

## CALLAHAN SCHOOL BUILDING COMMITTEE

**MEETING PLACE:** Callahan School and then Town Planning Dept.  
Conference Room

**MEETING DATE:** August 15, 2006

**MEETING TIME:** 5:30 PM

### **MEMBERS PRESENT:**

David Brunetti

Mark Brizard

Roger Robert

Andre Auclair

Mike Coutu

Barry Lowe

### **MEMBERS ABSENT:**

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

Dawn Bailey, Clerk of the Committee

David Brissette, Ex-Officio

Nancy Binns, Town Council Liaison

Russell Jennings, Clerk of the Works

### **CONTRACTOR REPRESENTATIVES PRESENT:**

Kevin Thibodeau, Lusi Construction

### **STAFF/CONSULTANTS ABSENT:**

John Mainville, Town Finance Director (absent with notice)

Mary Karmozyn, School Committee Chair (absent with notice)

Steven Welford, School Superintendent (absent with notice)

### **OTHERS PRESENT:**

Jim Carlson, RGB

George Olivera, RGB

Walkthrough was held at 5:30 PM

**CALL TO ORDER:** Meeting called to order at 7:09 PM

### **Approval of Minutes**

The question of accepting the minutes of the meeting of the Callahan School Building Committee held Monday, July 24, 2006 and the question of dispensing with the reading of said minutes.

**A motion was made by Mark Brizard and seconded by Andy Auclair to accept the minutes of July 24, 2006. With no further discussion, the vote in favor was unanimous.**

### **Approval of Invoices**

*Dawn M. Bailey, Clerk of the Committee Invoice # 12 for \$99.00*

**A motion to approve the Clerk of the Committee invoice from Dawn Bailey for \$99.00 was made by Mike Coutu and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

*Russell Jennings, Clerk of the Works Invoice # 502-10 for \$7,312.50*

**A motion to approve invoice # 502-10 (\$7,312.50) 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 # 02 for \$72.06*

Reimbursement of \$72.06 for printer ink cartridges

**A motion to approve invoice # 02 (\$72.06) to Russell Jennings was made by Mike Coutu and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

*RGB Corporation for A.F. Lusi construction, Inc. for Payment #5 - \$1,283,974.00*

Dave Brunetti stated that committee members did not receive a .pdf file of the invoice before the meeting. Chairman Brunetti stated that he has made notice to Ray Garvey that all members of the committee must review the invoice before the meeting. Chairman Brunetti requested an explanation for the temporary heaters and the reason for using them. Kevin Thibodeau stated that are figured for the general conditions. He took the estimated numbers from Jeff and turned it into a budget the numbers carried thru. He created a line item. They are using the line item for other items needed. He also questioned where the acoustical ceiling panels for \$11,000 are being placed. It was stated that they are being used in the music room and gymnasium. He also wanted to know where the disappearing stairway was located. Russell Jennings stated that it is placed in the resource room. On page 12, he questioned what the Macabe package was. Russ Jennings confirmed this was the mechanical equipment. It was also stated that the item controls were heating controls and the Service sub panels were for the electrical panels. Barry Lowe

questioned what site light wiring was. Russ stated that there are five new 25 ft. light posts in the back is what that item is. Mike Coutu questioned the concrete being 100% done. Roger Robert stated his feeling is at the last meeting the committee approved the invoice without seeing it ahead of time. He also feels that the job is a good percentage complete. Russ stated that before the invoice comes to the committee numerous people have already looked at the invoice.

**A motion to approve Payment No. 5 (\$1,283,974.00) to Lusi Construction, Inc was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

*RGB Corporation, Invoice # 5462-19, 5462-20, 5462-21 and 5462-22 and Reimbursement of Application Fee for DEM review of RAWP*

Discussion was held regarding Invoice 5462-19 & 5462-22 in regards to payment for Lincoln Environmental.

Invoice 5462-19 was paid at previous meeting minus \$6,617.34 in regards to Lincoln Environmental. Chairman Brunetti stated the Town Manager had previously requested detailed information in regards to Lincoln's contract. Mr. Brunetti stated that he has tried numerous times to obtain information in regards to the contract and has not been able to do so. He stated that he is disappointed that as of today he has not received that information. The Town Manager had assured Chairman Brunetti that if he had received the information he would have comments. Chairman Brunetti also stated that he spent much time reviewing invoice #22 for services performed by Lincoln Environmental. The invoices that are submitted by RGB for Lincoln Environmental services are not correct.

**A motion to approve invoice # 5462-19 (\$6,617.90) to RGB for Lincoln Environmental was made by Roger Robert and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.**

**A motion to approve invoice #5462-22 (\$20,395.52) to RGB for Lincoln Environmental was made by Roger Robert and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.**

Russ Jennings stated that he has spoken to John of Vortex to confirm that this payment is all of the asbestos removal and disposal and all the balance of asbestos tile. The total of his invoicing including the invoice in question is \$89,589 and the only thing he has left is minor dust testing which needs to be done before school opens. Russ will be setting this up with RGB.

**A motion to approve invoice # 5462-21 (\$52,961.70) to RGB for Vortex was made by Barry Lowe and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.**

Discussion was held in regards to invoice #5462-20. Chairman Brunetti stated that he has requested a breakdown on all invoices. There is no breakdown listed on the invoice. Also for the Room Finish Log if we take the total of the \$675 being billed on this invoice and the \$405 previously paid brings the total to \$1080. The committee approved for this to be completed at no more than \$1,000. He also found issues in the project summary log.

**A motion to table invoice #5462-20 to the next meeting was made by Mike Coutu and seconded by Mark Brizard. With no further discussion, the vote in favor was unanimous.**

Reimbursement of Application Fee for DEM review of RAWP  
Before work can resume out front, Lincoln Environmental submitted a Remedial Action Work Plan to DEM. Before DEM will even consider reviewing the RAWP, they need to receive payment of \$1,000.00. Lincoln Environmental has gone ahead and made that payment. Chairman Brunetti has asked RGB and Mike Wood to see if we could receive an invoice from Lincoln Environmental to receive payment. At this time, an invoice has not been presented. Chairman Brunetti stated that he is asking for a motion to approve the \$1,000 to Lincoln and he will work out with RGB and Russell Jennings on how to pay them.

**A motion was made by Mark Brizard and seconded by Andy Auclair to pay Lincoln Environmental \$1,000 for the RAWP. With no further discussion, the vote in favor was unanimous.**

*Invoice from Mobile Storage, Invoice #119645, 8/08/06 thru 9/6/06, \$90.00*

**A motion to approve invoice #119645 (\$90.00) to Mobile Storage was made by Mark Brizard and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.**

Russ Jennings stated there are a couple of options regarding the trailer. Pauline will be moving into Russ's office. Due to this, Russ will be moving out of his office. Russ will find a new office. There are two options. Option # 1 is the committee continues to rent the trailer for

Russ. Option #2 would be for Russ to move to an empty space in the building. Russ feels that it would be better to remove the trailer so they can clean up the front. For the next meeting, Dave Brissette and Russ will work out a space for Russ and to terminate the rental of the trailer ASAP unless they do not find a space for Russ in the building.

**A motion to move Russ into a new room in the Callahan building and terminate the rental of the trailer was made by Roger Robert and seconded by Mark Brizard. With no further discussion, the vote in favor was unanimous.**

*Invoice from Williams Scotsman, Inc., Invoice #64169420 \$256.40*

**A motion to approve invoice #64169420 (\$256.40) to Williams Scotsman, Inc. was made by Mark Brizard 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*

Remedial Action Work Plan – DEM is considering the lead impacted soil to fully encompass the new play yard area, even though the test of the top soil in that area is coming back fine. The issue is that they are unable to put in the underground storm drainage system. They are also unable to prep the area for the play yard equipment. Russ's understanding is that the plan was submitted immediately last Friday. His last conversation with Steve Gautie was on Friday and thought they would have answers by today. Mark Brizard requested Russ contact Mike Wood, Town Manager and ask if he could contact Leo Hellested, DEM.

##### *Construction Activity Update*

During the first week of school there will be the presence of firefighters on site. There will be instructions that need to be followed in order to have the fire system off line while construction is being handled during school hours.

The gym floor may be held up due to moisture in the floor.

Chairman Brunetti stated that he received a phone call last Thursday regarding two emergency issues that had to be resolved due to a time delay issue. Dave DeQuattro was informed that Roger Robert was the person to make emergency decisions. One of the emergencies was

due to the gym floor coloring. Within the contracted amount was a main color floor with a striping of the main floor for a basketball court and a volleyball court. The color chosen was sand beige, which seemed very yellow on the computer screen. Roger and Dave chose a Pigeon Blue, which was more in line with the school colors.

**A motion was made by Mark Brizard and seconded by Mike Coutu to stay with the Pigeon Blue coloring for the gym floor. With no further discussion, the vote in favor was unanimous.**

Regarding the second emergency issue, for some areas of flooring it appears that vinyl tile would match up against quartz tile, which will not fit well. They were informed later that there was not an issue. Kevin had worked up a deduct credit regarding this issue. The deduct is to apply all VCT. The total for the deduct is \$8,500.

Dawn brought up concerns on behalf of Mary Karmozyn. Mary is concerned with the soap dispensers on the hand washing stations. She is questioning if the smaller children will be able to reach them where they are placed. It was stated that they will look into resolving this issue. The other issue is that of the lights outside in the rear parking area and was in regard to who would be maintaining the light bulbs. It was clarified that the school department pays for the maintenance of the light bulbs.

Mark Brizard requested that Russ handle a punch list for the final walk through. Roger Robert stated that in the boiler room the door should be replaced. This is the emergency exit door; there is a 2-inch gap. Roger is requesting a COR. Mike Coutu questioned the outside lighting. Kevin stated that they are replacing the exterior lighting. The doors in the bathrooms in the '73 building are in terrible shape. Kevin stated that there is already a COR for this issue. He also questioned the stucco on the '73 building. Requested COR for caulking and repainting. Chairman Brunetti stated that there was a concern regarding the fencing outside the building. There were gaps were children could fit through. Russ stated that he took care of the issue as soon as he received Dave Brunetti's phone call. Russ stated that on a daily basis they would do a walk around the perimeter to ensure the fencing is secure. Roger stated that he noticed that badges are not being used. It was stated that they would start using the badges as soon as the children are back in school. The outside corridor will have a secure electric gate that is tied into the fire alarm. The handicap entrance on Maple Street can be taken care of while the children are in school. Regarding the brackets for the shelving that were taking down

in the classrooms, the questions from the committee were – do we get new brackets and who hangs them back up. Dave Brissette stated that the school maintenance department took most of them down. There is nothing wrong with them except cosmetically. Closets in old principal's office look horrible and there are currently no plans to repair them. Mark Brizard made a request for a COR for repainting them. Roger requested a COR for finished recessing, or paint or replace, as well as close in as a possible usable space. Dave Brissette is concerned that there is no sink in the nurse's office but mentioned that the bathrooms are nearby. Russ suggested hooking up a temporary sink back in the nurse's room. The plumbing is still intact. He will look into this issue on 8/16. In the 1936 building, all of the former outlets are still in the room. Chairman Brunetti stated that he does not feel it looks good. Russ Jennings stated that the new outlets are getting new cover plates. Requested price to remove old outlets. What will happen with the mirror in the 1936 building girl's room? Regarding the drainage pipe on the Maple Street side of the rear parking lot, it is exposed. Is it possible to put a screen or other cover over it? Jim will look at and speak to civil engineer.

*Planned Construction Activity (Next 2 Weeks)*

After 30 days from now, the only major areas of work will be administration area, media center and the playground area.

**UNFINISHED BUSINESS**

*1a.) Alternative CORs for reconstruction of 1973 building overlook wall in Hallway No. 213*

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

*b.) Proposals and/or COR for gutters and downspouts*

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

*c.) COR for CCTV, general security, and surveillance system*

Sonitrol had submitted proposals for the last meeting. Shanix sent in proposals also. Russ Jennings questioned the cost differential to the one zone instead of three zones, which is about \$900. There would also be a \$22 difference in monitoring. BER agrees that the Sonitrol proposals are more complete and they are recommending using Sonitrol.

**A motion was made by Mark Brizard and seconded by Andy Auclair to allow Russ, Dave Brissette, and Steve Welford to decide whom to go with after Russ receives more complete information regarding Shanix quotes. With no further discussion, the vote in favor was unanimous.**

**A motion was made by Mark Brizard and seconded by Barry Lowe to go with a 9-channel system. With no further discussion, the vote in favor was unanimous.**

*d.) COR for repair of the seam between the foundation and the floor at the side door on the Maple Street side of the 1973 building*  
**A motion was made by Mark Brizard and seconded by Andy Auclair to approve COR #41R for \$3,688.00. With no further discussion the vote in favor was unanimous.**

*e.) COR for renovation of the kitchen area*  
COR #59 for \$4,292 includes lighting in kitchen. Removal of existing lighting and replace with new lighting. \$30 per fixture; there are roughly 20 fixtures.  
**A motion was made by Mark Brizard and seconded by Andy Auclair to approve COR #59 (\$4,292). With no further discussion, the vote in favor was unanimous.**

*f.) Proposals and/or COR for replacement of the soffit vent screen for the 1973 building*  
**Working with Apollo for pricing**

## *2) Playground Equipment*

Dawn gave an update from Chuck Romando, NERG. Chuck stated that the equipment is in the process of being made at this time and will be ready for shipment soon. Dawn has made Chuck aware of the site issues and stressed the procedure of contacting Russ Jennings before shipment to make sure the site has been prepped.

## *3) Updated renovation and addition project summaries* **Postpone until next meeting**

### **NEW BUSINESS**

#### *1) a) Proposal for Disposal of Contaminated Soil (peat/subsoil mixture)*

**A motion was made by Mike Coutu and seconded by Andy Auclair to approve \$18,325 for the disposal of**

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

b) *COR for heat detectors, etc. above the 1973 building stairwells (Stairwells D&E)*

**A motion was made by Roger Robert and seconded by Mike Coutu to approve COR 63 (\$1,524) for the heat detectors above the 1973 building stairwells**

c) *COR for enclosure of the east stairwell of the 1973 building*

**A motion to approve COR 67 (\$9,226) was made by Mark Brizard and seconded by Roger Robert for the enclosure of the east stairwell of the 1973 building**

d) *COR for replacement of current smoke detectors prior to occupancy*

**Postponed until next meeting**

e) *COR for new transformer and associated work*

**Postponed until next meeting**

f) *COR for toilet room ceiling repair/replacement options*

**Postponed until next meeting**

g) *COR for wire mold in Media Center and floor boxes in Computer Technology Room*

**Postponed until next meeting**

h) *Pascoag Electric Energy Star Rebate program*

**Postponed until next meeting**

i) *Homeland Security Funds*

**Postponed until next meeting**

j) *Floor tile for Music Room*

**Postponed until next meeting**

k) *Furniture/cabinetry for principal, administrative, and guidance offices*

**Postponed until next meeting**

l) *Window treatments for the 1973 building*

**Postponed until next meeting**

m) *A.F. Lusi Construction, Inc. sponsored cookout*  
**Dawn will discuss with Kevin/Nancy**

n) *Project dedication plaque*  
**Postponed until next meeting**

2) *Longer term construction schedule*

**GENERAL DISCUSSION**

Jim of RGB questioned if there was any type of meetings set with the staff.

**ADJOURN**

**A motion was made by Andy Auclair and seconded by Barry Lowe to adjourn the meeting at 9:59 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:** August 25, 2006