

**NORTH SMITHFIELD
SCHOOL BUILDING COMMITTEE**

October 19, 2006

KENDALL DEAN

5:30 PM

BOARD MINUTES

Present: David Chamberland, Paul Vadenais, Edward Yazbak, Jane Biron, Scott Majeau, John Perry, Paul Nordstrom, and Stephen Lindberg,

Other Present: Robert Gervasini, David DeQuattro, Ron Fagnoli, Robert Desrochers, and Matt Snethen.

Meeting was called to order at 5:35 by P. Vadenais. Following roll call, the Committee minutes for the October 5, 2006 were provided and reviewed. Upon motion by D. Chamberland and seconded by E. Yazbak, the Committee unanimously voted to approve the minutes.

The first order of business was review and discussion of invoices presented for payment. Gilbane presented requisition # 3 for \$ \$

67,940.54. The majority of this amount due to Robinson Green Beretta in the amount of \$52,565 which consists of \$ 29,000 for design development and \$ 17,500 for surveying subcontract costs. Upon motion by D. Chamberland and seconded by E. Yazbak, the Committee unanimously voted to approve the requisition be paid to the Finance Director.

Reiterating his comments during the October 5, 2006 meeting, D. Chamberland again requested Ron Fagnoli of Gilbane provide a more detailed description of costs associated with 'General Conditions' on all future payment requisitions.

Old Business:

M. Snethen provided an updated schematic for both the Administration and Girls/Boys Lavatory. In summary:

- 1. The lavatory vestibules will be removed. The doors for each the girls and boys lavatories will open to the hallways.**
- 2. The vestibule in the primary school entrance will be designed to require all visitors gain permission from the Administration Office prior to being admitted entrance to the school.**

M. Snethen provided written comments to address each of S. Majeau's concerns with the schematic provided to the Committee at the October 5, 2006 meeting. S. Majeau emailed his list of schematic discussion topics to all Committee members and Gilbane / RGB representatives on October 17, 2006. M. Snethen addressed each of S. Majeau's discussion points. The topic generating the most discussion: was the proposed location of the mechanical room and the associated costs due to that location were addressed. J. Perry asked about the possibility of moving the mechanical room underground, possibly below the gymnasium. Gilbane representatives stated that they would consider the cost factor but also reminded the Committee of pertinent factors dictating the entire site location, namely the ISDS location, property elevation and water table issues.

Because of the number of questions and concerns over the presented schematic, a special meeting scheduled for October 26, 2006 at 5:30

will be held. Gilbane will have its various mechanical engineers present and available for additional comment and explanation as to systems planned.

Upon motion by E. Yazbak and seconded by both S. Majeau and P. Nordstrom, the Committee unanimously voted to accept the schematic design as presented with consideration given to S. Majeau's identified issues.

Discussed next was the Phase 1 Bid status. Bids were received from the following

- 1. JH Lynch & Sons for \$ 45,000.00**
- 2. Fleet Construction for \$ 49,870.00**
- 3. Catalano Construction for \$ 67,770.00**
- 4. DiGregorio Corporation for \$ 70,000.00**

Each bid included both a start and a finish date. Gilbane recommended JH Lynch to the School Building Committee.

Upon motion by D. Chamberland and seconded by S. Lindberg, the School Building Committee unanimously voted to recommend JH Lynch to the Town Council as the contractor for Phase I, construction of the temporary parking lot.

R. Desrochers raised concerns on the temporary parking lot. He

stated that the asphalt is already damaged and he believes the additional traffic and heavy equipment will completely destroy the existing asphalt. He also stated concerns over the crosswalk leading to the upper parking lot; he believes there are safety concerns that haven't been addressed.

Additional discussion followed regarding the timing of the recommendation to the Town Council and the Town Council's next scheduled meeting. Because the Town Council is not scheduled to meet until November 20, 2006, the recommendation to award the bid to JH Lynch will not be voted upon any earlier than November 20, 2006; as a result, Phase I would not start any early than mid December. The Committee agreed that delays due to the timing differences between this and all future construction bids and the like and the Town Council's scheduled meetings will ultimately cause the entire construction progress and completion to be overdue and consequentially, the associated costs being higher.

E. Yazbak suggested S. Lindberg speak with Town Administrator B. Lowe to explain the current situation, as well as probable future needs, and request the Town Council President call a special meeting sometime during the next week to review and vote on the recommendation for the JH Lynch bid. S. Lindberg agreed; he will

contact the Town Administrator.

Next item on the agenda was discussion on the Contract with Gilbane. This contract is still in process.

New Business

D. Chamberland outlined to Gilbane the number and type of plan sets that are to be provided; the School Building Committee members will each receive a 1/2 size set and there will be a full set provided to S. Lindberg and an additional full set provided for the Committee as a whole.

No Executive Session was held

Open Forum

Discussion as to how to keep the general public informed as to the status and progress of the Middle School followed. It was decided that a link off the high school web site will be added and monthly updates will be made to that site. Both S. Lindberg and J. Biron will maintain that site.

Gilbane was asked to provide a current cash flow analysis for the next meeting due to the dramatic changes to Phase I.

The next meetings are as follows:

A special meeting is scheduled for October 26, 2006 at 5:30 to be held at Kendall Dean

A regular meeting is schedule for November 2, 2006 at 5:30 to be held at Kendall Dean

Upon motion by D. Chamberland, the meeting was adjourned at 7:00 pm.