

**NORTH SMITHFIELD
SCHOOL BUILDING COMMITTEE**

January 8, 2009

KENDALL DEAN

5:30 pm

BOARD MINUTES

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

Others Present: Robert Desrochers, Eric Butash, Ron Fagnoli, Matteo Alibrio, Russ Ferland, David DeQuattro, Gary Ezovski, William Seymour and Warren and Jane Goodwin.

The meeting was called to order at 5:35 p.m. Roll call was by Jane Biron.

Paul Vadenais stated that he received a telephone call from the Town Administrator, Paulette Hamilton, regarding the Goodwin well located across from the middle school. Mr. and Mrs. Warren Goodwin

informed her that their well went dry and felt it was the cause of something that was done at the new middle school. Mr. Russ Ferland researched the situation. At this meeting Mr. Ferland described the process of excavating the middle school property to the Goodwins. He showed them a diagram and explained the system did not cause their well to go dry. The Goodwins wanted to go on record with their complaint.

Mr. Edward Yazbak explained to the Goodwins that the board can only make recommendations to the Town Council. He suggested that they petition the Town Council for a hearing. This committee agrees with this paid expert, Mr. Russ Ferland, that the project is not at fault. Mr. Yazbak suggested that they be placed on the agenda for the Town Council to state their complaint. Tonight's decision is not final and they can still present to the Town Council. Mr. and Mrs. Goodwin agreed, but also felt something should be done for their situation.

Motion to approve the December 4, 2008, minutes was made by David Chamberland and seconded by John Perry. Correction to the date of the meeting and the time it was called to order was corrected on the minutes. The committee unanimously approved the motion with Mr. Nordstrom and Mr. Majeau abstaining.

Motion to recommend for payment to the Town Council Requisition No. 29 in the amount of \$650,678.27 for Construction Management services for the period through December 31, 2008, was made by

Edward Yazbak and seconded by David Chamberland. After this payment a total of \$450,000 should be left. The committee unanimously approved the motion.

Motion to recommend for payment to the Town Council Requisition No. 17F in the amount of \$22,738.50 for Construction Management services for the period through December 31, 2008 was made by Edward Yazbak and seconded by David Chamberland. After this payment a balance of \$195,969 should be left. Tracklite and Fleet still need to be paid. The committee unanimously approved the motion.

Motion to recommend for payment to the Town Council Requisition No. 11S in the amount of \$20,772.50 for Construction Management services for the period through December 31, 2008, was made by David Chamberland and seconded by Edward Yazbak. After this payment a balance of \$20,270.50 should be left. The committee unanimously approved the motion.

Briggs Engineering. Mr. Edward Yazbak offered his assistance to the Finance Department of Town Hall and they determined themselves that the outcome was that the invoice needed to be paid. Motion was made to recommend to the Town Council that payment in the amount of \$780 for invoice #21645 to Briggs Engineering was made by David Chamberland and seconded by Edward Yazbak. The committee unanimously approved the motion.

Motion was made to recommend for payment a bill submitted by Joseph J. Reale, Jr. Ltd. in the amount of \$1,380.79 to the Town Council for payment was made by Edward Yazbak and seconded by Scott Majeau. The committee unanimously approved the motion.

OLD BUSINESS

1. Running Track and Fencing – David Chamberland introduced Mr. William J. Seymour of Gale Associates, Inc. Mr. Chamberland asked for a report and Mr. Seymour gave a verbal report since he did not realize a written one was requested. The specs for the running track called for 5 lift surface. He explained all five courses. Upon inspection it was determined to be in wholesale deficit – two black courses and one red course and a coating which was 40% deficit. It was not what was paid for. It was a poorly constructed track. We had two options – 1. To start over or 2. Add more layers and extend the warrantee. At a site meeting with Tracklite they agreed to the second process. A vented system was originally to be installed. Adding layers might comprise the venting. This might cause blisters and this is not covered by the warrantee. His recommendation regarding the extended warrantee that they acknowledge the conditions. Mr. Seymour read the warrantee. David Chamberland did not agree with the language and would like Gilbane to warrantee this.

In October another evaluation was done and was found to be still deficient by 2.5 lifts. Later in October a punch list inspection was

done. The two major problems were corrected and done to the best of this contractor's ability. Mr. Seymour then explained dry pockets. Now the warrantee and guarantee are satisfactory. David Chamberland asked if it was originally installed correct how long would it last? If in 5 years it was recoated and restriped it would last 20-25 years. Mr. Seymour's opinion is that with recoating and restriping it should last the same. Mr. Chamberland asked for a written report and letter of approval. Also, maintenance directions for the close out.

Mr. Chamberland would like a letter included with a warrantee from Fleet and Gilbane. Mr. Ezovski felt the bond is issued for the project and should include a latent defect. Ron Fagnoli said it appears in the bond language. He will supply a letter explaining this. David Chamberland was please with the work done by Gale Associates.

2. Technology Equipment – Paul Vadenais asked about the smartboards and conduit. Eric Butash said the situation is the same as last month. Matteo Alibrio will meet with Griffin regarding what if running additional wire does not work and will also discuss future problems regarding this situation. The anti-vibration kits can be installed within two days. CCRPyrimid will oversea the job with Eric. Regarding the racks a partial credit of \$2,000 was received. The original racks were given to the middle school. The job will be completed by next month.

3. FF&E the band saw still needs to be purchased. Matteo Alibrio processed all credits regarding items not yet purchased. Gilbane would like a list of items needed to be purchase. Bob Desrochers would like to purchase the items from Yankee Supply. David Chamberland asked Bob to give Gilbane the list so they can purchase the items needed. Paul Vadenais questioned the purchase of such a large ban saw. Jane Biron asked why we had credits - they were for items not ordered in the amount of \$10,482. Bob Desrochers would like to purchase a dock leveler. He also mentioned the eye wash which is to be installed in the nurse's area. The present item is much too large for the space and would like to return it for a small faucet unit. OASHA recommends that this type of unit must be temperature controlled. Mr. David DeQuattro will investigate.

4. ADA Walkway – Completed

5. Field Lighting – Matteo Alibrio said the lights were turned on and the maintenance department will get training.

6. Landscaping – Completed and a punch list will be done in the spring.

7. Financial Update – Mr. Edward Yazbak supplied a report.

8. Security System – the hardware problem was resolved. The handicap button needs work. Dana Tech completed.

9. Nevadonski Well - A letter from Attorney Reale was supplied.

Mr. Desrochers stated that National Grid will bill the middle school after the rates are reduced for use since September. This will be for the building only. A revised bill should be received sometime in January. If the bill is not lower than the ones received for the high school the school department should look into it.

NEW BUSINESS

Mr. Chamberland would like to see all hall doors have the capability of locking in the event a function by an outside group uses the gymnasium. David DeQuattro stated some doors cannot be locked because of the fire codes. The other alternative is when the gymnasium is being used the individual classrooms can be locked. The elevator door is on a key.

Gary Ezovski asked about the excavating near the Nevadonski property. Where does it discharge to? Could this affect the Goodwin's well? Russ Ferland stated the discharge was not going in their direction. Paul Vadenais felt the board was satisfied with Russ Ferland's report.

FF&E Punch List – Matteo Alibrio stated the fire protection alarm will be corrected by Monday. They are waiting for parts. A lost of 32,000

gallons of water out of the 50,000 gallon tank – a gradual leak. Fleet will isolate the value tomorrow looking for the leak. The fire alarm system went off 7 times and caused two fire drills at the middle school today. The problem might be at the high school line which was leaking. Maybe the valve was left open. A tank truck will fill the tank up tomorrow. Depending on where the leak is who is liable. Why was the breaker no on was asked. This needs a breaker lock.

Closeout Matrix – Requested to reduce to 0

Fleet Construction was reduced

Fleet Construction Fields – no

Request reduce to 0 – H. Carr & Sons, Essex Newbury, Eagle Cornice, Thyssen Krupp

AAA Sprinklers Company – No Waiting for warrantee from Highland Tank and waiting for back charges.

Wayne J. Griffin Electric - Everything is done.

David Chamberland would not reduce AAA Sprinkler until completed regarding the tank. Can we hire a testing agency regarding the tank?

Matteo Alibrio states that we need to find the leak; otherwise everything works as it should. A discussion followed. Ron Fagnoli must locate the problem if the leak is not in the high school. David Chamberland requested Ray Garvey to be present for the test tomorrow.

Bob Desrochers asked Matteo Alibrio if Griffin Electric could call him

since he has called twice with no reply.

Owner's Contingency – Net balance \$52,289

2160 – Fire department required revision - \$1,992

2280 – DEM Tank Fill Revision - \$2,606

#0010 – Reconciliation of Allowance - \$12,917

Designer's Contingency

241- Premium time - \$25,000 (credit \$3,874)

1130 – Elevator storage, delivered too early - \$2,000

2191 – Additional landscape old Admin building \$2,300

2261 – Entry canopy painting to match - \$263

2445 – Advantex revision – (credit \$3,060)

2590 – Additional FF&E items - \$5,456

30021 – Final cleaning allowance - \$3,459

242 – Griffin Electric premium time - \$8,977

260 – Basketball court transformer - \$13,231

260 – Back charge for trench – (credit \$1,500)

895 – Revisions panic buttons - \$2,359

995 – Temporary light replacement - \$1,200

1770 – Auger & install light pole - \$9,700

2170 – Equipment rack revised - \$3,381

2350 – Miscellaneous Electric items - \$5,618

24402 – Back charge Griffin Elec. – (credit \$992)

Motion was made to recommend to the Town Council payment of the above items from the Owner's Contingency in the amount of \$7,033 was made by David Chamberland and seconded by Paul Nordstrom. The committee unanimously approved the motion.

Motion was made to recommend to the Town Council payment of the above items from the Designer's Contingency in the amount of \$48,518 was made by David Chamberland and seconded by Paul Nordstrom. The committee unanimously approved the motion.

Reference was made to Page 9 in the Designer's Contingency. Items such as the temporary generator will be discussed at the next meeting.

Motion was made to reduce the retainage by 10% for Essex, Eagle and Wayne Griffin was made by David Chamberland and seconded by Scott Majeau. The committee unanimously approved the motion.

Paul Vadenais asked for an update on the cafeteria tables from Gilbane. Mateo Alibrio stated he was in contact with W. B. Mason and they will solve the problem. School Specialties cannot repair the frame of the table in a short period of time. David Chamberland asked if School Specialties supplied the tables that were specified on the Bid List – yes. David DeQuattro will contact School Specialties to arrange for them to supply the locks needed to do the repairs.

Mr. Chamberland inquired of RG B about a path from the high school parking lot to the athletic fields for the general public's use. The cost of this path will be paid for from surplus money.

Mr. Robert Desrochers mentioned that manholes in the parking lot are being hit by his trucks during snowplowing. Would like Fleet to investigate this matter.

Gilbane will leave the old superintendent's office tomorrow. They will do a transfer with the maintenance department.

It was mentioned that filters for the dishwasher will be installed at a price of \$400.

The next meeting will be on February 5, 2009.

This meeting was adjourned at 8:13 p.m.