

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

April 25, 2016

Open Meeting

Mr. Cahoon, Chair, called the meeting to order at 7:00PM. Present: Jessica Beauchaine, Nathan Cahoon, Anthony Ferreira, Joel Monteiro, Charles Tsonos. Also present: Kathryn Crowley, Superintendent of Schools, Anthony Feola, Facilities Director and Peter Barilla, Assistant Facilities Director.

Riverside Recreation Field Project – Donna Hassell of the Jr. Townies group addressed the Committee and provided a handout; explained that the city is applying for a grant and requesting that the School Department turn over to the city an unused parcel of land which is an unused wooded area in the area of the softball field; they want to take the wood down and put a parking lot in the center of that area.

Patrick Hanner, Senior Planner for the city of East Providence was present to talk about the grant; all projects would be under city control; they will not allow a resolution; they need to subdivide that area for parking; requesting a transfer of ownership of that piece of

land to the city (see map presented); the condition is if grant is awarded to the city (\$400,000) they will then proceed with that subdivision.

Mr. Feola – release that portion just for DEM grant; may not need the whole area; that is up to Planning Department.

Mr. Cahoon asked about access from Somerset Avenue and drainage?

Mr. Hanner stated that they will hire a landscape architect for drawings; will accept comments from the School Committee also; parking area may not have to be paved.

Mr. Cahoon asked about speed bumps there.

Mr. Feola noted that it has to be a solid road for evacuation of Riverside Middle School.

Ms. Beauchaine – if cleared and paved, she has concerns about the parking lot being in close proximity to the school; possible security issue?

Mr. Hanner – Planning Department sends copies of the plans to the Police Department for comments.

Ms. Beauchaine stated that her concern would be that once we hand the property back to the city; (80-100 cars behind the school); this could be a safety issue; does it go through Riverside Middle School.

Donna Hassell – do not need access from the school; need access from the field

Discussion about what happens on the other side of Riverside Middle School open park space; anyone can go any time?

Mr. Feola – parking lot does not need access from the school;

Donna Hassell felt that we should all be able to work together on this. Mr. Hanner – the more comments, the better the project; they would like input from all; they will hire a landscape architect if the grant is awarded.

Ms. Beauchaine stated that she is not against this but wants to be sure about any security concerns about the parking lot nearby to the school.

Donna Hassell – they want this to be neighbor friendly project

Mr. Tsonos asked if the city would be setting up a committee to keep the communication going.

Mr. Hanner – if you feel one is necessary, but usually Planning, DPW engineers and the Recreation Director would be involved, but they can have a School Committee member as a liaison also.

Mr. Ferreira- \$400 thousand grant; what happens when numbers come back higher?

Mr. Hanner– the City will take a close look at the plan, downsize it; landscape architect will stay within our budget; they bid the project with schedule of values.

Mr. Ferreira asked about the parking lot; Donna Hassell – it is in the handout

Mr. Hanner – if we do not get the grant, we can revert land piece back to schools.

Ms. Beauchaine – funds for more work later?

Donna Hassell– city can put money in for work down the road.

Mr. Hanner – DEM gives priority to grants in phases; we can get future grants; about \$40,000 from the city going into this; DEM and

city 80/20; half can be in-kind contribution; needs community support and more cash in from the city which gives us a better chance; the more innovative we are, the better the chance we can control what is practical for the site.

Mr. Ferreira had questions about drainage in that area.

Approval of Chiller at Waddington – Wilkinson Engineering – Mr. Feola stated that the project came in under bid at \$151,696.00; lowest of three bidders was Sarra Corporation; met with Wilkerson and ATC, went over the bid and the recommendation is to award the bid to Sarra Corp. Mr. Barilla stated that it was all OK with them. Timeline of the bid process did not make a second meeting and we need this to be started as soon as possible; can vote at this meeting and then reaffirm at the next School Committee meeting. Motion by Mr. Monteiro to approve, seconded by Ms. Beauchaine. Vote 5-0.

Mr. Feola –about ten week for the project; may be able to pick up an extra week; will be set for summer school in that building; end of June is worse-case scenario; estimate we submitted to RIDE about \$150,000 + under.

Mr. Ferreira asked if there is a penalty clause included.

Mr. Feola – not this project, but all will have in the future.

Report on Status of Ongoing Projects

Door Projects District wide and Martin Change Order – Mr. Feola stated they will be on site in a couple of weeks to start; cost of \$6,000

to change order the doors; Mr. Feola wants to change door (doors open in your face) liability issue; expense far outweighs the expense of \$3,000 (copy of letter provided).

Change Order #7 – Mr. Ferreira said it is not just a \$6,000 physical item; all the man hours involved; architect's work, etc. and because it meets the code, we have no recourse.

Mr. Cahoon – when we vote, would like cost of what we put doors in for; sounds like common sense thing.

Mr. Feola – does not match code; legal would exceed costs; this architect will no longer be used (was under another Facilities Director).

Mr. Cahoon – wants the amount in the minutes of meeting.

Sidewalk repairs at Riverside Middle School – Mr. Feola stated that skate boarders damaged railings already; open this morning; ready for punch list items now; already put them on notice.

High School Univents – Wilkinson Engineering – RFP closes 5/2/16; if numbers come in; using same % may be able to buy more univents.

Mr. Cahoon - can vote at May 10 Meeting. .

Mr. Feola – about \$500,000 for univents with RIDE; may be able to add to it depending on what happens at the high school; started on second floor science wing; may be doing more depending on plan for the high school about doing more work there; he hopes to be able to do more work there.

Director's Report

Bayside Soccer Field - Dugout Donation – Providence College willing to donate two soccer dugouts to us and not for profit; all we need to do is send a letter asking for the donation.

Mr. Ferreira had questions about installation? Mr. Feola – we get them and they (Bayside) install them; he asked to pass on John Carnevale's request for about \$100,000 (in a holding pattern.

Mr. Cahoon – until we get the RFP back?

Precision Concrete Cutting – Sidewalk Trip Hazard removal project – Mr. Feola explained that the company comes out and shaves down concrete to ADA specs; trip hazards- if we replace all would be \$81,000; will do work for \$14,000.

Mr. Monteiro asked if it effects the thickness of the cement which cracks after; how much can we take if it compromises the sidewalk; what about a guarantee?

Mr. Feola – just for informational purposes at this time; warranty in packet (5 year replacement?) he will make sure on that.

Ms. Beauchaine felt that we need to get on this.

Mr. Feola – cannot do until summer anyway; he will make a list of areas needing work.

Hennessey Fire Alarm Update – RFP late tomorrow or Thursday morning; will go out tomorrow; \$1500 per day if not ready by start of school; can be waived; completion date projected second week of

August

Mr. Cahoon asked if this would be a fixed price.

Mr. Feola – will have on May 10th agenda; thinks we may be under the original estimate numbers.

Mr. Ferreira wants to meet with the state Fire Marshall about why steel piping going in other public buildings; that would cut the cost for us.

Start of Whiteknact Fire Alarm Project – 2017- on list for new fire alarm sprinkler system; he would like to start on it now, using the company we used for Hennessey; architect #1 on MPA list; they did a good job at Hennessey; can use some of the money we have now so we will be ready the last day of school to work this summer and through fall.

Mr. Cahoon– should break out amounts of this architectural firm vs. past architect.

Mr. Feola can get rates for this project; look at Orlo Ave Project and then see what these guys are charging and actual price point.

School vs. City Hours - Mr. Ferreira wanted information on this.

Mr. Feola stated that the electrician worked 12 hours on city side; the plumber - broke even; helped HVAC guy for city; that was a one hour wash.

HVAC worked 10 hours since January for the city; city did trenching for light poles for softball field; they did a lot of work, asphalt, signs, adds up; we made out first three months. We need cooperation

between the two sides to get the field operational; city has been a great help to us.

Mr. Ferreira – would like to do more work over summer with city.

Roof at Francis School – Superintendent Crowley asked to do this; first phase money from RIDE; five star warranty program; 30 year warranty; start putting specs together; Purchasing put out RFP; estimate half million; Mr. Feola and Mr. Barilla will put specs together; we only replace what is there; do not need an architect.

Mr. Cahoon – we did not ask an architect for a drawing, are we jeopardizing reimbursement by not using an architect?

Mr. Feola – would like to present to Mr. DaSilva at RIDE for approval.

Mr. Cahoon – immediate reimbursement on invoice

Kathryn Crowley – RIDE under pressure from the Governor's office; state contracted 3 teams outside the state to find out how many roofs, heating systems, etc. are needed and then go out to bid in bulk for better prices to upgrade all schools; does not know if we will see money.

Mr. Ferreira – problems with two roofs already; \$2 million; now discussing new roof; we need a maintenance program; this district continues to spend money; Hennessey roof – four years we have been talking about it and nothing being done; have to step back; what do we do; \$1.2 million spent and nothing being done about it; situation getting worse; both had architects; now it is more about who do we go after; could have gone after the architect for \$1.2

million;

Mr. Ferreira – what are we doing to get out of it; we need to take responsibility for it.

Mr. Feola – in his opinion, we need to talk with legal about the warranty on it; Mr. Ferreira has 200 plus pages of warranty information; we need to get warranty section to Silva Law Group.

Kathryn Crowley – Francis roof was listed on health and safety and we have to use the money or lose it

Mr. Ferreira relies on the architect to design something for thirty years; who is on the hook for it; let's just fix it; it is damaging the building.

Mr. Feola – Taber is responsible as Project Manager; would like to go to legal with this.

Mr. Ferreira – it is wrong because we are not doing anything about it; you do not spend \$1.2 million on a building and not do anything about it.

Bill Lists / Invoices

AIA RMS Invoice #9 Duarte Corporation \$14,766.48

Mr. Ferreira noted there are problems with the stairs (#16 on AIA) remove them and redo them; not without punch list;

Mr. Cahoon – we already paid for that work; we would hold \$10,700 retainage;

Mr. Ferreira – they could walk away from the job

Mr. Cahoon – would have \$32,000 left on balance

Mr. Ferreira would like a punch list as soon as possible; why pour concrete in January; if railings get put in, how then can we reject the stairs?

Mr. Cahoon – pay them and tell them they are on notice about the stairs.

Mr. Ferreira – when something wrong, three months, then wait; could go with \$30,000; put on agenda

Mr. Cahoon – no issues with SMMA invoices; #44646, 44647, 44474, 44475.

Public Comment – Jessica Beauchaine – thanks to Kathryn and Joe Crowley for helping with the playground build on Saturday. Next Meeting Date – 6/6/16 at 6PM

Motion by Mr. Cahoon to adjourn at 9:15PM, seconded by Ms. Beauchaine.

Respectfully Submitted,

Patricia A. Iannelli, Administrative

Nathan Cahoon, Chair of Facilities Sub Committee