

BRISTOL WARREN SCHOOL BUILDING COMMITTEE MEETING MINUTES

PROJECT: Bristol Warren Regional School District
LOCATION: Reynolds Building, 1st Floor Conference Room

MEETING DATE: November 2, 2023

ATTENDEES:

- | | | | |
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| <p>SBC (Voting):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Ana C. Riley (AR) <input checked="" type="checkbox"/> Steve Contente (SCo) <input checked="" type="checkbox"/> Danielle Carey (DC) <input checked="" type="checkbox"/> Steve Calenda (SCa) <p>PMA:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Chad Crittenden (CC) <p>PE (Designer):</p> <ul style="list-style-type: none"> <input type="checkbox"/> Joe Drown (JD) <input type="checkbox"/> Rob Santos (RS) <p>Guests:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Tyler Lombardoni (TL) <input type="checkbox"/> Keri Cronin (KC) <input type="checkbox"/> Sarah Bullard (SB) <input type="checkbox"/> Jessica Almeida (JA) | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Adam McGovern (AM) <input checked="" type="checkbox"/> Kate Michaud (KM) <input checked="" type="checkbox"/> Tim Sweeney (TS) <ul style="list-style-type: none"> <input type="checkbox"/> Chris Carroll (CCa) <input type="checkbox"/> Mark McCarthy (MM) <input type="checkbox"/> Kris Bradner (KBr) <input type="checkbox"/> Carly Reich (CR) <input type="checkbox"/> Nicky Piper (NP) <input type="checkbox"/> Peter Hewett (PH) | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Tara Thibodeau (TT) <input checked="" type="checkbox"/> Michelle King (MK) <input checked="" type="checkbox"/> Ed Tanner (ET) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Walter Hartley (WH) <input checked="" type="checkbox"/> Lisa Pecora (LP) <input type="checkbox"/> Jess Farber (JF) CMTA <input type="checkbox"/> Matthew Cabral (MC) <input type="checkbox"/> Kathryn Brown (KB) <input type="checkbox"/> David Scarpino (DS) | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Frank Caliri (FC) <input checked="" type="checkbox"/> Dennis Morrell (DM) <input type="checkbox"/> Aaron Ley (AL) <ul style="list-style-type: none"> <input type="checkbox"/> Nicholas Hull (NH) <input type="checkbox"/> Robert Bell (RB) <ul style="list-style-type: none"> <input type="checkbox"/> Dianne Sanna (DC) <input type="checkbox"/> Greg Spiess (GS) <input type="checkbox"/> Craig Evans (CE) |
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GENERAL

Item	Action	Notes
05/31/23:01	SBC	Open Meeting: Update 11/02/23: Attendance noted above. 12 members (12 voting) present. Meeting called to order at 8:30AM by CC.
05/31/23:02	SBC	Public Comments: Update 11/02/23: No public comment in this meeting.
05/31/23:04	SBC	Approval of Minutes: Update 11/02/23: Approval of minutes from 10/19. Motion: AM Seconded: SC Discussion: None. Vote: All in Favor (11 Yes, 0 No, 1 Abstain).

DESIGN

Item	Action	Notes
05/31/23:06	PMA/PE	<p>Stage II Update: Update 11/02/23: PMA presented RIDE Stage II Progress Update. PMA shares current events the project team is attending and meetings we have had since the last SBC meeting.</p> <p>Progress since the last meeting is as follows: AE/OPM Weekly Coordination meetings, 10/19 TRC (Colt Andrews) Meeting, 10/22 Warren Walkabout (Outreach), 10/29 Halloween Walkabout (Outreach), 11/1 Community Forum.</p> <p>Upcoming items for Stage II are as follows: AE/OPM weekly coordination calls, 11/07 Referendum Vote. Stage II RIDE Comment Responses Due 11/14.</p>
07/27/23.01	PE	<p>Design Updates: Update 11/02/23: PE shares the design updates they have been working on with the committee. PE shows a rendering of Rockwell with a renovated Pre-K Classroom with a dedicated play space. PE notes next meeting they will have a update on Hugh Cole.</p> <p>Stormwater: PE begins the stormwater update by showing the existing grading at the existing site and showing where the water flows from. Focused a lot on Dartmouth Street. PE notes we would need to dig in and understand what may be causing these issues and determine if something is occurring at the fields. It is not anticipated that it is. The last abutters meeting in October was focused on Leila Jean Drive. PE Showed the Stormwater Management System process and the examples of how they work. PE showed the new proposed stormwater features to control the site. Sca asks about the creek and design and 100 Year storm. Change from old design is the RIDEM guidelines and Stormwater best management practices. TS asked about the ongoing maintenance of the retention areas and how to protect the creek. PE notes there would be training and maintenance plans as part of the project closeout. PE shows multiple site sections they have been working on with PARE. Shows Leila Jean Drive section, Dartmouth Street section and an overall site section.</p> <p>Next steps for stormwater design: Existing conditions, delineate wetlands, site walks with abutters, conduct additional test pits, develop Stormwater plan, local and state permit process with Town of Bristol and RIDEM.</p>

SCHEDULE

Item	Action	Notes
05/31/23:08	PMA	Master Project Schedule: Update 11/02/23: PMA reviewed upcoming important dates and meetings as well as community outreach events.

05/31/23:09	ALL	Key Dates: Update 11/02/23: 07Nov23: Project Funding Authorization Vote. 19Dec23: RIDE Stage II Approval Target. 30Jun24: Construction Contract Award deadline to qualify for housing aid incentives (RIDE legislative update).
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BUDGET

Item	Action	Notes
05/31/23:09	PMA/SBC	Project Budget: Update 11/02/23: PMA runs through a project budget update.
10/05/23.01	PMA	Cashflow Projection & Local Tax Impact: Update 11/02/23: RIDE Guideline Update: PMA shares the current cashflow and notes the cashflow was re-baselined based on RIDE guidelines update. Increased eligible costs of about \$7M. RIDE also updated the Bonus points. RIDE wants to redo the evaluation of the existing conditions. Is the FCI specifically rated to Guiterras? AR noted it is worth the FCI evaluation. Guiterras and MHHS are going to be done again. Cashflow was re-forecasted based on PayGo amounts. PMA shares the updated tax impact calculator for both Bristol and Warren with the updated RIDE numbers. Updated targets shown for Bristol and Warren based on all of the existing and up to date information. The current debt coming off the books in 2027/2028 is calculated in the numbers. Tax impact for Bristol based on the FY24 Median Single-Family Home is \$14.90 Monthly. Tax impact for Warren based on the FY24 Median Single-Family Home is \$26.87 Monthly.

MISCELLANEOUS

Item	Action	Notes
05/31/23:10	PMA/PE/SBC	Project Communication/Community Outreach: Other Possible Outreach Events: District to advise which events need coverage and when they are.
08/24/23.01	ALL	Similar School Tours: Update 10/5/23: There was a question from a citizen if members of the public could attend any of the potential tours. Update 10/19/23: PMA notes a poll was sent out to the SBC for potential touring dates. Update 11/02/23: Still waiting for dates currently.
05/31/23:11	Record	New Business: Update 11/02/23: No new business.
05/31/23:12	Record	Adjournment: Update 11/02/23: Next meeting date on November 16, 2023 @ 8:30AM Motion: SCa Seconded: AM Discussion: None Vote: All in favor (12 Yes, 0 No, 0 Abstain)

PMA Consultants assumes, to the best of our knowledge, that the above content of these Meeting Minutes depicts all that transpired during this Project meeting. All attendees are required to address by memo or via e-mail, any omissions, errors, or inconsistencies in the reporting of these Meeting Minutes, to the writer, within two (2) business days of receipt of these Meeting Minutes.

PREPARED BY: PMA Consultants LLC.

DATE: November 2, 2023