

EAST PROVIDENCE SCHOOL DEPARTMENT

East Providence School Committee - Facilities Sub-Committee

East Providence City Hall - Room 306

145 Taunton Avenue

East Providence, Rhode Island 02914

November 30, 2015

5:30 PM

Mr. Cahoon called the meeting to order. Present: Nathan Cahoon, Anthony Ferreira, Charles Tsonos, Linda Dykeman, Anthony Feola.

Report on Ongoing Projects

Status of Phase I Door Project – Linda Dykeman, Deputy Finance Director, provided a copy of an email from Burman Company in response to a question by Mr. Ferreira about the amount of credit due us; the email explained that a credit change order #4 had already been issued for the Orlo soffits in the amount of \$-3,469.00; they already issued a proposal credit for the work on the Riverside soffits in the amount of \$-3,763; they had not received a formal change order for that proposal, but have requested one from SMMA so that it can be on next requisition. The total credit for the deleted EIFS work is \$-7,232.00; Burman was not sure where the \$11,000 deduction originated from.

Discussion:

Mr. Ferreira totaled up all soffits; he asked who did the one at Orlo; he thought six at \$11,000

Mr. Feola – credit \$3400 for Orlo Soffit; did not want to leave it undone; he painted it; problem was the one at Riverside Middle School at \$3763.

Mr. Cahoon recalled an issue with the paperwork; also said Orlo was 100% done and it was not; we pulled out soffits from the payment.

Mr. Feola – back to paperwork shows credit for Orlo Avenue

Linda Dykeman will convey any concerns to them at the meeting on Tuesday

Mr. Ferreira – contract price for \$1 million; we paid; tradeoff should be off \$7232; we still have to do the soffits at Riverside Middle School; his question was that the soffits at Riverside Middle School were not done; Linda Dykeman said we will have to come up with \$4000 to do soffit work; she and Mr. Feola will review this and report back.

Mr. Cahoon asked if they have updated the last AIA; Linda Dykeman thought it could be an error and she will look at that.

Mr. Ferreira – should look at original contract price

Linda Dykeman - payment should be minus that; close it; soffit sticking point for that project.

Mr. Ferreira – made note; if we have to, 100% rubber and leave; see if

that can include roof.

Mr. Feola – quotes on it; \$3700; no drain.

Walk-through Date – Thursday, December 3rd at 1:00PM for doors

Status of Phase II Door Project – finished up some work at Martin Middle School; Francis completed; Kent Heights should be done by Thursday; down to one door left and they are working on it tonight; asbestos abatement this Saturday at either Silver Spring or Hennessey, pending weather; given short window on it.

Status of sidewalk repairs at Riverside Middle School – Mr. Feola reported that we should have information and cost by late tomorrow on moving a pipe which is in the way of the construction; if too expensive, asked Ben at SMMA about the option of redesigning the entire ramp to go down around the building and what it would cost rather than fixing the pipe. Mr. Cahoon asked why not move it. Mr. Feola said we can move it; he reviewed a diagram with the group at the meeting; by tomorrow night he should have cost; waiting for contractor; he is continuing other work in the meantime; they will cut on Saturday; working together with SMMA; they will do as much as they can on sidewalks. If not huge amount of additional money, requested that the work be approved by the Superintendent and Chair of the School Committee; if not, would have to wait for December 8th meeting; hope it is not as big as we think. Mr. Tsonos requested that he send the cost information to all when available.

Director's Report

Martin Boiler Room Up-date- Waiting for Trust; one boiler delayed; parts from manufacturer; three out of four running; new boilers 12-16 week time with manufacturer; hopes that the part will be here by end of December; RI Interlocal Trust working on it also and will not pay until work is done.

Chiller at Waddington – Architect from Wilson coming in tomorrow 12/2 to walk through the high school and Waddington; first official on-site visit to determine best route.

Heating Update

Steam leak at the high school; three stainless steel pipes from condensate tank are close to death; second time we have lost all those.

Other Items

Next Meeting Date

Pumps; lost six years ago; talked to Anthony Carroll (HVAC); coming from old problem

Mr. Feola said that the pipes have disintegrated which causes steam leaks

Mr. Ferreira –are we ordering the same type; are they stainless steel pumps

Mr. Feola – confirmed that was the recommendation of Mr. Carroll also.

Lifting License (for the Bobcat) – meet with Frank from the Trust; having difficult time with lift license for Bobcat to get our employees trained, which we need for snow removal; there is a written exam and they have to be able to use the equipment.

Mr. Ferreira – did we ask which of the employees would be comfortable with it.

Mr. Feola – yes, but need to get a license first; School Committee will negotiate pay later; he has been trying to get in touch with URI Director of Transportation regarding the instruction/class to obtain the license.

Walk through Buildings with School Committee – will start again next week; December 14, 2015 4PM at Kent Heights.

Mr. Feola – January meeting – would like to get architect for Hennessey lights and fire alarm; at meeting with the Fire Marshall, we promised for 2016 list; need to start moving in right direction; it needs to go out to bid.

Mr. Ferreira – try to get it done in 30 days.

Linda Dykeman – 15 architects on MPA list; we can draft something to send to architectural firms; review responses and then invite three or so in; not a formal RFP for just this project.

Discussion:

Mr. Cahoon– is it easier to go project by project than to put in longer term contract?

Mr. Feola – get one for this project, then look at Riverside Middle School and Whiteknact.

Mr. Cahoon– can we tag an architect and use as we need them

Mr. Feola – could have multiple architects working for us

Linda Dykeman – wants to see responses; may need broader contract to entice them

Mr. Feola – question is about whether we send to SMMA or not?

\Nate – OK to sending number reasonable competition

LD – pointed out will we get responses or not

Mr. Feola - SMMA may come in low because they have already drawn some of the Hennessey project

Mr. Ferreira – will support the decision of Linda Dykeman.

Mr. Cahoon - low bid drives him crazy; never get past performance

Linda Dykeman – wants more experienced level; School Committee will select an architect at a future meeting.

Mr. Feola – On the Jeep issue, we did get information back that a warranty will not be available on that jeep; a jeep pick up only one licensed to have a plow; we have to go out to find something else.

Nate asked about buying the warranty?

Mr. Ferreira – look for a used one; \$15-18,000 even if we get five years

from local dealership.

Discussion of Use of School Employees on City Side and Logging Time – sharing services between city and schools –Mr. Feola – electrician and plumber used more than HVAC person; needs guidance on how much we let them go; where do we draw the line; we do share services; they do parking lots, sweeping and other things for us.

Mr. Ferreira – how much spending to sweep a parking lot, if we are trading off \$200,000 a year? Buy a parking lot sweeper; end of the year, time is dollars; how many hours for plumber on city work; we need full time plumber and another one;

Mr. Feola – would like to track it; how much can we give to them.

Linda Dykeman – thinks it is OK for smaller jobs, but they should be going to outside for work which needs to be done (bigger jobs) i.e. Technology projects mentioned.

Mr. Ferreira – until we see on paper no one knows what they are getting; do it quarterly, then sit down to discuss what we can do with this as a team

Mr. Cahoon – what about School Dude; how do the jobs get assigned and in what priority

Mr. Feola – the individual picks up their work orders, i.e. electrician for electrical, plumber, etc. then Mr. Feola makes decisions about other work orders.

Mr. Cahoon – can we put city jobs in School Dude to track; would give managers the ability to see work; if not in School Dude, will not

get done; put in codes.

Linda Dykeman – we need to be able to schedule work.

Mr. Feola – can meet with city department heads about it.

Bill Lists / Invoices – Linda Dykeman presented the following items:

**SMMA Egress Repair Phase II-Invoice 43830 – Payment Requested:
\$2,052.51**

**SMMA Sidewalk Replacement – Invoice 43831 – Payment Requested:
\$2,157.09**

**Strategic Building Solutions – Orlo Fire Alarm and Door Projects –
Invoice #14320**

Payment Requested: 1,447.00.

Noted that Duarte and Burman asking for AIA monthly bill

Mr. Feola – ongoing discussion about SMMA and sidewalk projects

**All agreed; no problems with forwarding to School Committee for
payment at the next meeting.**

**Next meeting – 1/4/16 at 5:30PM (School Committee Meeting will be
1/12/16) talked about cancelling if bad weather; Mr. Cahoon will call
Pat and she will get message out to everyone else if we need to
cancel the meeting.**

Reminder about Joint City Council and School Committee meeting on

1/11/16.

Meeting Adjourned at 7PM.

Respectfully submitted,

Patricia A. Iannelli, Clerk of the Committee

Nathan Cahoon, Chair of Facilities Sub-Committee