

CALLAHAN SCHOOL BUILDING COMMITTEE

**MEETING PLACE:** Callahan School, Room 108  
**MEETING DATE:** November 20, 2006  
**MEETING TIME:** 6:30 PM

**MEMBERS PRESENT:**

David Brunetti  
Mark Brizard  
Roger Robert  
Andre Auclair  
Barry Lowe

**MEMBERS ABSENT:**

Mike Coutu

**STAFF/CONSULTANTS PRESENT:**

Dawn Bailey, Clerk of the Committee  
David Brissette, Callahan School Principal & Ex-Officio  
Nancy Binns, Town Council Liaison  
Russell Jennings, Clerk of the Works  
Steven Welford, School Superintendent

**CONTRACTOR REPRESENTATIVES PRESENT:**

Kevin Thibodeau, Lusi Construction

**STAFF/CONSULTANTS ABSENT:**

John Mainville, Town Finance Director (absent)  
Mary Karmozyn, School Committee Chair (absent)  
David DeQuattro, Robinson Green Beretta (absent with notice)

**OTHERS PRESENT:**

George Oliveira, Robinson Green Beretta  
Don Wilkinson, Wilkinson Associates

**CALL TO ORDER:** Meeting called to order at 6:37 PM

**Approval of Minutes**

Chairman Brunetti stated that there was an error on page 8 of the 11/6/06 minutes. Some wording was mistakenly omitted with respect to Item G under new business. The final minutes do reflect the change. The description should read 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

The question of accepting the minutes of the meeting of the Callahan School Building Committee held Monday, November 6, 2006 and the question of dispensing with the reading of said minutes.

**A motion was made by Mark Brizard and seconded by Roger Robert to accept the minutes of November 6, 2006. With no further discussion, the vote in favor was unanimous.**

**APPROVAL OF INVOICES**

Chairman Brunetti requested to amend the agenda to move discussion and action on Item # 8 NERG from the approval of invoices to the first item after General Discussion

**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 the first item under General Discussion. With no further discussion, the vote in favor was unanimous.**

*Dawn M. Bailey, Clerk of the Committee Invoice # 17 for \$299.25*

**A motion to approve the Clerk of the Committee invoice from Dawn Bailey for \$299.25 was made by Roger Robert and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.**

*Russell Jennings, Clerk of the Works Invoice # 502-16 for \$3,867.50*

**A motion to approve invoice # 502-16 (\$3,867.50) to Russell Jennings was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

*Invoice from RGB for Lincoln Environmental #5462-30 for \$7,963.00*

This is for the disposal of the lead impacted soil.

**A motion to approve invoice #5462-30 for Lincoln Environmental (\$7,963.00) was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

*Invoice from RGB Corporation – N/A*

*Invoice from RGB Corp. for A.F. Lusi Construction, Inc. – N/A*

*Invoices from Mobile Storage: Invoice #121468 \$90.97*

This invoice is for rental period of 10/7 – 11/6 but we were not billed for the full amount because the trailer was called for pickup. The amount that we are being charged is \$45.97

**A motion to approve Invoice #121468 (\$45.97), was made by Mark Brizard and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.**

*Resolution of Invoices from Williams Scotsman, Inc.*

At previous meetings the bills were approved without included the tax. This was followed up on and we do need to approve the property tax. In order to make the adjustment the need to approve \$179.80.

**A motion to approve \$179.80 to Williams Scotsman for the adjustment of the property tax previously withheld was made by Mark Brizard and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.**

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

A letter was received by the Town Clerk. The Clerk has requested that the committee schedule meetings for 2007.

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

#### CITIZENS COMMENTS

None

## **STANDING AGENDA ITEMS**

### *Weekly Construction Meeting Overview*

The committee has been provided Minutes # 34 from the weekly construction meetings held by A.F. Lusi.

### *Construction Activity Update*

Russ Jennings stated that they had Energy Electric give an estimate (\$7,500.00) for the Harrisville Fire District to complete the work. A formal COR would be finalized tomorrow (11/21/06). The exterior painting is still an issue. Mr. Jennings did state that the painters did seem to be more diligent in the last couple of weeks trying to resolve the issue. In most areas, there are about 4 coats of paint. It seems after every rainstorm there is staining on the surface. It is not bleeding thru. The paint can be rubbed off with a finger. Mark Brizard stated that the wrong primer had been used. Russ Jennings stated he has requested the painter to put a letter together for the committee explaining his procedure and products that were used. Dave Brunetti questioned if the water pressure issue was taken care of. Before the project was started a notice was received the water coming into the street is 150 PSI and the town will not drop down to 80 PSI for the new restrooms. It was stated that a regulator was installed. Chairman Brunetti stated that a document was needed stating this was completed. The music room flooring has been installed. Two coats of urethane have been used. They were able to do this without difficulty. There was no odor. The final coat has not been installed because there was not enough product. Arrangements have been made to get more product and will be finished as soon as the product is received. COR #145 – electrical work is underway, it is 75-80% completed. Good progress is being made on the punch list. During the past week, Russ has updated and consolidated the punch list. The question of what is happening to the old flagpole came up. Nancy Binns stated that she has spoken to Mike Wood and he left a call for Rich Bernardo. She was not aware that he has not gotten in touch with Russ. Mark Brizard stated that at a previous meeting the committee made a decision to get rid of it in the trailer that had the other "hot" items in it. Russ stated that the highway department was informed by Lincoln Environmental that it had lead paint. Russ was waiting to hear from them if they still wanted it. Nancy Binns will contact Rich Bernardo; Public Works Director to see if he still wants it. If not it will be disposed of properly. Chairman Brunetti questioned the progress on the water-damaged books. Kevin Thibodeau stated that he is unsure of which sub-contractor caused the damage. There were three sub-contractors on site the day it happened. Russ stated that Vortex, the painter and Pasquazzi were all using the water and there has been a lot of finger pointing going on. Russ Jennings talked to Vortex and Lusi spoke to Pasquazzi and the painter. Russ stated the actions Kevin has taken since this incident. Kevin stated that Lusi's insurance would not cover content damage. The claim is \$5,000 and the deductible is \$2,500.00. The cost will be split between the three subs but paper documents are needed. Lusi will have to see the insurance claim to pass to the subs. Mark Brizard stated that all the information will be needed for next meeting. Chairman Brunetti stated that the committee will have the town come in and submit a claim and then submit to Lusi and Lusi will submit to their subs and the committee will submit to Vortex.

Mark Brizard stated that in classroom 103 the blue server line that goes to a computer line is taped above the door. Mr. Brissette stated that the school has done that and not one of the contractors. He also noted it was very hot in the rear stairwell of the '73 building. He questioned why the girl's bathroom in the '36 building had paper over the windows and frosted glass was not installed. It was explained that the paper covering the windows is there for privacy issues while the construction workers are working outside, when construction is completed the paper will be taken down. Dave Brissette stated that the sinks have been lowered but the soap dispensers are still not reachable. Chairman Brunetti stated one of the parking lot lights on the left hand side comes thru the tree. Russ stated that the tree would be trimmed. Chairman Brunetti questioned if this will have to be trimmed by the school department every year. He also questioned the

landscaping of the shrubs at the front near the storage trailer and a tree that is damaged. The school is taking care of this per Principal Brissette. He also stated that he feels there is going to be difficulty opening the restroom doors in the 1936 building. The doors are very heavy. Russ and Kevin will check the adjustment on the door closure. There is also polystyrene packaging and other debris along the fence behind the rear parking lot, which needs to be removed.

#### *Planned Construction Activity (Next 2 Weeks)*

Kevin stated that the media center has been primed. The ceiling will start on Wednesday of this week. Once the ceiling goes in the rest of the finish will go quickly. The administrative building had the plastic put up. The windows are still on schedule for the end of the month. The drywall can be started on the front. They are still waiting for the electrical inspection. Lusi is still pushing for the end of the year. They have scheduled a sub meeting for every Tuesday with Jeff Richards, Lusi Construction.

### **UNFINISHED BUSINESS**

#### *1. Update, discussion, and action relative to:*

##### *a. Playground & Playground Equipment.*

Dawn and Russ attended a walk thru with Cheri Hall, Recreation Director and Paul Broullitte, Trust on November 16. The only item Paul would like to see fixed is a little piece of bar that is bent on the large unit. NERG has been contacted to send someone out to loosen the bolts and remove the crimp. The height of the fitness equipment with the fibar installed is at a good height. According to Russ, the packing debris is still located across the street. Chairman Brunetti will discuss this at the end when the invoicing is discussed.

##### *b. Furniture/cabinetry for principal, administrative, nurse, and guidance offices, etc.*

The question was asked if this was needed in the near future.

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

##### *c. Project dedication plaque*

Dave DeQuattro, RGB was going to bring ideas to the meeting. He was not in attendance and this will continue to the next meeting. Mark Brizard stated he would like to see the dedication plaque to include the contractor, clerk of the works, engineer, architect and chairperson, not the whole committee and staff included. Chairman Brunetti stated he would like to see everyone that has worked on the project be included.

#### *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.*

Kevin Thibodeau stated that he does not have the document.

### **NEW BUSINESS**

#### *1. Discussion and action relative to:*

##### *a. CORs – General Overview, including list of outstanding CORs*

##### *Construction Issues:*

Chairman Brunetti requested the status on the following CORs:

COR #49 – Wash all existing wainscot. Per Kevin, the cleaning crew did a good job and felt that this was no longer needed. COR #103 – Paint existing fire extinguisher cabinets. Per Russ, there is no cost. COR #118 – Pull down access stair attic. Russ stated that this is a non-issue. COR #124 - Fire Marshall issues – discussed above. COR #125 – Studs and drywall ramp by gym. This is due to the investigative work that is being done due to the leak. This is in progress. COR #126 – Studs and

drywall at new cabinet in Media Center. Per Kevin, this will be lumped in with the media center and a new one will be opened to replace the original. COR #129 – Add lentils at louver openings. Russ stated that this not an issue either. Chairman Brunetti questioned if there were any other COR's that will be presented. Russ Jennings stated that the media center has a few issues. They had to construct some additional drywall soffits. In addition, they had to reroute and revise some of the ductwork. Additional demolition was needed. Additional ceiling work was done due to the existing roof framing conditions. The ceiling drops because the ductwork runs under the beam boxes. A rough estimate has been given to be about \$8,000 - \$10,000.00. There was original a plaster ceiling in that area. When the ceiling was removed, it exposed all the above conditions. A COR will be presented for the next meeting.

*Pending Additional Scope of Work Items:*

COR #93 – Demo existing lockers in rooms 137, 104, 210 & 211 and install metal studs and sheetrock. Kevin stated that this was going to cost about \$7,500 and that this COR was available months ago. Mark Brizard would like to see something for the next meeting. The other option was COR #94 furnish lockers. Lusi voided due to the work involved. Lusi did not pursue. Dave Brissette stated that whatever happens he would like to see a place for the children to place their coats, hats, backpacks, etc.

**A motion was made by Mark Brizard and seconded by Roger Robert to eliminate COR #94 and to review COR #93 at the next meeting. With no further discussion, the vote in favor was unanimous.**

COR #90 – Add Quartz Tile. This was not needed. The quartz tile changed to VCT in COR #91 credit for \$8,500.00.

COR for screening or other fixture at the west end of the parking lot. Lusi stated that this is a town issue. Mark Brizard felt that we could avoid going to the town and provide a metal screen. Kevin stated that the problem with putting something over the pipe is that it could clog.

*b. Project Budget*

Chairman Brunetti questioned if Vortex is completed. Russ stated that tiles need to be put down in front of the new admin. building. Russ believes that it is a rubber tile and not a Vortex issue. Dave Brunetti also commented that the committee is close to the end of the construction contingency. This is due to how certain funds have been allocated, a major portion of which is due to the costs associated with the playground equipment. He stated that for the next meeting, he will have a better idea where things stand after addressing some allocations. There are other reserves that the committee has to access.

*c. COR #127 – For removal and loading of lead impacted soils from the perimeter of the "36" building as required by the R.I. D.E.M.; \$3,697.00*

**A motion to approve COR #137 (\$3,697.00) was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

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

**A motion to approve COR # 116 (\$13,519.00) was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

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

This is for the extra labor because the playground equipment was already in place. This took more time than it should have.

**A motion to approve COR #128 (\$9,124.00) was made by Roger Robert and seconded by Barry Lowe. With no further discussion, the vote in favor was unanimous.**

- 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*

Russ said that this was discovered when the excavation was done for the lead impacted soil.

**A motion to approve COR #131 was made by Roger Robert and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.**

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

Mark Brizard stated he does not feel that this COR is needed. They have talked to Dave Brissette and the maintenance crew can caulk any openings that are found.

**A motion to void COR #139 was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

- h. *COR #140 – For removal and replacement of sealants at the window frames to the veneer of the 1936 building; \$7,962.00*

Roger Robert questioned why we need the windows caulked. The windows have been replaced. The materials are dissimilar between the wood and brick. This COR is for the window frames only. This is an item that Kevin has put together as an option. It does not have to be done.

**A motion to not go forward with COR #140 was made by Mark Brizard and seconded by Roger Robert. Discussion was held.**

Steve Welford stated he does not have the equipment needed to complete this job or the staff available. Steve is also concerned with the energy conservation. Russ stated that the caulk is deteriorating but does not need immediate attention. Kevin stated that the weather is too cold to do this work at this time now.

**A friendly amendment was made to hold COR #140 until the spring and then revisit was made by Mark Brizard and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.**

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

**A motion to approve COR #101 (\$3,022) was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

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

**A motion to approve COR #137 (\$1,631.00) was made by Mark Brizard and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.**

- k. *COR #123 – For the removal and replacement of the existing boiler room's exterior door, complete with frame and all hardware; \$2,282.00*

Russ corrected the wording on this COR. COR #123 does not include the frame and is listed correctly in Lusi's proposal.

**A motion to approve COR #123 (\$2,282.00) was made by Barry Lowe and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

- l. COR #144 – For the provision of the necessary temporary wiring to facilitate the interim school administration office and work at the elevator; \$1,884.00*  
 Russ explained that this was due to school opening and rerouting of everything  
**A motion to approve COR #144 (\$1,884.00) was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**
- m. COR #146 – Representing a deduction for the mark-up charges for subcontractors' fees on the respective list of CORs; \$5,672.00*  
**A motion to approve COR #146 (\$5,672.00) was made by Barry Lowe and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.**
- n. Change Order Document No. 7, reflecting a change (increase) in the contract sum by \$106,521.00 in accordance with the Committee's previously approved change orders; 82R, 92, 99D, 120R, 130, 132R, 133, 134, 138, 141, 143, and 145; and an increase in the contract duration of zero calendar days*  
**A motion to approve Change Order Document No. 7 increasing the contract sum by \$106,521.00 was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**
- o. COR #148- For the furnishing of labor and materials to install HW coils to VAV's 1, 2, 5 & 6; \$4,752.00*  
 Don Wilkinson explained that the amount has changed. Lusi has agreed to reduce their markup for a total of \$1,600.00 plus the markup. He went thru this issue very thoroughly to find out how this happened. Lusi did not bid the valves on the hot water coils. Don's drawings do show the valves but they are not scaled. He felt that it was easily missed and he should have had larger flags to show where the valves were located. These are located in the new administration section. Mark Brizard questioned if we are receiving a credit from RGB for the oversight. Don feels that this was an oversight and would not receive a credit because the committee was not charged twice for this issue. Dave Brunetti does not feel the committee should pay for an item that was missed on new construction. Kevin stated that the drawings were not bubbled after it came back from VE. Mark Brizard asked who is able to make the decision. Don stated that the coils were on the drawing. He feels that this is an interpretation of the plans. Mark asked if the committee could hold item until next meeting. Kevin stated he will not stop the job over a couple thousand dollars.  
**A motion to table COR #148 until the next meeting and to see emails to the committee between Lusi and RGB on this issue was made by Mark Brizard and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**
- p. ATC Invoice for the Sanyo AC unit that has been installed in the new Tel/Data closet in the 1973 building; \$4,750.00*  
 Russ explained that this job has been completed and the unit is working properly.  
**A motion to approve the ATC invoice (\$4,750.00) was made by Mark Brizard and seconded by Roger Robert.**  
 Discussion was held and Barry questioned why we had this unit. Russ explained that this was requested was Tom Rambacher. It is to keep the computer equipment cool and was not included on the original plans. Dave Brunetti stated that the committee already authorized the AC unit for the tel/data closet. This is the invoice for the unit. Mark explained to Barry that at the time of the original discussion, he was out and the committee needed to make a decision on using an older unit or providing a new one.  
**With no further discussion, the vote in favor was unanimous.**

- q. *ATC Invoice for component parts and labor relating to the seven unit ventilators in the 1973 building for conversion from analog to digital control; 7 units at \$600.00 each for a total of \$4,200.00*  
 Chairman Brunetti explained that the committee originally approved this work and then later was informed that the job was not needed. Now it is being reported that the job is needed. Russ explained that there was an original proposal by ATC for \$1,200.00 a unit and then it was discovered that there were provisions already for digital controls. He misunderstood that the work was not necessary and reported this to the committee. As it turns out, there was still some portion of the work that needed to be done at \$600.00 a unit which he was informed of a short while ago.  
**A motion to approve ATC invoice (\$4,200.00) was made by Barry Lowe and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**
- r. *COR #147 – For the additional labor and equipment to install playground surfacing mulch due to playground equipment; \$1,598.00*  
 Mark Brizard would like the committee to keep in mind as the committee goes thru the extras for the playground the people who actually installed the playground equipment. They had to deal with all the same issues.  
**A motion to approve COR #147 (\$1,598.00) was made by Mark Brizard and seconded by Roger Robert.**  
 Roger Robert stated that when the committee started with the playground equipment and went out to bid they were given a sub base to work with and this is why the committee is questioning the add ons.  
 Chairman Brunetti stated we should hold off on any further discussion relative to the playground until we discuss the NERG invoice and that we just now focus on this particular COR.  
**With no further discussion, the vote in favor was unanimous.**
- s. *COR #149 – for the labor and material to snake waste piping for 2<sup>nd</sup> floor mop sink; \$276.00*  
**A motion to approve COR #149 (\$276.00) was made by Barry Lowe and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous**
- t. *COR #150 – For the replacement of the Bradly sink basins provided in the original contract with 4" lower basins; \$5,836.00*  
 Russ commented RGB has agreed to take this cost on themselves per Dave DeQuattro and Ray Garvey. He is not sure how the committee would like to handle this. He suggested to approve the COR and then take a credit in invoicing from RGB. The basins are in place.  
**A motion to approve COR #150 (\$5,836.00) was made by Mark Brizard and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.**
- u. *COR #151 – For the labor and material to snake waste piping for the 2<sup>nd</sup> floor drinking fountain; \$276.00*  
 Roger asked if this item was not working at all. Russ stated that they were not working at one time and they had to be snaked in order to get them to work. Kevin stated as a word of advice, to inform people not to pour coffee down these drains. The grounds clog the drains.  
**A motion to approve COR #151 (\$276.00) was made by Barry Lowe and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

- v. *COR #152 – For the addition of break metal behind the fin tub radiators in 5 locations; \$378.00*  
 Roger questioned what break metal is. Russ stated that there are 5 rooms in the '36 building where the fin tubes run along the wall of the room. At the window, a recess is considered a dust collector. This was a simple solution.  
**A motion to approve COR #152 (\$378.00) was made by Barry Lowe and seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**
- w. *COR #135 – For the furnishing of labor and materials to install masonry opening and install tack board access door in room 211; \$1,504.00*  
 Russ explained that this is not the masonry opening. At this point, it is a deep cavity in the wall, which will be finished off. Dave DeQuattro when looking at it made a suggestion that maybe they could create an inner tack board panel, close it off, and match the other side of the tack board. This is not something that needs to be done but will balance it off and make it look good.  
**A motion was made by Roger Robert to hold off on COR #135 until substantial completion of the job and use monies from contingency. A second was not obtained.**  
**A motion to approve COR #135 (\$1,504.00) was made by Barry Lowe and seconded by Andy Auclair. With no further discussion, the vote in favor was 3 to 1 with Roger Robert opposing. Coutu was absent from meeting.**
- x. *COR #95 – For the respective repair or replacement of all missing screens in the 1937 building, and to replace the respective glass (replace 6, repair 6); \$3,867.00*  
 This is an additional scope of work request. Mark Brizard feels that this is a lot of money and questioned if the maintenance department could put the screens in. Mark asked Dave Brissette how this was handled in the past. Dave Brissette stated he does not know how it was handled. Dave Brissette stated that the frames are rotted on some of the windows. Russ requested a breakdown due to the cost. He feels comfortable after the breakdown.  
**A motion was made to table COR #95 until next meeting and in the mean time Russ and Kevin goes back to Danielson Glass to see if they can revise the quote.**  
 Roger stated that the maintenance department let this go. Dave Brunetti agreed but also stated that this was an additional scope of work requested by the committee. Kevin Thibodeau stated that if it was put into next year's budget, it could probably be done for under \$5,000.00, as prevailing wages would not need to be paid.  
**A second was obtained from Roger Robert. With no further discussion, the vote in favor was unanimous.**
- y. *COR #142R – For the furnishing of labor and materials to install additional roof drain connections; \$741.00*  
 Russ Jennings explained that this is out front in the area of the new administration building in the alleyway of the two buildings. A roof drain connection had to be relocated. This is on the '36 building. This was not part of the new administration building.  
**A motion to approve COR #142R (\$741.00) was made by Mark Brizard and seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous.**

**A motion was made by Barry Lowe to adjourn the meeting for a short break and was seconded by Andy Auclair. With no further discussion, the vote in favor was unanimous. The meeting adjourned at 8:40 PM. The meeting reconvened at 8:48 PM**

2. *Rebate for windows and mechanical items*

Kevin stated that Pascoag (Utility District) does not have a listing of mechanical items that are rebatable. Chairman Brunetti stated that on 12/20/05 he sent an email to Dave DeQuattro and copy to Mike Wood in which he stated that he was informed by Ted Garielle, General Manager of Pascoag Electric, that the electrical engineer from BER provided him (Ted Garille) with a list of electrical items and fixtures for the Callahan School Renovation and Addition Project to see if they qualify for energy rebates. Mr. Garille informed him (Chairman Brunetti) that the committee should consider the potential of energy rebates for the following: windows, variable frequency drives for HVAC units, new boiler components, etc. David Brunetti informed Mr. Garille that RGB's electrical engineer would be arranging for a meeting with him and the representative from Lusi Construction once our contract with Lusi Construction is finalized, in order to have full discussion with Mr. Garille on the topic of energy rebates. Chairman Brunetti hopes this meeting did take place. Information was submitted from Energy Electric. More information will be submitted tomorrow. Dave Brunetti requested that this be completed by the end of next week. He does not want to wait until the end of the year for this to be completed.
3. *Update, discussion, and action relative to longer term construction schedule*

Kevin stated that Lusi's goal is to be completed by Christmas. Kevin is organizing the subs to have the work completed in time.
4. *Post-project services by Lincoln Environmental*

Chairman Brunetti sent an email to Steve Cadorette and Steve Gautie at Lincoln Environmental asking for an estimate for site monitoring in 2007 in compliance with the RAWP. He has not received the information yet. Mike Wood, Town Manager had been copied on the email. Mr. Wood feels that if the budget does not permit holding the funds for this purpose - if the funds are needed for something else - then the Committee should not set aside funds for it. He suggested speaking to Steve Welford as it is a school issue. Chairman Brunetti will follow up tomorrow. The idea is for the committee to put the money aside to complete the monitoring of the wells. Nancy Binns does not understand how the committee will sequester these funds. Mark Brizard stated that he might offer that the committee pre pay the monitoring of the wells.
5. *Substantial completion and punch lists*

Chairman Brunetti stated that he believes that we already have substantial completion of the 1936 building, excluding the media center and computer technology room. He questioned when we expect to have substantial completion for the media center, computer technology room and the new administration building. He questioned how close to substantial completion is the 1936 building as a whole and 1973 building. Kevin stated that this was obtained about 2 months ago, roughly when the kids were back in school at the first part of September. Chairman Brunetti informed the committee that the point of substantial completion is something that is agreed to by the contractor, the architect, and the clerk of the works. Dave Brunetti stated that a time will need to be set up for the committee to do a walkthrough to complete their own punch list. He asked for a copy of the punch list to be given to the committee. Russ suggested that they give a copy of the punch list to the committee when it gets to a more manageable state. The Committee members expressed that they wanted to get started on this right away. Russ informed them that the 1973 building is completely punched. There are minor issues and he will send a copy of the punch list to the committee.
6. *Committee Walkthrough for punch lists and project assessments*

Dave Brunetti informed the Committee members that these punch list walkthroughs will need to be conducted in teams of two in order to stay within the regulations of the Open Meetings Act. He stated that the teams will need to pick time slots that do not overlap in order to

complete the punch list. Dave Brunetti suggested they work it out with the school (Mr. Brissette) as to what times they could use. Teams are as follows:

Barry/Mike

Andy/Roger

Mark/Dave

Chairman Brunetti will schedule each team a time to complete the punch list.

7. *Open House*

Table to the next meeting

**GENERAL DISCUSSION**

Mark Brizard questioned Russ, Kevin and Dave Brissette concerning the air vents and the filth that is pouring out of them. This was not on the project. Is there a maintenance agreement with a company to clean the ductwork? He stated that with all the construction, the ducts are clogged. Dave Brissette stated that the cleaning of the ductwork is the one thing that he was allowed to add to the CIP request for the budget. He reassured Mr. Brizard that it has not gone unnoticed. Barry Lowe stated that he would like to see each classroom have 2 state of the art pencil sharpeners. Dave Brissette stated that he could add this to his furnishings list. Dave Brunetti stated that this could be a PTF issue as well. Kevin Thibodeau suggested the website – liquidation.com – for such items.

***Discussion regarding invoice for NERG was now held.***

*Invoice from New England Recreation Group, Inc. – Invoice #2006096, re: balances remaining after approval of \$70,000.00*

Chairman Brunetti stated that at the last meeting, \$70,000.00 was approved out of the original \$76,831.40. Additionally, there is a change order for digging on site for \$5,700.00. The first topic of discussion will be the remaining \$6,831.40. Chairman Brunetti reminded the committee the reason the \$6,831.40 was held back at the previous meeting was the remaining debris, packing material, etc. Russ has informed the committee tonight that this has not been addressed or taken care of. Russ elaborated regarding the situation. Russ stated that he received a couple copies of emails that were disturbing to him. He feels words were being put into his mouth. Apparently, a gentleman named Walter, Crew Chief for NERG, indicated to Chuck Romando, NERG, which Russ told him that he could leave the trash there and Dutch would take care of it. This is not entirely true. When they first arrived on site to receive the equipment that arrived on site in advance of when it needed to be there, Dutch was kind enough to unload the trailer for them because they did not have the equipment to do it. They were provided with the temporary trailer to store the equipment and were also provided the equipment to unload the material. At that time they placed the material in the temporary trailer. They had to take it out of the crating because the crate was so large. They took the equipment out of the crate and left the crate on the side of the trailer. Dutch said to them that if they would dismantle the crate and break it down he would then carry it from that location and place it in his dumpster. Russ stated that it sat there. Then came time to install the equipment. Dutch assisted them again getting the equipment over to the site. He also laid out all the grave stakes for them so they knew exactly where to place the tops of their 75 footings. They completed their work, never dismantled the large crate with all the debris. At this point in time there is no lift on site. It cannot be handled in the present condition. It could also completely fill a dumpster. At this point this is why Russ said they left their trash there. Russ also stated that further aggravating the situation is the \$5,700.00. Per the site contractor, Russ told the excavator to excavate the rocks and put them back in there. Russ stated that there was no excavation deeper than the sub grade that was left for NERG. In addition, whatever material was below that sub grade was natural material that was always there. There was in one particular spot in that area, closer to the fence on the east wall of the '36 building, there was an old dry well that was about 4 ft in diameter, 8-10 ft deep. They did break it down and mix it in

with the materials. That was the only area that had stone put there. Russ stated in the meantime the chain link fence contractor has installed the fence and every post location he cored drilled a hole as deep as the playground installer thru the same natural material and there has been no indication from the fence contractor that he had any more difficulty than what he anticipated. Russ did state that NERG did run into a fairly large boulder in one location. He feels that he is making a big deal over the situation and is not sure why NERG is looking for an additional \$5,700.00. Barry questioned if the \$5,700.00 is for labor or materials or a combination of both. Russ stated that Chuck Romando is claiming that he could not core drill all the holes because he ran into rock. Chairman Brunetti stated that he is requesting an extra \$1,200.00 for the extra sonitube and concrete; and \$4,500.00 for digging due to rock incurred.

**A motion was made by Roger Robert and seconded by Andy Auclair to carry forward the \$6,831.40 until all the debris is cleaned up.**

Discussion was held.

Mark Brizard thinks it is unfair to hold \$7,000.00 for trash. He does not feel it will cost \$7,000.00 for the committee to rent a dumpster and a piece of equipment to put the trash in the dumpster. What is the maximum that this could cost? Russ stated that per the discussion at the last meeting roughly \$600 – \$700. Mark feels the committee is being very unreasonable holding back \$7,000.00. He feels it would be more reasonable to hold back \$1,800.00 until they clean up their trash. If the committee gives them another \$5,000.00, they are still holding \$1,831.40. In addition, if they do not pick up the trash, the committee made \$1,200.00 on the deal. However, to hold back \$7,000.00 until they pick up their boxes is being unreasonable and not acting in good faith. He also stated that this is where he stands on the original contract issue and has nothing to do with the \$5,700.00. Steve Welford stated to make sure it is communicated with him that the committee is holding the money until the trash is picked up as of a certain date or they will deduct from the cost a dumpster to dispose of the material. The bottom line is to give him a drop-dead date, he knows up front he has to have it out by a certain date or the committee exercises the right to say that the committee will deduct the cost of what they ultimately owe him and release the money after that day. Roger stated that he does agree with Mark to a point. Half of it makes sense. The half that makes sense to Roger is that the committee is holding too much. Roger feels that maybe \$3,000.00 is justifiable. Mark said that what Steve stated holds value also. Dave Brissette questioned if he has been informed regarding the garbage. Dave Brunetti stated that he has called Chuck to inform him of the issue. Dave Brissette also questioned if he always leaves trash on site. Dave Brunetti stated that either he was misinformed by his worker or he just has not dealt with it. Steve suggested that instead of the committee trying to figure out how much to withhold just give him a date to have it removed. Barry agrees with what Steve is saying.

**A motion was made by Barry Lowe to contact Chuck Romando and explain to them that the committee is withholding \$6,800.00 and if he does not have the trash removed by December 11th the committee will remove the trash and deduct whatever the cost, labor and management fees, to repair the bars and any necessary adjustments and then will remit the balance to NERG. This was seconded by Roger Robert. With no further discussion, the vote in favor was unanimous.**

Russ continued discussion on the \$5,700.00. It was an agreement made up front with NERG not to create overdue problems with him by not installing the piping system, mulch, etc. They would leave the area at sub-grade. It was never specified that sub-grade varied from 1 foot to 3 feet. Other than the rock problem, Russ states that Chuck is claiming he had to use sonitubes and additional concrete. Russ does not see where the additional concrete comes in. Russ questioned if he thought the sub-grade would be an exact 10 inches below the finished grade. Mark Brizard responded with that is probably what he thought but did not work out like that. Russ stated he knew there was an underground drainage system there because that was in the initial discussions with him that it would be a real problem for him if that piping system was in place. Not only the

pipng system but also the double layer of marafee paper, which could not be compromised. There was no way he could work thru the mulch if all that was in place, it would have been a real problem for him. Mark Brizard stated that the chronology of this is that when they arrived on sit, Chuck instantly stated this was not what he expected. Russ stated that he believes he did. He did dry pack it still, but he did so inside the sonitube. His claim is that he had to use sonitube and he did not anticipate that. Russ feels that if he thought about it long enough, why would the sub-grade be at 10 inches below finished grade when you have an under drain system below the mulch and it called for 12 inches of mulch plus the under drain system. The under drain system has to pitch. It is not all flat. Mark Brizard feels that he would not know all that. Russ stated that he is claiming thru Cheri that this is the first time he has encounter this issue. And Russ has difficulty understanding this. Dave Brissette stated that what he does not understand is D'Ercole and the other subs bid that job without any playground equipment on site. He does see the playground affecting the rest of the labor. Steve Welford stated that the extra labor incurred by the other subs is not the playground guy's fault. It was a decision the committee made. Dave Brunetti agreed. The committee was ignorant of that fact. When the committee asked RGB to find out the cost to move the playground, none of these items were discussed. The committee was misled by RGB on the true costs of moving the playground. The committee was unaware of the full impact of moving the playground, however, if they did not move the playground away from the rear parking area, then we would now have even fewer parking spaces. He also stated that he does not feel that such extra costs to the Committee from it's decision to move the playground should have an impact on their decision regarding NERG's claim for additional charges for the extra work. Steve Welford commented that he feels that anyone who would come out and give a price for the price of installation without looking at the site first or discussing what the conditions of the site on a construction site is wrong. Dave Brunetti stated that he (Chuck Ramondo) was on site with Cheri and Russ a long time ago before the committee even decided to go forth with the playground. Steve stated if he had the due diligence at that time he should have had the conversation with Russ or Dutch as to what kind of conditions the site was going to be in when he arrived to put the set up. He does not know if those conversations ever took place, but feels that it was his obligations to find out what he would encounter. Steve feels that with being 1 to 3 feet lower should have made his job easier because it was that much less digging for him. The fact that he had to use sonitubes is out of reach. Steve stated that he watched the playground be put together and the installer was slow and took 3 times as long as it should have. Steve hopes that the committee will not support the \$5,700.00 being requested. Roger stated that the only reason he is sticking by not paying the \$5,700 is he has discussed with Russ before where this contractor was shown where it was going and the sub-grade levels. Russ stated that he gave NERG a copy of the drawings. Roger feels that he had everything to work with. Mark questioned what information the mulch contractor was given so he could bill \$1,800.00 extra for mulch, didn't he know how deep it was going to be. Russ stated that it does not have to due with the depth; it was due to the extra work. Dawn stated that a site plan does not mean it is accurate. NERG has done a number of our playgrounds and he has not incurred this problem on those sites. She stated that the site was existing but the ground at different areas could be different. Her feelings are this is not entirely his fault. Mark Brizard suggested inviting someone from NERG to take the questions. Mark feels that we should offer him the opportunity to answer the questions. Dawn explained that she has invited him but we have been only given him 2 weeks notice. He is not always in the area and needs more time to plan his schedule. Dawn stated, in fairness to Chuck, the committee gave him 3 days to bid on this project. That was not giving him the proper amount of time to come out and survey the site completely and know every little detail about the site.

**A motion was made by Barry Lowe and seconded by Andy Auclair to table this invoice and to invite Chuck Romando to a meeting to give him the opportunity to come before the**

**committee and state his case at the December 18 meeting and after the committee hears what he has to say then they will make their final decision.**

Discussion was held. Mark Brizard asked Russ for his opinion on what would industry standard be in this case. Russ feels that we should not pay him the \$5,700. Steve Welford stated that he thinks he (Chuck Ramondo) should tell the committee how much time he figured initially it would take to do this job, how much it actually took, and look at the differential in time and relate that to the difficulty factor that he encountered.

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

**ADJOURN**

**A motion was made by Barry Lowe and seconded by Roger Robert to adjourn the meeting at 10:05 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: December 4, 2006 at 7:00 PM**