

**NORTH SMITHFIELD
SCHOOL BUILDING COMMITTEE**

October 2, 2008

KENDALL DEAN

5:30 p.m.

BOARD MINUTES

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

Others Present: John Lahar, Robert Desrochers, Ron Fagnoli, Matteo Alibrio and David DeQuattro.

The meeting was called to order at 5:46 p.m. Following roll call by Janice Bradley the minutes to the September 11, 2008, meeting was reviewed and motion to approve the minutes was made by Edward Yazbak and seconded by Paul Nordstrom. The committee unanimously approved the motion.

Motion to recommend for payment to the Town Council Requisition

No. 26, Job #4178, in the amount of \$312,232.89 for Construction Management Services for the Period through September 30, 2008, was made by Edward Yazbak and seconded by David Chamberland. David Chamberland stated that after payment approximately 1.2M or 1.6M will be left to be billed. The committee unanimously approved the motion with Mr. Stephen Lindberg abstaining.

Motion to recommend for payment to the Town Council Requisition No. 13F, Job #4178010, in the amount of \$29,365.02 for Construction Management Services for the Period through September 30, 2008, was made by Edward Yazbak and seconded by David Chamberland. The committee unanimously approved the motion with Mr. Stephen Lindberg abstaining.

Motion to recommend for payment to the Town Council Requisition No. 14F, Job #4178010, in the amount of \$90,630.44 for Construction Management Services for the Period through September 30, 2008 was made by David Chamberland and seconded by Edward Yazbak. The committee unanimously approved the motion with Mr. Stephen Lindberg abstaining.

The Committee discussed funding for Requisitions # 13F and #14F noting that the Council had not fully funded this project. While the Committee was hopeful to offset the difference with unspent funds from the main project, it does not appear likely there will be adequate funds to cover the gap. On motion by Edward Yazbak and second by

David Chamberland, the Committee will recommend, if asked, that the shortfall be funded from the 1999 bond. It should be noted that this does not mean that the project is over budget.

Paul Vadenais supplied a list of invoices for Briggs engineering, #s 38432, 38826, 39133, 39388, 39748 in the total amount of \$25,219.50. Motion to approve the above invoices was made by David Chamberland and seconded by Edward Yazbak. Mr. Yazbak asked how the short fall of \$11,339.50 was to be funded. This was a budgeted item. David Chamberland suggested to pay all the above except #39748 in the amount of \$1,261.00. The committee unanimously approved the motion for all the above five invoices.

OLD BUSINESS

1. IDF Room – Ron Fagnoli asked if Eric Butash was all set with the temperature in the IDF room. A short discussion followed. Matteo Alibrio suggested sending the temperature test results to Steve Wilkinson. David Chamberland suggested continuing to monitor the room while waiting for Steve Wilkinson.

2. Advantech System – The middle school is still waiting for a temporary phone line until Cox's permanent line is available. The phone line is on order. Duane Tech will do the temporary work.

3. Track and Fencing – Ron Fagnoli related that since the track was

wet this morning work could not be done on it. It was felt that if the company could not do the work on Saturday their services will be terminated. Fleet called the company that installed the track to explain this. David Chamberland stated that if the company doesn't show up to do the work on Saturday we will terminate the job. Ron Fagnoli stated that this person could legally come back to the Town and get paid for the work up to date. David Chamberland asked that the value of the remaining contract be given to someone else. Mr. Fagnoli felt any other company would not be willing to repair another's work, i.e. the Cape and Island Company would want to rip up and start new. Discussion followed.

Paul Vadenais stated that five days were cleared up for this work to be done, but the contractor never showed up. Fleet will terminate the sub contractor, Track Late. There is one coat, sealer and striping left to do. It was suggested by Ron Fagnoli to continue with the original contractor so that the work is completed this year. John Lahar asked if the work would be done correctly – yes, it is being monitored by a consultant. John Lahar stated this job should be done right. How many more chances can you give him? David Chamberland felt the original work was acceptable but asked Gilbane to check with Cape Island on their availability.

Paul Vadenais mentioned that there was 5 days of busing the athletic teams to other sites. The busing costs should be reimbursed. David Chamberland suggested that Joe Reale send a letter regarding the

contract and the company's responsibility and, also, damages would be sought. He also suggested to wait until Tuesday to allow the company to complete the job.

4. Technology Equipment – Edward Yazbak felt that there was \$50,000 in the FF&E available, but this should not be spent until we know if there are additional costs. We are still waiting for equipment to come in.

5. FF&E Bids – Matteo Alibrio stated that Industrial Arts and Music are still waiting for equipment and is due October 10, 2008. David Chamberland asked why we were waiting so long. Gilbane did not have a firm date on delivery. Apparently, these items were approved, but the purchase orders were never sent out. Mr. Chamberland requested, by tomorrow, the status of delivery on these items. He also asked for the company name and telephone numbers so he can call them. David DeQuattro asked John Lahar if there were priority items. The Industrial Arts Department has no tools at all. Steven Lindberg felt that we are dealing with too many people regarding the furniture. What did we buy and what are we waiting for? He stated his embarrassment about the situation. John Lahar, Eric Butash, Mattio Alibrio and Stephen Lindberg will meet on Tuesday at 2:30 p.m. David DeQuattro was invited to attend. David Chamberland asked if Gilbane could donate these items so classes can continue. Mr. Fagnoli felt that at the meeting a lot can be clarified. He would like the teacher to give a list of what is needed and Gilbane will go to

Home Depot. Past documentation regarding the furniture will be reviewed by Stephen Lindberg and then he will work with Steve Hughes and John Lahar. He also asked Mr. Alibrio for all furniture documentation is given to Steve Hughes.

6. ADA Walkway – Ron Fagnoli stated the sprinkler line will be repaired by Flee; which was broken by the compactor during construction of the walkway.

7. Field Lighting – Ron Fagnoli - The conduit was roughed in and the pad set, National Grid's utility charge was \$17,500. David Chamberland spoke to Paulette Sheppard and some charges were found to be added incorrectly and the new charge is \$8,500. Poles will be installed. Mr. Chamberland asked for a time frame – two weeks, at which time the electrical inspector from town needs to inspect the job.

8. Phenolic Panels Ron Fagnoli – Phenolic panels were shipped to Philadelphia to be customized and should be here by 10/11/08 and installed that time.

9. Fire Pump – The alarm is still going off at different times and will be inspected on Friday. The issue might be the panel. It is also suggested that a closed valve might be the problem. John Lahar asked that if they plan on working on the system the company call the fire department first and then notify his office. Prior work done

without notification caused the evacuation of the building. It is believed that the high school section of the hydrants and line might have a leak. Fleet gave a price of repairing the hydrant loop line at the high school located near the vault - \$86,677 and \$8,900 each line. If work can be done during school vacation the price can be reduced by \$18,000. A discussion followed. David Chamberland asked David DeQuattro to get a set of plans and specs to correct the hydrant loop from the hydrant by the vault to the back of the high school and then a line from the hydrant along the front of the high school to the hydrant located near the principal's office. Bob Desrochers asked if the asphalt work could be done in the back of the high school.

10. Financial Update - Edward Yazbak stated that at this time we are in the black and explained the print-out he submitted. He then asked for an update from Matteo Alibrio and this will be sent to Mr. Yazbak tomorrow. Jill Gemma's records indicate that \$603,000 was interest earned with \$325,000 already counted on as an offset. The balance must go to the general fund. We are still within the budget, but have not been funded for the field as of yet. David Chamberland asked when they went to the Council for funding a received 1.1 M will they get a reimbursement – no. A recommendation will be made to the Town Council to pay 1.6 M for the field, track, and lights from the 99 Bond. (2.1M)

NEW BUSINESS

Gilbane Update

Stools - The stools for the Science Department will be arriving on October 3, 2008.

Site Work – Fleet will address open items.

Exterior Items – 99 items still need to be corrected. The punch list should be completed by next meeting.

Plumbing Bid Pkg. – Ron Fagnoli requested that the plumbing retainer be reduced from \$300,000 to \$150,000. David Chamberland would prefer that the punch list be completed first before reducing the retainer.

Design Builders – Approval for the following changes in the Design Builders Contingency are as follows:

CR235 – Change of sink \$2,594

CR1290 – Washer & dryer vents added \$2,826

CR1320 – Drinking fountains revised \$853

CR1461 – Vapor control for locker slabs \$3,796

CR1730 – Sinks needed to be scribed \$336

CR 1800 – Additional dry wall soffits \$1,850

CR1830 – Grid needed to be lowered \$2,527

CR1840 – Display case right entrance light fixture \$651

CR1900 – Outlet in Science lab \$883
CR1930 – Rework cafeteria wall \$12,361
CR1950 – Project screen \$7,371
CR2010 – Kitchen hood \$556
CR2050 – Small items needed \$1,650
CR2060 – Light switches \$490
CR2110 – Revision bathroom light \$4,091
CR2150 – Lobby door security \$3,183
CR2230 – Hookup for washer & dryer \$578

Owners' Contingency – Approval for the following changes in the Owner's Contingency are as follows:

261 – Utility connection fee for football field - \$8,500

1540 – Add two observation wells \$4,540

1680 – Electrified hardware and add card reader \$1,589 (to be paid by School Dept.)

2080 – Steel bridge plates for gym floor \$3,769

2151 – Security at Main Lobby 4 push buttons \$751

2370 – Kitchen equipment which was not bid on \$5,562.41

2420 – Removal of loam & asphalt around track \$17,514

Mr. Stephen Lindberg questioned the fee charged for supplying kitchen equipment that was not bid on and David Chamberland agreed with him. The overhead and fee were waived and the total was changed to \$4,821.

Security System High School – Paul Vadenais asked that the punch list be sent to Bob Desrochers. The handicapped door at the high school still does not work and this will be taken care of by Gilbane.

Motion to recommend to the Town Council payment for changes in the Design Builders Contingency (CR235 to CR2230 mentioned above) in the total amount of \$52,356 was made by David Chamberland and seconded by Edward Yazbak. The committee unanimously approved the motion with Mr. Lindberg abstaining.

Motion to recommend to the Town Council payment for changes in the Owner's Contingency regarding #261, 1540, 2080, 2370, and 2420 and should not exceed the total amount of \$39,895.41 was made by David Chamberland and seconded by Paul Nordstrom. The committee unanimously approved the motion with Mr. Lindberg abstaining.

OPEN FORUM

Paul Vadenais asked that when Charles Roberts talks to Bob, Eric and John that he cc's Mr. Lindberg in addition to David Chamberland and Paul Vadenais.

The Grand Opening for the Athletic Complex as suggested by William Nangle and Linda Jean Briggs for October 19th should be postponed

since the complex has still not yet been accepted by the school department. Paul Vadenais would like the ceremony to take place in the spring since work is still being done on the area. Paul Nordstrom felt that since some groups are not allowed to use the facility as of yet that a grand opening would not be appropriate.

Motion to recommend to the School Committee to restrict use of the complex until the spring with no issues at that time was made by Edward Yazbak and seconded by Paul Nordstrom. The committee unanimously approved the motion.

Mr. Stephen Lindberg asked that all correspondence be given to Steve Hughes from Gilbane before the next meeting.

The next meeting will be November 6, 2008.

The meeting was called for adjournment by Paul Vadenais at 8:36 p.m.