

**NORTH SMITHFIELD
SCHOOL BOARD COMMITTEE**

January 3, 2008

KENDALL DEAN

5:30 p.m.

BOARD MINUTES

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

Others Present: Ron Fagnoli, Charles Roberts, David DeQuattro, Gary Ezovski and Mrs. Gail Nevadonski.

This meeting was called to order at 5:48 p.m. Following roll call by Jane Biron the minutes of the December 6, 2007, meeting were reviewed. Motion to approve the minutes was made by David Chamberland and seconded by Paul Nordstrom. The committee unanimously approved the motion.

Requisition for Payment #17 was submitted by Gilbane for Construction Management services in the amount of \$1,621,690.45 for the period through December 31, 2007, was reviewed. Motion to

approve payment of this invoice was made by David Chamberland and seconded by Paul Nordstrom. The committee unanimously approved this motion with Mr. Lindberg abstaining. Town Council President Mr. Leclerc attended a walk thru with Mr. Chamberland and Mr. Roberts. At that time some of the sheets submitted had different totals. Mr. Yazbak stated that this middle school project was the largest project this town has seen in 40 years. He also felt that this committee should constantly encourage members of the town's administrative team to attend these meetings. The Town Administrator, Town Finance Director, Town Council members have barely attended the Building Committee Meetings. And, again, Mr. Yazbak mentioned that this is the largest project the Town has undertaken in 40 years.

Requisition for Payment #6F, Job #4178010, submitted by Gilbane for Construction Management services for the Football and Track Field in the amount of \$75,932.33 for the period through December 31, 2007. Motion to approve payment of this invoice was made by Edward Yazbak and seconded by David Chamberland. The committee unanimously approved this motion with Mr. Lindberg abstaining.

Old Business

Mrs. Nevadonski attended the meeting to find out more information concerning the well that is being drilled on her property to replace her present one. She was given general information about the well; a

depth of 420 feet, two gallons of water per minute and was approved by the State. She questioned why she did not have the same capacity as her old well. The State approved the two gallon capacity according to David DeQuattro. Mr. Ezovski explained what the actual well capacity was. The well is 300 feet and produces the initial water for storage. Mr. DeQuattro gave Mrs. Nevadonski the report about the general area. Her old well was 60 feet deep and had a 6 inch pipe. The high school well will be 200 feet lower than her well. Mr. DeQuattro asked Mr. Nevadonski to call him at his office anytime if she had further questions. Mr. Yazbak asked if he was correct to state that if the well pumps for 5 hours the water capacity would be 600 gallons. Mr. Vadenais stated the well will be connected to the original line to her home. There will be no other test on the high school's well, but her well will be monitored constantly. Mrs. Nevadonski asked if the pump in her new well will be under warrantee. Mr. Roberts said that she will receive a package from the well company.

She also mentioned her yard was dug up and wanted to know if all the dents in the yard will be filled in. Yes when the work is completed. Mrs. Nevadonski also wanted to know why the old well must be capped with concrete. This is done to prevent anyone from putting contaminates in it and it is also required by the Dept. of Health. Mrs. Nevadonski felt her questions were answered at this time and if she has any more she will call.

Requisition for Payment 4S submitted by Gilbane for Security Work at the high school and NSES in the amount of \$68,572.24 for the period through December 31, 2007, was reviewed. Motion to approve payment of this invoice was made by Edward Yazbak and seconded by David Chamberland. The committee unanimously approved this motion with Mr. Lindberg abstaining.

No bills were submitted for Briggs Engineering at this time. Charles Roberts received a bill from the Town for approval from the committee, but will be addressed at a later date. Mr. Vadenais reminded Gilbane that they cannot exceed the total allocation to Briggs of \$60,000.

Football Field – Mr. David Chamberland stated that the Town Council was asked originally to fund the project from a bond, but they did not fund the entire amount needed. A transfer from the Contract contingency to the Owners' Contingency might be an option. David DeQuattro feels the Town thinks the middle school project might have money left at the end to fund this. Mr. Yazbak met with Mr. Lindberg and Mrs. Biron, to get a game plan set in order to meet with the Town Administrator, Mr. Leclerc, and Finance Director. Can the field project be funded from Town funds or can the town float/finance the cost. They are also waiting to hear from the Dept. of Ed if this project is considered one project or two. Mr. Chamberland wants to put a time frame on the field project.

Mr. Lindberg asked for approval to send a letter to the Town Administrator and Town Council president to request a meeting. Mr. Chamberland approved this. Mr. Lindberg felt there was a possibility to amending the 30M project to 31.5M because of increase in cost. Mr. Yazbak expected to pay the 2M from the '99 project. Mr. DeQuattro will set an appointment with Kristen Cole from the Dept. of Ed. and Mr. Lindberg.

David Chamberland asked how the technology component is being funded. Mr. Lindberg stated that the Capitol Request fund must be budgeted and will be tight next year. The amount of \$261,000 is needed to fund the technology needs. E-rate might be helpful and Mr. Lindberg will investigate this.

Mr. Edward Yazbak stated the following regarding comments made at the last Town Council meeting. A brief history was given regarding the taxes and bond for the middle school. On March 17, 2006, the tax rate increase of \$1.37 per \$1,000 or an average of \$359 increase for a home valued at \$262,000. The tax rate at the time was \$14.83 per \$1,000. \$1.37 was a 9.2% increase. This increase should have raised \$1,818,675. On April, 2006 the bond was approved by voters. In June, 2006, a new tax rate of \$15.03 was set for the 2006-2007 fiscal year. In December, 2006, a re-valuation occurred and the average home was now valued at \$299,500. In June, 2006, the tax rate was revised from \$15.03 to \$12.16 after the Town Council adopted a "2-tier" rate structure. If the following question was asked: If \$1.37

was the expected tax increase on the \$124.83 tax rate what is the equivalent rate on \$12.16 or \$12.56? The decrease from \$14.83 to \$12.16 is 18%. The proof to this can be found on the last page of these minutes.

Mr. Chamberland would like to notify the public of this information regarding the budget through the newspaper. Mr. Yazbak felt the Town should have this responsibility. Mr. Lindberg would like to meet with the Town Council and Mr. Yazbak to inform the public regarding updates on this project.

New Business

Construction Update – Charles Roberts

The masonry is progressing on time. Windows will be installed starting in the next two weeks. The Detail Construction Update will be available next Tuesday and also the Cash Flow Layout report.

The FF&E meeting scheduled for next week is cancelled. Mr. Roberts passed around a bid package compiled all in one book. This book breaks down all components that can be bid on by contractors

Gilbane submitted the following changes for approval from the committee:

Design/Builder's Contingency

- #234 Add continuous bearing plates to three beams \$4,109**
- #320 Additional concrete foundation footing \$2,447**
- #800 Repair erosion damage to concrete in kitchen & cafetorium due to rain \$861**
- #30030 Contract modification – Phase #1 release of funds \$136,500**

Owner's Contingency

- #239/250 High School parking lot revisions (\$5,105)**
- #590 Credit on foundation (\$835)**
- #480 Graffiti removal (looking for reimbursement) \$626**
- #550 Temporary tie-in parking lot light to HS switchboard \$701**
- #730 Upgrade pump set \$1,582**
- #237 Acid waste tank \$1,851**
- #850 Rental of temporary generator \$5,394**
- #74 Trench rock removal \$19,362**

Mr. Chamberland asked regarding the shared savings and if the amount of \$78,924 was part of the nine items. Mr. Fagnoli said yes.

Football Field/Running Track/Security System – Adding electrified hardware to four doors at NSES in the amount of \$4,067.

Mr. Vadenais question if there would be an additional price regarding the observation wells and Mr. Roberts confirmed.

Mr. Vadenais brought the committee up to date regarding a situation concerning Griffin Electric. The company feels they would like the fire alarm specs changed from what they originally called for. Conduit was originally in the bid specs. Griffin Electric called the Fire Marshall in an attempt to make this change. Gilbane and the building committee were not confronted first regarding this change and feel this was not appropriate nor will the specs be changed.

A recommendation was made to inform the Town Council of the following motions:

Motion to approve changes #234, 320, 800, 30030 from the Design/Builder's Contingency in the amount of \$143,917 was made by Edward Yazbak and seconded by David Chamberland. The committee unanimously approved this motion.

Motion to approve changes #30030,239/250,590,480,550,730,237,850,74 from the Owner's Contingency in the amount of \$78,924 was made by David Chamberland and seconded by Edward Yazbak. The committee unanimously approved this motion.

Scott Majeau mentioned that he would like to see the changes explained in backup material.

Jane Biron asked where the shared savings was showing on the

report. The shared savings will be paid to Gilbane in the amount of \$34,000.

Motion to approve changes #20010 from the Football Field/Running Track/Security System in the amount of \$4,067 was made by Edward Yazbak and seconded by David Chamberland. The committee unanimously approved this motion.

Open Forum

Mr. Stephen Lindberg asked that a tour of the middle school and an update of the project be given to the Citizen Action Group. At this time he would like to seek their help in correcting any misinformation that is in the community. He would like the tour to be next Thursday at 4:00 p.m. Mr. David Chamberland felt this was a good idea, but it might be premature. He would like to wait for better conditions in the project, i.e. when the roof is completed on the building. Mr. Lindberg would like to see the group on board as soon as possible so that the proper information could be sent out into the public. Mr. Lindberg will meet with the Citizen's Action Group, but will not do the walk thru until February. Mr. Edward Yazbak offered to attend the meeting. Mr. Charles Roberts will also attend and give an update on the construction.

The next meeting will be on February 7, 2008 at 5:30 p.m.

Mr. Paul Vadenais motioned to adjourn the meeting at 7:36 p.m.