

# **Little Compton School Building Committee**

## **Meeting Minutes**

**Wednesday, May 1, 2013 – 5:00pm**

**Town Hall**

**Members in attendance: Tom Alder, Dave MacGregor, John Osborne, Bob Mushen, Don Gomez, Mark Rapp, Joao Arruda**

**Members absent: Kathryn Crowley, Ben Gauthier**

**ICM Corporation was represented by Ernest DiSaia, and DBVW Architects was represented by Edward Cifune. ADS Construction was represented by Anthony DePasquale.**

**The meeting was called to order by Chairman Tom Alder at 5:00 pm.**

### **ACTION:**

**On a motion by Bob Mushen, seconded by Donald Gomez, the minutes of the April 3rd meeting were unanimously approved.**

**Monthly requisition approval – The monthly requisition from ADS Construction was presented by Ernest DiSaia. It was Mr. DiSaia's and Mr. Cifune's opinion that the requisition was in accordance with the work completed. On a Motion by Tom Alder, seconded by Donald Gomez, it was unanimously voted to approve the third requisition from ADS Construction in the amount of \$597,821.40.**

**Change Order approval – A “Change Order Request Log” was presented by Edward Cifune. This log details the Proposed Change Orders (PCO’s) to date. At present there have been ten change order proposals (PCO #001, PCO #002.... etc.), with certain proposals having one or more “revisions” (PCO #001R, PCO #001R2....etc.). Tom Alder indicated that it was his intent to review those PCO’s with a dollar value under \$10,000 with Bob Mushen and Donald Gomez the following day at the weekly project meeting at the school. The Committee focused on PCO #001R3, which is the current cost increase of placing the underground fire suppression system water tank in an enclosure on the West end of the gymnasium. The total of this cost increase is \$129,823.**

**It was recognized by all the members of the committee that this total represented a substantial increase from what had been anticipated to be a cost savings of \$16,452. It was explained by ADS and DBVW that the level of detail in the completed drawings, which the bid had to conform to, brought about the increased cost. The pump house in the underground option would be pre-wired, and the setup in the addition in the above ground option did not allow for this. It was noted that the first proposal (PCO #001R) came in at \$222,288.. The decrease to \$129,823 was brought about by a change in the specification. CMU walls were converted to stick framing, and the exterior siding was changed to cement-board “cedar” siding instead of brick. It was also noted there was a substantial cost included in**

**the \$129,823 for anticipated site work on the west end of the gymnasium. (\$64,405). The \$129,823 cost was a “not to exceed cost”, and there could be a reduction based on the necessity of site and drainage work.**

**The discussion turned towards the underground option, and it was noted by Mark Rapp that we might be better served in determining the nature of the ground composition in the area where the tank was to be buried. It was thought that the question would undoubtedly be asked if we had taken steps to verify the nature of the soil (cobble, ledge, etc.) There was concern from Mr. DiSaia that the mere size of the hole, and the ground water that would have to be removed via the well points could cause problems with the neighboring Brownell House. It was Mr. DiSaia’s thought that we would be significantly reducing the water table beneath the house, which could cause problems that might not be seen immediately. Mr. DePasquale also noted that the setting of sheeting in the hole, which is driven into the ground, could effect the Brownell House’s stone foundation. The discussion led to the following actions:**

**ACTION: On a motion by Tom Alder, seconded by Donald Gomez it was unanimously voted to proceed with the boring of test holes in the location of the underground tank.**

**ACTION: On a motion by Tom Alder, seconded by Donald Gomez, it was unanimously voted to request that ADS Construction provide**

**some exploratory excavation to determine the extent of drainage on the West end of the gymnasium.**

**A PCO was reviewed for the replacement of exterior doors at the gym entrance, and at the rear entrance behind the gymnasium (\$62,270). It was decided by the committee (and with the consent of ADS Construction) that a final decision on the inclusion of the doors was not necessary at that moment. The Committee agreed to hold off until such time that more pressing issues could be identified and costs realized. Pricing on the window refurbishment was still pending.**

**The next meeting was scheduled for June 5th at 5:00 in Council Chambers.**

**On a motion by Tom Alder, seconded by Donald Gomez, it was voted to adjourn at 6:15.**

**Respectfully submitted,**

**Tom Alder**