

CALLAHAN SCHOOL BUILDING COMMITTEE

MEETING PLACE: Callahan School, Room 108
MEETING DATE: November 6, 2006
MEETING TIME: 6:30 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 Brisette, Callahan School Principal & Ex-Officio
Nancy Binns, Town Council Liaison
Russell Jennings, Clerk of the Works
David DeQuattro, Robinson Green Beretta

CONTRACTOR REPRESENTATIVES PRESENT:

STAFF/CONSULTANTS ABSENT:

John Mainville, Town Finance Director (absent with notice)
Mary Karmozyn, School Committee Chair (absent)
Steven Welford, School Superintendent (absent with notice)
Kevin Thibodeau, Lusi Construction (absent with Notice)

OTHERS PRESENT:

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

Chairman Brunetti requested to amend the agenda to move discussion and action on NERG from the approval of invoices to section 1F of unfinished business.

A motion was made by Mark Brizard and seconded by Andy Auclair to amend the agenda as follows: Move discussion and action on NERG (playground) from the approval of invoices to section 1F of unfinished business. With no further discussion, the vote in favor was unanimous.

Approval of Minutes

The question of accepting the minutes of the meeting of the Callahan School Building Committee held Monday, October 16, 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 October 16, 2006. With no further discussion, the vote in favor was unanimous.

Approval of Invoices

Dawn M. Bailey, Clerk of the Committee Invoice # 16 for \$229.50

A motion to approve the Clerk of the Committee invoice from Dawn Bailey for \$229.50 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 # 502-15 for \$5,785.00

A motion to approve invoice # 502-15 (\$5,785.00) to Russell Jennings was made by Roger Robert and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.

Invoice from RGB for Lincoln Environmental #5462-27 for \$30,782.35

This covers services from August 1 to August 30. The majority of the cost involved is to cover the cost of transportation to New Bedford & disposal of 366 yards of peat mixture from the parking lot. Other costs are for testing of the surface of the playground and preparation of the RAWP for the lead impacted soil. Mike Coutu questioned Russ Jennings as to how he keeps track of what work that was done for what purpose, thereby assuring us that we are not being charged more than once for the same work. Russ stated that he tracks everything by the dates that are listed on the invoice to make sure that it coincides with the work that he has observed or knows to have taken place.

A motion to approve invoice #5462-27 for Lincoln Environmental (\$30,782.35) was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

Invoice from RGB Corporation: #5462-28 for Basic Services (\$12,453.13) and for services provided by Edwards & Kelcey, Inc. (\$6,050.00); totaling \$18,503.13

The committee approved previously (\$5,500.00) for Edwards & Kelcey to come in and do the work to check out the floor on the third floor in the 1936 building. This brings the committee up to 97.5% billing for basic services.

A motion to approve invoice #5462.28 to RGB (\$18,503.13) was made by Andy Auclair and seconded by Mark Brizard. With no further discussion, the vote in favor was unanimous.

Invoice from RGB Corporation for Lincoln Environmental: #5462-29 for \$10,359.95

This covers the monitoring and removal of the lead impacted soil. It does not cover the cost of trucking and disposal off site.

A motion to approve invoice #5462.29 for \$10,359.95 was made by Roger Robert and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.

Invoice from RGB Corp. for A.F. Lusi Construction, Inc.; Application and Certificate for Payment No. 8; \$375,797.00

Chairman Brunetti asked for confirmation that the plastic (vinyl replacement) windows were energy star rebateable windows. He contacted Pascoag Utility earlier in the day and was told a submission was not yet made for rebate. Mark Brizard informed Russ that this is a hot item and needs to be discussed at the construction meeting on Friday.

A motion to approve Payment #8 for A.F. Lusi Construction (\$375,797.00) was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

Invoices from Mobile Storage: #121275, Unit 106 Move for \$110.00, #121271, Unit #926006 Move for \$170.00, #121265, Unit #926006 Move for \$210.00; #112132, Unit #92606 Delivery for \$380.00; #121768, Unit #106 \$90.97; #121468, Unit #926006 \$90.97; #122188, Unit 8477 \$96.30

Chairman Brunetti stated that he spoke to Mobile Storage and was told that the charges that appear on invoices 121275, 121271, and 121265 are based on the amount of hours that were spent to move the trailer.

A motion to approve Invoice #121275 (\$110.00), #121271 (\$170.00) and #121265 (\$210.00) was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

A motion to approve Invoice # 112132 (\$380.00) was made by Roger Robert and seconded by Mark Brizard. With no further discussion, the vote in favor was unanimous.

A motion to approve Invoice #121768 (\$90.97) and Invoice # 122188 (\$96.30) was made by Mike Coutu and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

It was requested that Dawn Bailey call Mobile Storage and clarify the dates for Invoice #121468 before the next meeting.

Resolution of Invoices from Williams Scotsman, Inc.

Dawn Bailey will reconcile for next meeting

Letter from RGB Corporation regarding Electrical Condition of Callahan School

Received and filed

Letter from Town Clerk, Town of Burrillville, regarding posting of schedule for meetings in 2007

Continue until next meeting

CITIZENS COMMENTS

None

STANDING AGENDA ITEMS

Weekly Construction Meeting Overview

There are three sets of minutes that were supplied by Lusi Construction. Chairman Brunetti had some questions regarding the minutes.

Item 27.5 Shades to be installed in 1937 building. Who is selecting the color? Dave DeQuattro stated that the chosen color is Ivory.

Item 31.2 Books damaged during water leak. Russ Jennings stated that this happened back in June when the sinks in the 1973 building were removed. Some water damage occurred in the room above 108. They were unable to survey the full extent of the damage until school opened. It has been documented. The books belong to a series and cannot replace only one book, the entire set needs to be purchased. Kevin Thibodeau has contacted his insurance company and they do not cover for contents of the building. Russ has spoken to the town and provided them with the documentation of the damage. Per Mark Adams the Town will pay \$2,500.00. Kevin stated that they would pay the \$2,500.00 deductible. The problem is that for the Town to get the money it will take a number of months. It is being requested that Lusi come up with the \$5,000 to replace the books and be reimbursed the \$2,500.00 later. Mark Brizard commented the Town should not be making a claim for the books because it was done during construction. If the Town makes a certain number of claims (2 or more), then the rates will go up. He feels that Lusi should pay for this. Russ stated he would advise Lusi of this. Councilwomen Nancy Binns agreed with Mark that the rates for the Town would increase if 2 or more claims are made..

Item 32.4 Observation Well – DEM requires this to be done by Lincoln Environmental. This was in the last report from Lincoln.

Roger Robert questioned the damage to the stamped concrete pad. Russ stated that there was paint on it and it has been power washed.

Mark Brizard had a question regarding 32.1. Some of the damage that needed to be repaired on the front entry with respect to painting. He stated that the tape was not removed correctly way up high. When the painters get up for the finish coat, they cannot be watched well. Dutch and Russ have discussed that they will get on the lift and inspect. The second item is the swelling of the front doors from the power washing. Russ stated that the front door is functioning at this point. It has been redone. In the next few days it will be planed down.

Item 32.6 Exterior Punch List – Russ stated that this has been completed. The items that were on his list are being addressed.

Item 32.8 Landscape Timbers for the playground area – The timbers are three tiers high and will have a 2ft stake, 2 on every plank.

Construction Activity Update

Harrisville Fire Department has sent a letter to Lusi identifying concern points. This is being worked on.

Chairman Brunetti stated that the fencing continues to be left wide open. Playground fencing on Sunday morning was left wide open. The double gate opens in and he is wondering how a snowplow will get in there. It should open out. Russ is checking into this. Several sections of the fence do not come to the ground. Server Room is all set.

The only thing left to be done is to make final connections and switch the main that is in the boiler room to the new server.

Planned Construction Activity (Next 2 Weeks)

Chairman Brunetti had a question regarding what will occur with the small area behind the media center that is surrounded by the sidewalk. It was stated that mulch would be placed there. Room 36 (210) there is still an exposed junction box with wires hanging out. Requesting to be capped. Chairman Brunetti stated that during his walk thru with Mark Brizard they discovered a serious issue. A roof access door on the third floor opened. It cannot be locked. There was tape on the latch. Mark took the tape off and the door still would not latch. Russ will follow up on this in the morning. The tile wall leading to the cafeteria on the ramp is exposed. He is requesting this be covered with plywood. The Maple Street access door is not locking. This is due to the threshold. It can be locked from the outside.

UNFINISHED BUSINESS

1a.) COR #82R – For the furnishing of labor and equipment for the removal and Disposal of discovered unsuitable soils from below the parking area and replacement with gravel fill; \$16,112.00

A motion was made by Andy Auclair and seconded by Roger Robert to approve COR #82R. With no further discussion, the vote in favor was unanimous.

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

Mark Brizard stated that a deletion needs to be made to the estimate because the rubber lining is covered by Lusi's contract. For both COR 99 & 99B the lining is included in the quote. There is a possibility of five CORs regarding this issue. Mark Brizard recommends going with 99D. Russ, Apollo, Ray Garvey and Mark walked around and made some decisions on how to save on cost.

A motion was made by Mark Brizard and seconded by Andy Auclair to approve COR #99D, as it will provide us with a complete working gutter system at the lowest cost. With no further discussion, the vote in favor was 4 to 1. Roger Robert Opposed.

c.) CORs for removal and replacement of the 1973 building soffit vent screen; COR #120R for new stainless steel screen (\$10,827.00) and COR #120A for new aluminum screen (\$10,773.00)

A motion was made by Mark Brizard and seconded by Roger Robert to approve COR #120R (\$10,827.00) With no further discussion, the vote in favor was unanimous.

d.) COR #133 – For new transformer and associated work; \$37,309.00

A motion was made by Mike Coutu and seconded by Roger Robert to approve COR #133 for \$37,309. With no further discussion the vote in favor was unanimous.

e.) Cork flooring for the Music Room

The cork flooring has been installed and Russ stated that there has not been any smell with the installation. He also stated that the lacquer finish does not have an odor (so there should be no issue associated with VOCs from this finish).

f.) Playground

Section of 10 ft. high fencing. The purpose is to fill in the gap at the point of the stairs at the adjacent entrance to the building. The open railing is only ~6 ft high, so the fence must be high enough in this area to prevent access from this railing. Mike Coutu questioned how the playground could be locked if the taxpayers are paying for this. It was explained that this is being paid for by the Town for the school and no one is to be on school property without authorization.

A motion to approve the 10ft fencing, COR #143 was made by Mark Brizard and seconded by Roger Robert. Without further discussion, the vote in favor was approved 4 to 1 with Mike Coutu opposing.

Dawn Bailey explained that Russ Jennings, Cheri Hall, Paul Broulitt (Interlocal Trust) and Dawn met on October 18. Paul checked out the whole playground and Russ voiced his concerns regarding the playground. Paul is comfortable with the way the playground is set up and did make a few suggestions. The Trust is more than willing to insure the playground. Once the fibar is in he will come out and do another check. The fitness equipment needs to be lowered. We have spoken to Chuck Romando, NERG regarding this issue. NERG has noted that if we start putting on any attachments to the playground equipment it will void the warranty. The playground equipment has a \$10 million policy, \$11 million thru the fibar company and then the insurance from the Trust. On Friday Russ, Cheri, Mark Brizard, Dave Brissette and Dawn Bailey also met and went over everything that was stated. The bars are going to be geared down to a 5 to 7 age group. There is also a sign that will be posted. Dawn Bailey does have a fax from the Trust stating that they will insure the playground. Russ Jennings stated that NERG has packaging that was not cleaned up across the street. Mark Brizard asked if the \$5700.00 extra charge by NERG for "unexpected complications" during installation should appear as a separate bill from the original invoice. Chairman Brunetti stated that the Committee can act on any portion of the invoice. Dawn stated that on Thursday she submitted a grant request to Levy Foundation requesting \$5,700. Mark Brizard stated that his feeling is to pay the \$76,831.40 that was agreed upon. Roger stated that we should hold back an amount equivalent to the cost for disposing of the excess materials in a dumpster until they clean up the mess across the street. Dawn stated that we should put this in writing to Chuck Romando. This is the first time that anyone has mentioned that the crew left a mess.

A motion was made by Mike Coutu and seconded by Roger Robert to pay \$70,000 of the invoice until the job is complete.

Mike recommended that we hold back \$6,800 of their money until they do the clean up and revisit the rest of the amount at the next meeting. Mark feels that we should pay our original contract amount in good faith. The \$5,700 that is being requested is an extra. They did their work in good faith. He feels that the

Committee should stick to their word. Barry feels that if they are paid their full amount and the trash is still their, there is no incentive for them to come back and clean up.

A motion was made by Mark Brizard to pay \$76,831.40, which we agreed to in good faith. This was seconded by Andy Auclair.

With no further discussion, the motion to pay \$70,000.00 of the invoice until the job is complete was carried 3 to 2 with Mark Brizard and Andy Auclair opposing.

With no further discussion, the motion to pay \$76,831.40 in good faith was opposed 2 to 3 with Mike Coutu, Barry Lowe and Roger Robert opposing.

Therefore, the action will be to pay \$70,000.00, with the remainder to be paid (upon approval at the subsequent meeting) once the clean-up of the excess debris is complete.

A motion to table \$5,700.00 until next meeting was made by Mike Coutu and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

- g.) Proposals relative to site parking and COR #141 – for the furnishing of labor and material to install 3 additional parking spaces, including excavation, paving, and line striping; \$7,854.00*

Chairman Brunetti stated that after reviewing the site after the last meeting, it was discovered there was the potential for additional parking. He instructed RGB to determine the number of spaces that could be added in the location that was suggested and for a COR to be generated for consideration to have this work conducted. It was discovered that 3 additional parking spots could be added.

A motion to approve COR #141 (\$7,854.00) for additional parking was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

- h.) Furniture/cabinetry for principal, administrative, nurse, and guidance offices, etc.*

Dave Brissette submitted a list of items that he would like the committee to consider

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

- i.) Project dedication plaque*

Dave DeQuattro stated that he will bring a sample to the next meeting. Turn around time is roughly 2 weeks.

A motion to table until next meeting was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

2) *Request from A.F. Lusi Construction to reduce the retainage to 5% on all future requisitions. This request is consistent with the provisions of Article 9.6.1 of the Supplementary Conditions of the Contract for Construction*
Lusi will need to submit a surety document to RGB

3) *Energy Star Rebate from Pascoag Utility District*

A rebate check for \$42,226 was received from Pascoag Utility District. (This rebate check is for the Energy Star rated electrical and lighting components.)

4) *Letter of recognition for School Department staff, general contractor, and subcontractors.*

A letter of recognition has been received. Dawn has requested a list of subcontractors to be able to finish the letter and she has not yet received this. Russ will follow up on this issue. Dave Brissette will provide Dawn with a general letter of recognition to the staff.

NEW BUSINESS

1. *Discussion and action relative to:*

a. *CORs – General Overview*

b. *COR #127 – For removal and loading of lead impacted soils from the perimeter of the "36" building as required by the RI DEM; \$3,697.00*

c. *COR #130 – For retrofitting of six existing cabinet unit heaters in the 1973 building to coordinate with new acoustical ceilings; \$6,020.00*

A motion to approve COR #130 (\$6,020.00) was made by Mark Brizard and seconded by Andy Auclair. With no further discussion, the motion in favor was unanimous.

d. *COR #116 – For provisions of gravel at greater depth at the gravel and play areas necessitated by the removal of unsuitable soils; \$13,519.00*

e. *COR #128 – For provision of a drainage field around new playground equipment; \$9,124.00*

f. *COR #131 For extension of the underground drainage system to the roof leaders at the front of the "36" building where none existed previously; as discovered during recent excavation; \$2,708.00*

g. *COR #132R – COR #132R - Offering a credit for the deletion of approx. 30 LF of partition below stairs (D S105, B S102, and C S104); -\$3,000.00.*

Chairman Brunetti questioned why this is not needed. Russ Jennings explained that it was called for on the drawings and it was not necessary to be demolished.

A motion to approve the credit for COR #132R (\$3,000.00) was made by Mark Brizard and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.

- h. COR #134 – Offering a credit to delete approx. 30L.F. of partition below stairs shown on Drawings A-111 and A-112 (stairs D S105, B S102, C S104); \$1,740.00.*

A motion to approve the credit for COR #134 (\$1,740.00) was made by Mark Brizard and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.

- i. COR #138 – For removal and replacement of sealants (caulk) at the “36” building’s stamped concrete entrance plaza; \$1,408.00*

Russ Jennings explained the reason for this COR was that they discovered that water was getting into the building through the area along this concrete pad. While it was observed previously that there were some water stains in the ceiling at the cafeteria, the source was not known. However, during this past rainstorm, Dutch was at the school and was able to trace this water leak into the cafeteria back to the section along the perimeter of the stamped concrete pad. The caulking that was previously installed in this area is failing and needs to be replaced.

A motion to approve COR #138 (\$1,408.00) was made by Barry Lowe and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

- j. COR #139 – For removal and replacement of sealants at window sills and jambs at the exterior of the 1973 building; \$4,956.00*

- k. COR #140 – For removal and replacement of sealants at the window frames to the veneer of the 1973 building; \$7,962.00*

- l. COR #101 – For furnishing and installation of commercial grade room darkening window shades in all of the 1973 building classrooms; \$3,022.00*

- m. COR #137 – For provision of volleyball net sleeves in the new gymnasium’s floor slab; \$1,631.00*

- n. COR #145 – For furnishing of labor and materials for the inspection and repair of existing electrical panels and devices; \$6,125.00*

Russ stated that during the electrical inspection, the electrician replaced needed items. Such as electrical switches taped opened, etc. He also vacuumed out all the breaker panels and tightened all the bolts. The electrician sent a report.

A motion to approve COR #145 (\$6,125.00) was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

Mark Brizard stated that he believed that COR #140 is not needed as these items should be covered by COR #92. Following this was some discussion between Russ and Mark as to what they thought should be done in this area.

o. COR #92 or other for caulking and painting of 1973 building stucco (repair work to EIFS at windows caulk and paint)

A motion to approve COR #92 (\$3,033.00) was made by Mark Brizard and seconded by Mike Coutu. With no further discussion, the vote in favor was unanimous.

Mark then asked for Russ to give this item high priority while the weather is still good for getting this work done.

2. Project Punch list

Table to next meeting

3. Update, discussion, and action relative to longer-term construction schedule

Table to next meeting

4. Letter to General Contractor in recognition of Cookout

Andy Auclair asked if a letter could be sent to Lusi thanking them for the cookout

A motion to approve a letter of thanks to Lusi Construction for the cookout was made by Andy Auclair and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.

GENERAL DISCUSSION

The next meeting will be held on November 20, 2006. Dave DeQuattro has a pre-existing meeting but will have someone there to represent RGB.

Dave Brissette has stated that there has been some talk about putting together a celebration. He does not want to step on the committee's toes. Will there be a dedication of ceremony. Dave Brissette is forming a committee for an open house, dedication service. Chairman Brunetti stated that the Committee had decided early on that in lieu of a "groundbreaking" ceremony, there would be some type of open house once the project was complete. This will be on the agenda for the next meeting.

ADJOURN

A motion was made by Roger Robert and seconded by Andy Auclair to adjourn the meeting at 9:37 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: November 20, 2006