rental already.

A motion to approve invoice # 6-107E (\$3,800.00) to Vortex, Inc. was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

Note: Chairman Brunetti made the statement again that Vortex invoices need to come to the Committee thru RGB. Dave DeQuattro, RGB stated that per John Carbone of Vortex the project is still within budget.

Callahan Student Activity Account, for \$48.09

Reimbursements to the Callahan Student Activity Account for \$48.09 for tape relating to temporary storage boxes.

A motion to approve the reimbursement to the Callahan Student Activity Account (\$48.09) was made by Mark Brizard and seconded by Mike Coutu. With no further discussion, the vote in favor was unanimous.

Edwards Angell Palmer & Dodge LLP, Invoice #1335203, for \$2,500.00

Legal services related to the negotiation of the financing agreement between the Town and the Rhode Island Health and Education Business Corporation (Bonds)

A motion to approve invoice #1335203 to Edwards Angell Palmer & Dodge, LLP (\$2,500.00) was made by Mark Brizard

and seconded by Roger Robert. 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 Jennings explained that there was Romex wiring throughout the '36 building. The early determination was made that this could develop into a fairly large expense of \$30,000. The 3rd floor was completed and the job only took 2 electricians for 1 day to rectify the situation. There is also some in the '73 building but not to the extent of the '36 building. This is being held on a time and material basis, with daily work slips that are being signed. As it is spreading out the feelings is that this will not be as bad as originally thought. Roger Robert asked if this is only for the overhead lights. It was explained that this is wiring for the fire alarms and other various electrical usages. The information came from the electrical inspector. When the electrical inspector was there he questioned the wiring and Joe Raymond, Building Inspector, is following this up. The wiring is from different jobs that have been over the years and was not the original wiring installed. The Romex wiring does not meet present code. Mike Coutu questioned what the "couple of days" entail. Russ explained that this was a couple of days from start to finish, removing and installing new wiring. When the work is completed, the Committee will receive a change order request. Dr. VonVillas stated that she thought they were going to receive a letter from Joe Raymond and it has not been received at this time. She is questioning if this is a problem throughout the system. Gordon Richardson stated that since he has arrived, all of the work has been done by licensed contractors and does not know when this work was originally completed. He is not aware of any other building in the system using Romex besides Callahan. Mark Brizard stated that Romex is not a fire hazard.

Russ also explained that a complaint has come from a concerned citizen in regards to the removing of lead contaminated soil from the site, which has involved DEM. On Friday, DEM ordered the stoppage of all excavation work on the site. They have already have removed the pile of earth, which was cleared by Lincoln Environmental. The pile was taken to the police department. The old leaching field area has been stripped and hauled away. The septic tank, distribution boxes and leaching field piping, etc. and then the work had to come to a halt. Russ Jennings and the representative from Lusi met with 2 representatives from DEM today (6/12/06) on site and were informed that the 2 reps were satisfied, however, since they did not have the authority to give the okay to proceed with the work, excavation could not start up until a letter was received from higher level officials at DEM stating so. The 2 DEM reps had to meet with their superior and get back to Lincoln Environmental. They were hoping for the go ahead by the end of the day but that did not happen. DEM is requesting that Lincoln take additional soil samples around the '73 building for lead.

Per email received:

RIDEM's June 9, 2006 email states that the soil stockpiled at the Library site cannot be used as fill material on the Library project. Lincoln recommends that this stockpiled soil be covered with polyethylene. The RIDEM options for this soil are off-site disposal at a licensed facility or on-site reuse at the Callahan School below a Department approved cap. We will need guidance from the Town regarding which option it will pursue. The least expensive option is to reuse it at Callahan below a cap. However, the Callahan School grading plans do not seem to allow this to happen. RIDEM's email states that the "rear" soil pile must be covered with polyethylene. Lincoln recommends that the pile be covered as directed.

Nancy Binns stated that the town has made an offer to put it under the soils of the library and cap that but DEM does not agree.

Construction Activity Update

In addition to his past construction activity project sheet, Russ gave a summary of activity over the past 2 weeks.

Dave Brunetti questioned why there was an extension cord that was run thru the cafeteria exit door for work being done outside. Dave stated that he disconnected it and stated that it will not happen again. This is a secured location and the door was wide open.

Mark Brizard asked if copies of the projection sheets have been given to other members of the council.

Planned Construction Activity (Next 2 Weeks)

Russ stated that come next Monday (6/19/06) they are starting full force in getting the building done. Dave Brissette stated that Gordon and the staff are doing a great job getting things done. Kevin Thibodeau stated that on Friday he spent more time at the school to make sure that they are getting all the parts for the gym. The media center will be ready for the start of school. Dave Brissette once again wanted to thank Dutch, Lusi Construction and Russ. They have been great in communicating to the teachers.

UNFINISHED BUSINESS

Chairman Brunetti broke the change order requests into four categories: approved additional scope of work items, pending scope of work items, approved contingency items, and pending contingency items. This is a way to keep track of monies spent.

1a.) COR# 5 Additional scope of work for the preparation, labor, and materials for the interior painting of the walls in the 1973 building classrooms(123-125, 128-131, 215-218, and 221-224).

The total dollar figure is \$7,464.00. This takes into consideration having other people besides Lusi moving the furniture into the center of the room. Mark Brizard questioned if this was coming out of contingency funds. Dave Brunetti stated it will not be coming out of the contingency fund at this time,

however, there may be additional money available from other areas (Environmental Services allocation and Asbestos Abatement Services allocation).

Roger Robert questioned whether or not we should hold off on this expenditure until later in the project when we were sure as to how much money would be available. Chairman Brunetti explained that we could do that, however, as determined at the previous meeting, there would be no other open window of time in which to do this work, so we needed to make a decision now so that such, if approved, the work could be conducted over the summer break when the building would be empty. Kevin Thibodeau concurred with this statement.

A motion was made by Mark Brizard and seconded by Mike Coutu to approve COR# 5 for \$7,464.00. With no further discussion, the vote in favor was unanimous.

b.) COR# 6 – Credit for deletion of new flooring in corridor no. 127 of the 1973 building

This is from the top of the ramp on the first floor down the hallway in a westerly direction.

A motion was made by Roger Robert and seconded by Andy Auclair to accept the credit for \$4,137.00 to delete the new flooring in corridor no. 127 of the 1973 building. With no further discussion, the vote in favor was unanimous.

c.) COR# 7-7e – Proposed ceiling and lighting upgrades within the 1973 building

Mark stated that (as a result of his assessment of the classrooms), the idea was to reuse tiles from hallway and we do not need to order new. Kevin stated that they were going to save a pallet or two of tiles to reuse. Russ will coordinate with Lusi to change the tiles. Mike Coutu questioned if the lighting will interfere with the rebate the Committee will be getting from the Pascoag Electric Energy Star Rebate. Dave DeQuattro stated that more reimbursement would be given if the whole school were done. Chairman Brunetti stated that \$80,000 has been set aside for this project. Chairman Brunetti requested that at the next meeting an update be given as to where the project stands with respect to lighting and the rebate program.

A motion was made by Mark Brizard and seconded by Roger Robert for Russell Jennings to coordinate with Lusi Construction time and material to utilize existing ceiling tiles in the 1973 building. With no further discussion, the vote in favor was unanimous.

d.) COR# 16R-Provision of Fire Rated Glazed Window in Hallway No. 213 (1973 building overlook).

The amount is \$6,102.00. Mark Brizard questioned if the \$1,400 is included in the price. Chairman Brunetti stated that the \$1,400 is for the work that RGB has done as part of value engineering and is separate from this figure. Mark Brizard questioned if this is just a security item. Dave Brissette stated that this is more for aesthetics than security. Dave Brissette questioned if

we really need the glass. The biggest portion of the quote is for the glass. Mike Coutu emphasized the need to make sure that this is addressed due to fire code issues. Kevin Thibodeau suggested cutting the cost by cutting down the size of the glass window. Dave DeQuattro stated that if there is any down sizing than there will be no additional cost for value engineering.

A motion was made by Mike Coutu and seconded by Mark Brizard to receive another quote on a smaller window and also to receive a quote on sheet rocking and bringing up to standards with the rest of the corridor. With no further discussion, the vote in favor was unanimous.

e.) Itemized list of areas that are scheduled to be painted within the 1936 building; estimate for areas that are recommended to be or could be painted within the 1936 building

Russ stated that the proposal has not yet been approved by RGB. The proposal includes stairwells, railings & steel.

f.) Credit for deduction of dry-erase boards in the 1936 building

Russ stated that there is a credit proposal and he is waiting for final approval by RGB for submission to the Committee.

g.) Cost for covering sub floor in the existing 1936 building media center, as well as costs for patching and overlay of floors in the 1936 building classrooms

Patch has been done in the test area. Lusi is working on finalizing price, hopefully by the end of the week they will have it over to RGB and will have to the Committee by the next meeting.

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

Continued till next meeting (June 22)

i.) Credit from Lusi Construction for removal of partitions on the 3rd floor of the 1936 building by Vortex

Russ stated there is a credit proposal and he is waiting for final approval to be submitted to the committee.

2.) Renovation and addition project summaries

Dave DeQuattro handed out a draft copy of the project summary to each of the Committee members and said that he would submit the final copy by e-mail.

3.) Playground equipment update

Chairman Brunetti stated that Cheri Hall, Parks and Recreation Director (and who is certified in playground equipment safety), recommended that we deal with Chuck Romando of New England Recreation (N.E.R.) due to the fact that there are many locations in Town that have playground equipment from and installed by N.E.R., the equipment and parts are

interchangeable, and N.E.R. has excellent service. Last Wednesday, Chuck met with Russ, Dutch, and Cheri to view the site, gave them some playground equipment booklets, a general overview of some tentative plans, and will create a proposal. Russ stated Cheri picked out some items that she would like to install in the area that we have designated. Chuck is creating a preliminary budget for Cheri. He indicated that once he has an okay, he could have a turnover in about 6 weeks. Russ stressed that Lusi would like to have the area completed by August. Chuck stated that this would create a problem to him if that area were completed without having the equipment in place. The equipment requires foundations below the frost line (3 1/2 ft deep). Kevin stated that he would hold off as long as possible. Cheri Hall is writing up a request for a Champlain Foundation Grant. The grant deadline closes on June 30. She is estimating that a grant for \$50-55,000. Roger Robert questioned whether or not it would be best to wait until the end of the project in order to ensure that we would have funds available. Chairman Brunetti explained that if we waited until the end of the project, then we would miss out on funds from a grant this year. He also explained that installation at a later date would cause issues, such as contamination of the fiber mulch and possibly damage to the subsurface piping. Chairman Brunetti requested a motion to establish a Playground Equipment Subcommittee.

A motion was made by Mark Brizard and seconded by Roger Robert to create a subcommittee to work with Cheri Hall on the design of the playground. With no further discussion, the vote in favor was unanimous.

Chairman Brunetti appointed Dave Brissette, Dawn Bailey, and Andy Auclair (Chairman of the Steere Farm PTF) to the sub-committee. He also suggested inviting the president of the Callahan PTF to be a member of the sub-committee. He also stated that the sub-committee would need to provide the Committee with a proposal for consideration at the next meeting.

NEW BUSINESS

1) a) *Costs for addressing millwork in the 1936 building COR#34*

COR #34 has yet to be reviewed and approved. Continued till the next meeting (6/22/06)

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

The subsequent COR's deal with acquisition of additional quantities of fill. Chairman Brunetti questioned whether the cost for disposal was covered by one of the CORs listed below. Russ Jennings stated COR#27 contains the removal of it and removal of offset and replacement of crushed stone and gravel. Chairman Brunetti stated that we could then skip this particular agenda item and move on to the items below.

c) COR#24 – For exposure/uncovering of the discovered transit piping within the administration addition excavation

David Brunetti stated that this is an asbestos issue, so it should be covered under the budget from Vortex. Dave DeQuattro stated that all outdoor asbestos issues should fall under environmental issues, so this should actually be covered under the allocation for Lincoln Environmental.

A motion was made by Mark Brizard and seconded by Andy Auclair to approve COR#24 (for \$1,699.00). With no further discussion, the vote in favor was unanimous.

d) COR#25 – For field modification of the new lavatory and urinal chair carrier at the second floor (1936 building) toilet room

A motion was made by Mark Brizard and seconded by Mike Coutu to approve COR#25 (for \$1,507.00). With no further discussion, the vote in favor was unanimous.

Chairman Brunetti brought up a concern made by Mike Wood, Town Manager regarding CORs 26, 27, and 30. His concern is whether the quotes reflect unit pricing. Dave DeQuattro stated there is back up and the quotes that Mr. Wood is seeing are a second-generation offer.

e) COR#26 – For additional structural fill required due to excess depth of loam at the administration addition.

Russ explained the depth of loam removed was up to 3ft. Lusi's obligation was only to strip surface loam. The Committee is obliged to pay to bring up the level to the correct elevation. This will come out of contingency.

A motion was made by Mark Brizard and seconded by Roger Robert to approve COR#26 for \$8,612.00 for additional structural fill required due to excess depth of loam at the administration addition. With no further discussion, the vote in favor was unanimous.

f) COR#27 – For additional process gravel at parking lot due to excess loam unsuitable for structural material.

The amount for COR#27 is \$4,062.00.

A motion was made by Mark Brizard and seconded by Roger Robert to approve COR#27 for \$4,062.00. With no further discussion, the vote in favor was unanimous.

g) COR#30 - For the removal of peat and unsuitable soils from the front of the building and replace with stone and gravel.

This is the same scenario as for the area at the rear of the building.

The amount of the COR is for \$23,711.00.

A motion was made by Mark Brizard and seconded by Roger Robert to approve COR#27 for \$23,711.00. With no further discussion, the vote in favor was unanimous.

2) Update, discussion, and action relative to repair of the seam that exists between the foundation and the floor at the side door on the Maple Street side of the 1973 building

Kevin Thibodeau stated that this is in the process of being appraised.

3) Storage trailers for storage over the summer

Gordon Richardson stated that a climate-controlled trailer would not be needed. They could house within the building organic material. Another trailer would be needed for other materials that would not be harmed by the environment of the trailer. Another trailer will be needed and is in process of being delivered.

4) Temporary office space for school administrative personnel

It has been brought to the attention of David Brunetti by Dave Brissette and Barbara VonVillas that both Mr. Brissette (Principal) and Pauline (Pariseau, Secretary) need an on site trailer to do their work over the summer and have contact with the parents. Gordon stated that the trailer in question is about the same size that Lusi has on-site for their people. It is approximately 30x8, comes complete with A/C wiring. Once onsite, they can bring utilities to the trailer. The lease is \$205 month with a cost of \$500 for the first invoice, which includes set-up and takedown. Will need to hire an electrician to wire any additional items needed. Roger Robert questioned if they could use another school. Per Dr. VonVillas, they need to be onsite for the parents that will be looking for them. (Mr. Brissette also needs to be accessible for the General Contractor and the Clerk of the Works).

A motion was made by Mark Brizard and seconded by Roger Robert to rent temporary office space for school administrative personnel. With no further discussion, the vote in favor was unanimous.

5) Longer term construction schedule

Kevin has already covered the issue that prompted this agenda item, which was related to the timing for completion of the new gymnasium and the impact on the renovation of the existing gymnasium for conversion to the new media center. Dave Brunetti questioned whether the time is now approaching for assessment of the need for addressing the gutters and downspouts. Originally, it was recommended by Kevin Thibodeau that the Committee wait for this assessment until Apollo Roofing started their work on the roof. Apollo will be onsite as of next week. There is time to take care of this issue. Another issue is the CCTV that is being brought up on Lusi's minutes for the construction meetings. Chairman Brunetti was under the impression that the school was getting a new CCTV system. It has been stated that there will be a combination of new camera's and reusing existing cameras. Chairman Brunetti requested that more details be presented at the first meeting in July.

Note: Kevin Thibodeau reminded the Committee that he would not be present at the next meeting due to vacation. He mentioned that he does not feel that there is a need to send an alternate representative.

6) Location for meetings after June 19, 2006

A number of locations were suggested. Dr. VonVillas suggested the conference room at the new administrative building.

A motion was made by Mark Brizard and seconded by Roger Robert to use the conference room at the new administration building. With no further discussion, the vote in favor was unanimous.

GENERAL DISCUSSION

Dave Brissette wanted to reiterate once again a thank you to everyone.

Barbara VonVillas stated this will be her last meeting with us, but the new superintendent will be taking her place.

Gordon Richardson also stated that this would be his last meeting. Gordon wanted to ensure the Committee that Russ was a good pick. At the last meeting Gordon came across a concern, back in July of 05, Pascoag Electric was very concerned about the rebate on this project. He has conferred with Dave (DeQuattro) many times, they finally told Pascoag that it is in the plans, and there will be a time when submittals will come in to make sure that the appropriate fixtures, energy saving devices are in this building. At the last meeting, he was concerned due to the gym fixtures. The fixtures are metal halide and this is considered old technology. The new technology is high bay T5. Pascoag Electric is all set with what is submitted. His concern is not the rebate but what they are installing for the long term. Per Kevin Thibodeau the fixtures are on site at this time. They are in the process of determining whether or not there would be a restocking fee for return of the on-site items in order to proceed with acquisition of Gordon's proposed alternative of High Bay T5 lighting.

Dave Brunetti explained to everyone that is expecting payment based on the invoices approved at the last meeting that the checks are running late. Mark Brizard needed to sign the invoices and was absent at the last meeting due to being away on vacation. By the time the invoices were signed, Dawn missed the input date for running checks. All checks will be processed and sent at the next check run.

Mark Brizard questioned where we were with signage (official construction project signage). Kevin stated that this should be in by next week. Russ Jennings will make the decision as to where the sign will be placed.

Gordon also stated that there is a data closet in Russ's office that is being developed. He is concerned that the data center will overheat. There is no exterior exhaust. The high school had an existing unit that controlled and

kept the even temperature. The high school went to a better system, so there is a unit that could be moved over to the school. ATC has a proposal to install 7 units. Gordon contacted ATC for a new proposal to include the unit being installed, new or the used unit from the high school. ATC has submitted a quote for both scenarios.

ADJOURN

A motion was made by Roger Robert and seconded by Andy Auclair to adjourn the meeting at 9:15 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 26, 2006