

BRISTOL WARREN SCHOOL BUILDING COMMITTEE MEETING MINUTES

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

MEETING DATE: October 19, 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 type="checkbox"/> Steve Calenda (SCa) <p>PMA:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Chad Crittenden (CC) <p>PE (Designer):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Joe Drown (JD) <input checked="" type="checkbox"/> Rob Santos (RS) <p>Guests:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Tyler Lombardoni (TL) <input type="checkbox"/> Keri Cronin (KC) <input type="checkbox"/> Sarah Bullard (SB) <input checked="" type="checkbox"/> Jessica Almeida (JA) | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Adam McGovern (AM) <input type="checkbox"/> Kate Michaud (KM) <input type="checkbox"/> Tim Sweeney (TS) <input type="checkbox"/> Chris Carroll (CCa) <input type="checkbox"/> Mark McCarthy (MM) <input type="checkbox"/> Kris Bradner (KBr) <input checked="" type="checkbox"/> Carly Reich (CR) <input checked="" 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) <input checked="" type="checkbox"/> Walter Hartley (WH) <input checked="" type="checkbox"/> Lisa Pecora (LP) <input type="checkbox"/> Jess Farber (JF) CMTA <input checked="" type="checkbox"/> Matthew Cabral (MC) <input type="checkbox"/> Kathryn Brown (KB) <input checked="" type="checkbox"/> David Scarpino (DS) | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Frank Caliri (FC) <input type="checkbox"/> Dennis Morrell (DM) <input type="checkbox"/> Aaron Ley (AL) <input checked="" type="checkbox"/> Nicholas Hull (NH) <input type="checkbox"/> Robert Bell (RB) <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 10/19/23: Attendance noted above. 8 members (8 voting) present. Meeting called to order at 8:30AM by CC.
05/31/23:02	SBC	Public Comments: Update 10/19/23: A guest asks if the public will be allowed to tour the other schools with the school building committee. The district notes this will not be allowed. AR shares that she is to provide the schools they will be visiting with a list of attendees from the SBC who will be attending. JA asks what is happening with Colt Andrews and if Bradford Street being permanent closure is off the table? AR confirms yes this is off the table and notes we met with the TRC to discuss possible options moving forward. PMA notes there will be many more meetings on Colt Andrews.
05/31/23:04	SBC	Approval of Minutes: Update 10/19/23: Approval of minutes from 10/05. Motion: AM Seconded: FC Discussion: None. Vote: All in Favor (8 Yes, 0 No, 0 Abstain).

DESIGN

Item	Action	Notes
05/31/23:06	PMA/PE	<p>Stage II Update:</p> <p>Update 10/19/23: 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 Coordination meetings continue weekly. 10/8 Warren Walkabout (Outreach), 10/11 School Committee, 10/11 Abutters Meeting, 10/14 Harvest Festival (Outreach), 10/15 Warren Walkabout (Outreach).</p> <p>Upcoming items for Stage II are as follows: AE/OPM weekly coordination calls, 10/22 Warren Walkabout (Outreach), 10/29 Halloween Walkabout (Outreach), 11/1 Community Forum, 11/07 Referendum Vote.</p>
07/27/23:01	PE	<p>Design Updates: Update 10/19/23: Renderings: PE takes over presenting and shares some of their latest renderings they have been working on, that were shared last week in different presentations. PE shows main entry, lobby, media commons outside area and a general overview of the site. Stormwater Management: PE shares an update on the stormwater management of the new high school site. PE notes they are working on some slides to explain how the future stormwater management will work on the new site for the future. PE shows the existing stormwater management and the stormwater management that will be in place for the new high school. PE also working on some stormwater management diagrams that can be shared to the public, PE shares commonly used examples of stormwater management such as, bioretention areas, tree box filters, detention basins and sand filters used during construction. SC notes the maintenance cost of the bio retention areas and notes there needs to be done every year to keep them up so they function accordingly, PE notes there will also be training given to the school on how to manage this.</p> <p>PE shares multiple updated arial views of the proposed high school building from different angles.</p> <p>Discussion: SCo asks about the athletic field with the track and whether it was turf of grass, PMA notes this is currently in the base bid as turf. PE notes turf makes it easier to play sports year-round on this field and</p>

		<p>it is much easier to maintain. TT asks if it would be an option to make one of the other fields turf and not the main field and believes there are more injuries on turf fields than grass. AR notes we could research which type of fields are more prone to injury but can look forward into this. PE notes the main football field is currently the only field that is turf. AR notes the practice football field could be made turf but would need a lot of work because it is not currently sized properly for a full-sized regulation field. PE notes if the main field is not turf then the baseball field would probably need to be replaced with another non baseball grass field. SCo asks about the Guiteras field and if it would be kept by the high school if we put the baseball field back on the high school. SCo mentions possibly swapping the little league field across from the high school with the Guiteras field and then making a temp parking lot in the now little league field. AR will reach out with Athletic Director to follow up on this. NP notes the #1 concern for this project is the stormwater management with most people she has talked to. DS asks about the water management in the bio retention areas (mosquitos, water under school causing moisture issues) and PE says PARE will address these concerns in their next meeting. TT asks about future of building for a possible increase in student enrollment? PMA notes we will have to look at ways to address this issue if it arises and it will be looked at in the next stage of design. Some possible solutions could be adding floors to the building and oversizing mechanical equipment and extra structural steel to support additional floors.</p>
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SCHEDULE

Item	Action	Notes
05/31/23:08	PMA	Master Project Schedule: Update 10/19/23: PMA reviewed upcoming important dates and meetings as well as community outreach events.
05/31/23:09	ALL	Key Dates: Update 10/19/23: XXOct23 Publication of Local Questions to be Submitted to Voters. 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).

BUDGET

Item	Action	Notes
05/31/23:09	PMA/SBC	Project Budget: Update 10/19/23: PMA runs through a project budget update and shares the projects cashflow up to the current date.
10/05/23:01	PMA	<p>Cashflow Projection & Local Tax Impact: Update 10/19/23: PMA shares a tax impact update with the most current information we have to date. PMA notes the calculator is available on the district's website and Facebook page. PMA notes you can download the excel file from either and input your home accessed value and what town you live in to find the tax impact. DS asks what happens if the project comes in above \$200M. AM notes it is a fixed budget and the project cannot exceed the \$200M. If the budget tracks above, value management would need to occur and the SBC will decide what is added or subtracted to the project. RIDE UPDATE: PMA notes RIDE reimbursement/sf has increased from the \$589/sf to \$642/sf of construction costs for a high school, PMA notes this is great news for our project. PMA also notes RIDE combined the FFE/IT budget which was previously capped individually. AM asks if the FFE/IT budget is set for all district projects? AR notes we previously asked RIDE and it is only new construction for the FFE/IT reimbursement.</p>

MISCELLANEOUS

Item	Action	Notes
05/31/23:10	PMA/PE/SBC	<p>Project Communication/Community Outreach: 08-29Oct23 Warren Walkabout, 28Oct23 Halloween Walkabout. 01Nov23 Community Forum.</p> <p>Other Possible Outreach Events: District to advise which events need coverage and when they are.</p>
08/24/23:01	ALL	<p>Similar School Tours: Update 08/24/23: PMA/PE to coordinate dates for Somerville HS/Minuteman Regional Tours for later in September. PMA/PE to coordinate dates for Cape Cod Tech HS/Durfee HS for late September. AR coordinating dates for East Providence tour once School starts in September after the RIDE submission on 9/15. Update 09/07/23: Not discussed. Update 09/21/23: AR will be sending out a poll for new school tours. DYIMS may be added to the tour. 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.</p>
05/31/23:11	Record	New Business: Update 10/19/23: None.
05/31/23:12	Record	Adjournment: Update 10/19/23: Next meeting date on November 2, 2023 @ 8:30AM Motion: AM Seconded: MK Discussion: None Vote: All in favor (8 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: October 19, 2023