

BRISTOL WARREN SCHOOL BUILDING COMMITTEE MEETING MINUTES



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

MEETING DATE: September 21, 2023

ATTENDEES:

- | | | | |
|---|---|---|--|
| <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 checked="" type="checkbox"/> Chad Crittenden (CJC) <p>PE (Designer):</p> <ul style="list-style-type: none"> <input checked="" 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) | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Adam McGovern (AM) <input type="checkbox"/> Kate Michaud (KM) <input checked="" type="checkbox"/> Tim Sweeney (TS) <input type="checkbox"/> Chris Carroll (CC) <input type="checkbox"/> Mark McCarthy (MM) <input type="checkbox"/> Kris Bradner (KBr) <input type="checkbox"/> Carly Reich (CR) <input type="checkbox"/> Nicky Piper (NP) | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Tara Thibodeau (TT) <input 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) | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Frank Caliri (FC) <input type="checkbox"/> Dennis Morrell (DM) <input checked="" 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 checked="" type="checkbox"/> Greg Spiess (GS) |
|---|---|---|--|

GENERAL

Item	Action	Notes
05/31/23:01	SBC	Open Meeting: Update 09/21/23: Attendance noted above, 8 members (8 voting) present. Meeting called to order at 8:31AM by CC. AL arrived during the meeting.
05/31/23:02	SBC	Public Comments: Update 09/21/23: None
05/31/23:04	SBC	Approval of Minutes: Update 09/21/23: Approval of minutes from 9/7. Motion: AM Seconded: FC Discussion: None Vote: All in Favor (8 Yes, 0 No, 0 Abstain). AL arrived following the vote.

DESIGN

Item	Action	Notes
05/31/23:06	PMA/PE	<p>Stage II Update: Update 09/21/23: PMA presented RIDE process overview outlining the districts’ location in the process. PE will continue working on MHHS SD drawings including updated exterior and interior renderings. PE will also be updating the KMS SD drawings including renderings. PE met with landscape designer to discuss some of the potential options for Colt Andrews to be reviewed further prior to reviewing with the Town. PE did not advise if they have heard from RI Historic & Preservation.</p> <p>Progress since the last meeting is as follows: AE/OPM coordination meetings continue weekly, First Home MHHS Football game for Outreach, School Committee meeting, Bristol & Warren Town Council meetings, Stage II Submission went in on Friday 9/15. Bristol Porchfest outreach.</p> <p>Upcoming items for Stage II are as follows: 9/21 SBC meeting, AE/OPM weekly coordination calls, 9/23 East Bay running festival outreach, 9/27 School Committee meeting, 10/08 Warren Walkabout outreach, 10/14 Harvest Festival Outreach, 10/28 Halloween Walkabout outreach, 11/07 Referendum Vote.</p>
07/27/23.01	PE	<p>Design Updates: Update 09/21/23: PE continuing to develop exterior and interior renderings for MHHS, lobby entry renderings for KMS, playground renderings for Hugh Cole, pre-k playground renderings for Rockwell, additional site options for Colt Andrews. PE presented an updated site rendering MHHS with the 5 tennis courts and the synthetic full turf field inside of the track. PE also showed updated/detailed 1st floor, 2nd floor, & 3rd floor floorplans. PE also presented axonometric views from the front entry and courtyard views. PE will continue developing the potential “on-street” parking that could be available along Chestnut St. PE will also continuing to develop an option for the 6th tennis court/required retaining wall that will need to be included as an add-alternate in the budget.</p> <p>PE presented information detailing the recommended elevator upgrades/replacements throughout the district. The existing MHHS elevator recommended for a full modernization, and this would be taken care of as part of the new MHHS. The existing KMS elevator is nearing its useful life and recommendation is to replace within the next few years. This item is carried as an add-alternate. The district will review as part of deferred maintenance. The existing elevators in Colt & Andrews are in fair condition and the recommendation was to review in 8-10 years.</p> <p>PE presented information detailing the recommended emergency power upgrades/replacements throughout the district. MHHS will be replaced as part of the new MHHS project. KMS will be receiving a new emergency generator this year as it is on order by the district. MHHS has an existing, but like new, generator that should be relocated to one of the elementary schools.</p>

		<p>PE presented the existing mechanical systems in each of the buildings in the district. PE reviewed each of the following schools: KMS, Hugh Cole, Rockwell, & Colt Andrews; and defined the scope being carried in the base project, the scope carried in the project as add-alternates, and the scope that was decided to be part of deferred maintenance by the district.</p> <p>PE/PMA presented the HVAC option carried for the MHHS. The base scope carried was option 1b with 80% air source and 20% geothermal. There is option 1c carried as an add-alternate with is 20% air source and 80% geothermal and option 1a which is full geothermal. The goal is to become 1a at 100% full geothermal as the project moves through the upcoming design phases. PMA showed the chart and the graph representing the life cycle cost analysis. TT questioned the current condition of MHHS AC. FC and DC advised that it is currently being taken care of as best as possible by creating as much air flow as possible and further fixes are being reviewed internally by the district/facilities. FC noted that during the excessive humidity the areas are being wiped and cleaned daily to ensure there are no issues. FC noted he has not seen the problem recently.</p> <p>PMA presented the large list of add-alternates that will need to be reviewed during the upcoming stages of design. PMA advised that this list is extremely long and needs to be whittled down to ensure a fair bidding process and an achievable design package. PMA noted that many of these items will either move into base or be removed from the scope as the design process progresses.</p> <p>TT asked whether there was a concession stand or bathroom carried. AR advised that bathrooms would be located near enough to the school so that for events, bathrooms could be utilized inside of the public area. AR noted that there was no discussion to date to include a concession stand but was something that would not be reimbursed by RIDE and may be something the district decides to do separately.</p>
--	--	--

SCHEDULE

Item	Action	Notes
05/31/23:08	PMA	Master Project Schedule: Update 09/21/23: PMA presented an updated master project schedule inclusive of detail for each upcoming design phase. PMA can cost load the schedule to include when the RIDE reimbursements would be received and that will assist the districts bond council to map out a borrowing schedule.
05/31/23:09	ALL	Key Dates: Update 09/21/23: 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 09/07/23: Referendum Language: AR advised that the language comes directly from the state and is a standard format. There will be one standard question on the referendum. Update 09/21/23: PE advised that they are waiting for approval of Amendment #4 prior to proceeding with Geo-Environmental drilling. DC/AR are working to get this executed.
09/07/23:01	Closed	Project Scope and Budget (Value Management Live Exercise): 09/21/23: PMA presented the list of alternates submitted with the RIDE Stage II package. PMA advised that this list is large and that items will move in and out of scope during the upcoming design phases. Item is closed for now.

MISCELLANEOUS

Item	Action	Notes
05/31/23:10	PMA/PE/SBC	Project Communication/Community Outreach: Update 09/14/23: Website continues to be updated with presentations and additional FAQ answers. 23Sep23 East Bay Running Festival, 02Oct23 Community Forum (Tentative), 08-29Oct23 Warren Walkabout, 14Oct23 Harvest Festival, 28Oct23 Halloween Walkabout. Week of 10/30/23 Community Forum, TBD Abutters Meeting It was noted at a prior meeting that the Geotech/geo-environmental report info should be available for the abutter's meeting. Other Possible Outreach Events: District to advise which events need coverage and when they are. Local Tax Impact Discussion: There was a discussion between the committee regarding reimbursement, bonding, and how the message is relayed to the voters. SCA asked when RIDE money is received. AR advised that Paygo gets reimbursed immediately but that it depends on how busy RIDE is. FC advised that

		the standard could be 40-60 days. There were discussions about when the tax impact information will be available. PMA advised that right now there is a range that is being narrowed down that will be based on response from RIDE. TT asked if there could be a fact sheet that could be utilized to disseminate the information. PMA/PE/District to work together once all the information is available to develop. This sheet could include both local tax impact on median house, level of debt service, and total debt service, to allow for the most information.
08/24/23:01	ALL	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.
05/31/23:11	Record	New Business: Update 09/21/23: None.
05/31/23:12	Record	Adjournment: Update 10/05/23: Next meeting date on October 5, 2023 @ 8:30AM Motion: TS Seconded: AM Discussion: None Vote: All in favor (9 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: September 22, 2023