

NORTH SMITHFIELD

SCHOOL BUILDING COMMITTEE

July 9, 2009

KENDALL DEAN

5:30 p.m.

BOARD MINUTES

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

Others present: Eric Butash, David DeQuattro, Ron Fagnoli, Brian Gartlin, and Robert Ferrari.

The meeting was called to order at 5:36 p.m. Jane Biron conducted roll call.

At this time the Fire Marshall, Brian Gartlin, presented his report. The water level in the water tank needs to be checked once a month. The water level is extremely important at the pump house and must be checked. This is also according to Code. A gage should be

installed for safety. David Chamberland asked is there were any other fire issues – no.

David DeQuattro suggested the use of a tape to measure the water and keep the reading on a chart on the near by wall. A copy of NPS25 was given to the School Department and they should be following it. (This should be on file in the box per John Perry). Running the pump dry on a monthly basis is suggested. David Chamberland suggested a service contract might be necessary from AAA. The Fire Marshall asked if the board was aware that testing hasn't been done in a year. Yes, the Board was aware and this was due to contract specifications that have been cleared up. Mr. Chamberland asked David DeQuattro for a price for the level indication and sensing device by Shridhan Automation . He also asked if it came under \$5,000 can the board approve it tonight – yes.

Paul Vadenais asked about the access road to the pump house. Paul Gartlin said the fire trucks need to be able to use the road. The curb is an issue. If removed and the road was surfaced with gravel and plowed in the winter it would be approved. Discussion followed. John Perry suggested use of curb jumpers. Mr. Gartlin suggested lowering the height of the curb. It was decided that curb jumpers would be the better way to go and it received the Fire Marshall's approval. The Fire Marshall also congratulated the board on a great job in the construction of the middle school.

Motion was made to approve the minutes to the June 4, 2009, meeting by David Chamberland and second by John Perry. The committee unanimously approved the motion.

Motion to recommend for payment to the Town Council requisition # 32, Job #4178, in the amount of \$3,181.28 for Construction Management services for the period through June 30, 2009 was made by David Chamberland and seconded by Jane Biron. Paul Vadenais asked if this was the last pay requisition and Ron Fagnoli said one more will follow. The committee unanimously approved the motion.

Motion to recommend for payment to the Town Council requisition #20, Job #4178010, in the amount of \$6,800.09 for the Construction Management services for the period through June 30, 2009, was made by David Chamberland and seconded by Jane Biron. Ron Fagnoli stated this was the last bill for the fields. The committee unanimously approved the motion.

Motion to recommend to the School Department payment of a bill in the amount of \$396.32 for plumbing vent pipe filters to Robert Desrochers was made by David Chamberland and seconded by John Perry. The committee unanimously approved the motion.

Motion to recommend to the Town Council payment in the amount of \$11,950.80 for the portion of the electric bill for the middle school during the period of August 14, 2008, to September 2, 2008, to the

School Department was made by David Chamberland and seconded by Jane Biron. The committee unanimously approved the motion.

Motion to recommend to the Town Council payment of the Greenpages invoice in the amount of \$1,521.15 was made by David Chamberland and seconded by Jane Biron. The committee unanimously approved the motion.

OLD BUSINESS

1. Financial Update – Paul Vadenais and Edward Yazbak have gone through the middle school construction reports at Town Hall. It is felt that their might be a positive remainder of \$50,000 to \$600,000. The bond was put in the General Fund instead of a separate fund so this made sorting out records difficult. Any left over money must stay on the project.

2. RI DEM UST Facility #-02761 – This is underway and will be signed off by Russ Ferland.

3. Punch List – See Gilbane’s report.

NEW BUSINESS

Gilbane - Ron Fagnoli stated the warrantee inspection was done in late June. Another report will be available at the next meeting.

All contractors will be back to do all that needs to be finished.

Sidewalk – David Chamberland said that Margarite needs to cut out the asphalt and not go over it. John Perry suggested Sill Pro or Seek product could be used and Ron Fagnoli agreed. If patching doesn't work, a warrantee should be in place to repair the problem. Mr. Fagnoli said that Gilbane will back the warrantee if the correction does not work. David DeQuattro suggested that a representative from Sill Pro do the work.

Paul Vadenais stated that during the warrantee walk thru 80% of the classroom doors were wedged open. This does not fall under the warrantee and fire code.

John Perry asked if a cleaner was found yet to clean the bottom base block. Ron Fagnoli will look into it.

Water Quality – David DeQuattro introduced Robert Ferrari, President of Northeast Water Solutions, Inc. Mr. Ferrari proceeded to explain his company and what they do. He also briefly described our water problem and how to fix it. The Department of Health needs to approve the design before it is done. Mr. Ferrari already researched

our records on file regarding our water. We have a Chemistry problem and a corrosive problem. Some of our problems can be solved with softeners, but this also causes other problems. Filters are another alternative.

Additional analysis will be done beyond the standard test. Chemistry should be used to avoid corrosion and they will supply supportive decimations for the Department of Health. Also, to correct the problem they will start with flushing out the system first and then use the chemistry to correct the situation. They will try to have the completion date by September 1, 2009.

David Chamberland asked if the retainer can be waived and Mr. Ferrari said yes but asked can the payment be relatively fast. Paul Vadenais explained the payment system and then suggest payment be made by Gilbane. John Perry asked what the cost of the chemistry would be. It would be between \$250 - \$800 per year. Ron Fagnoli asked if the tank was a problem. Mr. Ferrari explained the tank needs to be opened to find out. Treatment is done before the water goes into the tank. It is better to find out the conditions of the tank now. It will take one week for testing and one week for design. Then they must wait for Department of Health's approval. Discussion followed. To replace the tank (40,000 gallons) if need be would probably be \$100,000. That would be the worse case scenario. Arrangements will be made to accommodate people still using the two buildings during this test.

Ron Fagnoli suggested to the board that they recommend \$2,000 to manage and budget not to exceed \$8,200 for Task 1 and \$7,295 for Task 2 with a requirement that Northeast Water solutions, Inc. take care of the power.

Motion was made to not exceed \$15, 495 to upgrade the water system be recommended to the Town Council was made by David Chamberland and second by John Perry. The committee members unanimously approved the motion.

Motion was made to issue a change order to Gilbane not to exceed \$2,000 to oversee the water system was made by David Chamberland and seconded by John Perry. The committee members unanimously approved the motion.

New Business

David Chamberland presented the proposal for the irrigation system for the softball field. He asked Mr. DeQuattro if Paul Halldinger be on this project and would like to know the risk to hydrofrack. He would like an estimate and, also, ask Russ Ferland regarding the underground stream and what risk would there be to drying out the pond.

The next meeting will be August 13, 2009.

Motion to adjourn was made by David Chamberland at 7:00 p.m.