

EAST PROVIDENCE SCHOOL DEPARTMENT

East Providence City Hall – Conference Room 306

145 Taunton Ave

East Providence, Rhode Island 02914

School Committee Facilities Sub-Committee Meeting

November 6, 2014

6:30 PM

Present: School Committee Members: Nate Cahoon, Elizabeth Clupny, Anthony Ferreira and Timothy Conley. Also present: Kim Mercer, Superintendent, Linda Dykeman, Deputy Finance Director, Ed Catelli, Facilities Director, Anthony Feola, Security Manager.

Documents Presented:

- Spreadsheet listing Facilities Projects – Scope of Work - included Capital Budget Summary**
- Schedule of Requested Payments with Bond Funds**
- RIDE – Project Certification – Immediate Health and Safety – dated 7/8/14**
- Copy of bid form – Orlo Avenue School – Fire Alarm Upgrade Project-Bid RFP – Bid from: E.W. Burman Inc.**
- Copy of bid form – Riverside Middle School – Handicap Ramp and Sidewalk Project – Bid RFP Proposal from Cardi**

- **Copy of bid form – Waddington School – Handicap Bathroom and changing room project – Bid RFP**
- **SBS – Strategic Building Solutions – School District Door Replacement – Orlo Fire Alarm Upgrade Project**
- **Keough Construction Management – Owner’s Project Management Services**
- **Comparison of Owner’s Project Management Proposals – Linda Dykeman**

Existing Projects

a. Punch lists

i. East Providence High School

ii. Waddington Elementary

iii. Whiteknact Elementary

b. Door Replacements at Whiteknact, Riverside and Orlo

c. Payments

Future Projects

d. Orlo Fire Alarm Upgrade Project

e. Pavement of Bike Path between Riverside Middle School and Recreation Field

f. Handicap Bathroom and Changing Room Project – Waddington

g. Handicap Accessible Ramp Riverside Middle School

h. Unit Ventilators

Personnel

Discussion:

Mr. Cahoon requested that a column be added with items priority numbered so we will be able to prioritize important items

Kim Mercer - sidewalk emergencies will need to wait until spring; review what is practical to make a decision with Ed Catelli. Where do we want to start on replacing univents?

Ed Catelli – Whiteknact and the high school - \$7500 per unit/no labor

Kim Mercer reviewed new spreadsheet set-up listing projects, location, amount allocated, bid amount, description, funding source, School Committee approval, Project completed date and actual costs. Noted Orlo fire alarm upgrade on page 2; \$200,000 funded by the city

Priorities by SMMA

Windows not reimbursable for housing aid

Kim Mercer – Orlo Fire Alarm

Ed Catelli – grant for \$200,000 from the Planning Dept. – now at \$385,000 – lack of lighting in all the corridors; it is a dark school;

lighting is bad; he recommends going forward; even 100,000 times cosmetic; Orlo needs a push

Kim Mercer – will be taking ceiling down for fire alarm work

Nate asked if \$100,000 best used there or on all the roof problems.

Ed – five year plan; 1/5 at a time on roof

Discussion about Orlo and how it looks old, needs updating

Mr. Ferreira – asked when will we start updating classrooms at the high school; at Riverside Middle School, there are lights and shades held up with wire; Drop ceilings with lights that don't work; bulbs burned out

Ed Catelli - Will have custodian put in bulbs

Ed Catelli – Orlo- when pulling the ceiling down may not be any way to fix it (should spend 100,000); high school has major issues but Orlo needs facelift

Mr. Ferreira would rather put money into the classrooms; in private sector, they do not demo ceilings; he is against fixing the corridor; why not do the classrooms?

Nate – seats in the auditorium at Martin Middle School are in need of replacement

Discussion about an auditorium account with \$20-30,000 for auditorium repairs

Kim Mercer – thinks we should leave the high school money alone; more is needed; set up revenue accounts for rentals at middle schools;

Mr. Ferreira wants to fix up over three years with a fund in place

**Mr. Conley –we are not going to rent with the way the building looks;
not until the auditorium is in better shape**

Ed – looking at getting seats from the Showcase Theatre

**Kim Mercer –Paving – this is an evacuation route for students; wheel
chair bid \$20 thousand**

**Discussion about should student be placed there; how many things
have to go wrong not to meet his needs; the elevator does not work
etc.**

Mr. Ferreira – issues there and he has a say in the matter

Ed Catelli – he met with the student's father

**Kim Mercer –will bring bids on Orlo Fire Alarm upgrade project and
bike path paving at RMS to the School Committee at next meeting for
approval; more items will be going out to bid**

Nate –we have to talk about project priorities

**Kim Mercer – walked evacuation route; this needs to be done through
a bid; there are ADA issues at Waddington – bid going out**

**Handicap ramp for Riverside Middle School and part of sidewalk;
changing room**

**Kim – bids for Orlo and pavement work will be going to School
Committee on Monday 11/10/14**

Ed Catelli– will be bigger and better classroom - technology changing

Kim Mercer – unit ventilators at Whiteknact and High School – start there; RIDE was concerned about this; we should be doing some every year

Ed Catelli – each room has one or two at the high school

Linda Dykeman – proposal for owners rep/project manager – Orlo Fire – doors at 3 schools; state used MPA and asked them to submit proposals; two bidders submitted: companies are Keough and SBS – important to look at hourly rates; know what they charge per hour; she can have them come to a meeting in order for the School Committee to make an appropriate decision

Nate – need more information about what it would take- what is included in weekly fee; who/capacity

Kim – need to interview; not ready to hire

Linda thinks SMMA would want to be involved; could use advice from architects

Mr. Conley – one company does school projects; thinks we cannot afford the other one

Mr. Ferreira and Mr. Cahoon – will not agree to project fees; better hourly rate

Nate – set up meeting for them to come in and present/answer questions

Ed Catelli– when Burman comes in with construction schedule, then they can bid; need construction schedule form the contractor

Kim Mercer – 2 items on the agenda for November 10th – bids for the bike path and Orlo Fire Alarm upgrade; other two projects going out

for bid; we should start univents soon

Nate Cahoon – four things to add to Facilities Projects-Scope of Work:

Classrooms at the high school (do in-house)

MMS Auditorium seats (Ed Catelli will get prices)

Look at replacing wheelchair lift

Sidewalks and site repair at MMS; Kim Mercer – \$160,000 for that on the list

Ed Catelli – we will tackle over the summer

It was decided that at the next meeting to start with those items and add from there.

Mr. Ferreira – Discussion about in-house work versus out sourcing; we keep spending, but not maintaining

Next Meeting Date: 12/4/14

Meeting Adjourned at 8:04PM.

Respectfully submitted,

Patricia A. Iannelli, Administrative Assistant

Elizabeth Clupny, Clerk of the Committee