

**BRISTOL WARREN SCHOOL BUILDING COMMITTEE MEETING MINUTES**



**PROJECT:** Bristol Warren Regional School District  
**LOCATION:** Reynolds Building, 1<sup>st</sup> Floor Conference Room

**MEETING DATE:** July 27, 2023

**ATTENDEES:**

- |   |  |   |   |   |
|---|--|---|---|---|
| <p>SBC (Voting):</p> <p>PMA:</p> <p>PE (Designer):</p> <p>Guests:</p> | <p><input checked="" type="checkbox"/> Ana C. Riley (AR)</p> <p><input checked="" type="checkbox"/> Steve Contente (SCo)</p> <p><input checked="" type="checkbox"/> Danielle Carey (DC)</p> <p><input type="checkbox"/> Steve Calenda (SCa)</p> <p><input checked="" type="checkbox"/> Chad Crittenden (CJC)</p> <p><input checked="" type="checkbox"/> Joe Drown (JD)</p> <p><input checked="" type="checkbox"/> Manuel Cordero (MC)</p> <p><input checked="" type="checkbox"/> Greg Simmons (GS)</p> <p><input type="checkbox"/> Kerri Cronin (KC)</p> | <p><input checked="" type="checkbox"/> Adam McGovern (AM)</p> <p><input checked="" type="checkbox"/> Kate Michaud (KM)</p> <p><input checked="" type="checkbox"/> Tim Sweeney (TS)</p> <p><input type="checkbox"/> Chris Carroll (CC)</p> <p><input checked="" type="checkbox"/> Mark McCarthy (MM)</p> <p><input checked="" type="checkbox"/> Kris Bradner (KBr)</p> <p><input checked="" type="checkbox"/> Carly Reich (CR)</p> <p><input checked="" type="checkbox"/> Nicky Piper (NP)</p> | <p><input checked="" type="checkbox"/> Tara Thibodeau (TT)</p> <p><input checked="" type="checkbox"/> Michelle King (MK)</p> <p><input type="checkbox"/> Ed Tanner (ET)</p> <p><input checked="" type="checkbox"/> Walter Hartley (WH)</p> <p><input checked="" type="checkbox"/> Lisa Pecora (LP)</p> <p><input checked="" type="checkbox"/> Matthew Cabral (MC)</p> <p><input checked="" type="checkbox"/> Kathryn Brown (KB)</p> | <p><input checked="" type="checkbox"/> Frank Caliri (FC)</p> <p><input checked="" type="checkbox"/> Dennis Morrell (DM)</p> <p><input checked="" type="checkbox"/> Aaron Ley (AL)</p> <p><input type="checkbox"/> Nicholas Hull (NH)</p> <p><input checked="" type="checkbox"/> Robert Bell (RB)</p> <p><input checked="" type="checkbox"/> Dianne Sanna (DC)</p> <p><input checked="" type="checkbox"/> Joe da Silva</p> |
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**GENERAL**

Item	Action	Notes
05/31/23:01	SBC	<b>Open Meeting: Update 07/27/23:</b> Attendance noted above, 11 members (11 voting) present. Meeting called to order at 8:36 AM by CC.
05/31/23:02	SBC	<b>Public Comments: Update 07/27/23:</b> None.
05/31/23:04	SBC	<b>Approval of Minutes: Update 07/27/23:</b> Approval of minutes from 7/13. Motion: AM Seconded: Discussion: SCo Vote: All in favor (11 Yes, 0 No, 0 Abstain)

**DESIGN**

Item	Action	Notes
05/31/23:06	PMA	<p><b>Stage II Update:</b></p> <p><b>Update 07/27/23:</b> No issues, RIDE Stage II progressing through designer workplan and master project schedule. Next RIDE check in is scheduled for 8/3. On target for 9/15 submission. The first Integrated design meeting for systems will be 8/1 or 8/2 and the second meeting will be for NECHPS on 8/7 or 8/8. Geotechnical to begin early August and Geo-Environmental will begin in the end of July.</p> <p>Joe da Silva presented RIDE information. Spoke about the re-investment funds. JD showed the Stage I approval. Spoke about the 3 outstanding items. Demographics, tools for schools, and school as a teaching tool. RI General Assembly made 3 changes: Requiring Minority/Women owned business 15% as opposed to 10% previously. Bonuses were extended to June 30<sup>th</sup>, 2024. Project must be completed by 2029. Robust rebates for renewable energy from the infrastructure programs from the government. PayGo was spoken about. This allows the schools to construct and get paid year by year. This allows BWRSD to only need to bond about 20% per year potentially. Joe presented information about the “Bonus” funds that RIDE has available. Cost per Square foot review from RIDE: can’t have more square footage than square footage per student per demographic but it can be allocated as to how Bristol Warren needs it. Square foot costs don’t include demolition. This would also be added to the reimbursement. Contamination on the site, could possibly add \$1M to the reimbursement. \$529/SF plus furniture, Plus contamination, plus special needs. Does the demographics study include the Warren potential housing projects over the next 5 years. CC original December deadline required a CM. The only way was to go with CM@Risk. Now that it is June we may have the opportunity to meet this with different delivery methods. Need to look at the schedule. If bridging documents could go live.</p> <p>Integrated Designed meetings upcoming (8/2, 8/7). Ride Stage II check on 8/3.</p> <p>Bond Language has already been created by Sandy Mac (just needs the numbers). AR can share the language with the board of canvassers. AR will share. Historic Commission meeting #2.</p> <p>When could a Community Forum happen? Mid-October it goes to the voters. CC notes we may need to split this into two meetings. Possibly have an abutters meeting. Likely a community forum would be mid-late September once the estimates come in.</p> <p>Traffic Study is in progress.</p> <p>Demographic study report was received and is being reviewed.</p>
06/29/23:01	PE	<b>Educational Programming: Update 07/27/23:</b> User Group meetings for program review are on 7/26 and 8/1. No action items currently.

06/29/23:03	PE	<b>Existing Condition Evaluation: Update 07/27/23:</b> Traffic study reports in progress. Demographic study final report has been received. Hazmat review reports for Kickemuit and Guiteras are forthcoming. Code/Accessibility reports have been issued and are being incorporated into repair costs. Existing conditions reports for cost estimates are underway. Geo-environmental studies are underway and there will be a draft available next week. PE plans to apply for technical review meeting with Town departments soon. Concept review with Bristol Fire Dept. for HS and Colt-Andrews ongoing. Integrated design meetings scheduled for first week of August to review systems and CHPS. Technology meeting on 8/9. Geotech drilling on 8/17 and 8/18. Neighborhood meeting for HS project to be scheduled. Technical review with Town departments TBD. Planning Board review in Sept for Oct meeting.
07/13/23:01	PE	<b>Historic Commission Review:</b> RS presented options on Colt Andrews and how to make the area safer for students. Historic District Commission has no desire for removing Bradford Street. Next time the proposal is presented it will show how the team plans to take the vehicle component off the street and bring it back to how it was in the 1800's. Steve Contente noted the busses on Hope St. queuing could be an issue. PE advised that the goal is to maintain the front of the Colt school. PE noted that they are and need to review the traffic report once completed. Guiteras was discussed by Historic Commission but there were no concerns as the use was not changing, only ownership as it would go back to the Town. <b>Update 07/27/23:</b> Historic preservation review of proposed option for Colt Andrews is being developed. This is based on feedback from initial meeting. Historical Commission meeting #2 is scheduled for 9/7.
06/29/23:04	PE	<b>Mt. Hope FCI Score Review:</b> There was a question regarding the FCI score for MHHS being below the score that would enable 5 bonus points. AR advised that the team could review with RIDE and specifically with Mario to see if there could be a priority review given to MHHS that would possibly provide a revised rating that could potentially allow for more bonus points. PMA advised that this should be brought up with RIDE on the Thursday 6/1 call. <b>Update 06/29/23:</b> Not discussed during meeting. needs to be reviewed further once all existing conditions reports are finalized by PE. <b>Update 07/13/23:</b> Ongoing currently. <b>Update 07/27/23:</b> No Action items currently.
06/29/23:09	SBC	<b>Preferred Solution &amp; Recommendation: Update 07/27/23:</b> Item Not Discussed. Preferred solution for Mt. Hope closed. Other schools remain open.
		<b>Comparative Cost Estimates Analysis: Update 07/27/23:</b> Not discussed. No action items at this time.
07/27/23:01	PE	<b>Design Updates: Update 07/27/23:</b> ES/MS design updates: Kickemuit: recommendations presented. Major items being the replacement of the ballasted roof, replacing exterior doors and hardware as well as many other items. PE notes that security is included. The middle school parking Lot needs to be reviewed if it is within the budget as it is in terrible shape. Hugh Cole: PE presents recommendations for the Hugh Cole School. Major items include relacing the original building roof membrane, ADA upgrades, replacing sprinkler piping and the other issues are noted on the slide. Rockwell: PE presents suggestions for the Rockwell school. Major issues here are replacing exterior doors and hardware, playground drainage issues, and some smaller items also noted on the slides. Colt-Andrews: PE presents options for the Colt and Andrews School. PE points out they are working on a safer crossing between the two buildings. Some of the issues with this school include exterior door and window repairs, chiller replacement, boiler replacement, and other issues noted on the slides. Guiteras: PE presents the upgrade options for Guiteras. Major upgrades include mechanical system replacement, accessibility issues, and misc water issues. Other issues noted on slides. HS Design Update: PE presents the High School Options and highlights which option was chosen. PE shows a preliminary siteplan including the athletic fields. TT asked about the classroom comparison. Would there be an option to create adaptive PE. PE shows the gym size that is designed per the school enrollment and shows what a larger gym would look like and that there would be space for it if desired. Feedback on views: Cost estimating on 100+ parking spaces. PE was requested to add counts to parking for each of the locations on the site plans. Consider adding these to cost estimating as an alternate.

## SCHEDULE

Item	Action	Notes
05/31/23:08	PMA/PE	<b>Schedule Update: RIDE Process Overview:</b> <b>Update: 07/27/23:</b> No issues, on target See Key dates/ Next steps.  <b>RIDE Stage II Designer Workplan:</b> <b>Update 07/27/23:</b> No issues, on target.

		<b>Master Project Schedule: Update 07/27/23:</b> The project team has a check-in with RIDE on 8/3 to go over any questions before the next submission deadline.
05/31/23:09	ALL	<b>Key Dates: Update 07/27/23:</b> RIDE Stage II Submission Deadline. <b>18Sep23:</b> Board of Elections Approval of Referendum Question(s). <b>07Nov23:</b> Project Funding Authorization Vote. <b>19Dec23:</b> RIDE Stage II Approval Target. <b>30Dec23:</b> Construction Manager Awarded

#### BUDGET

Item	Action	Notes
05/31/23:09	PMA/SBC	<p><b>Project Budget: Update 07/27/23:</b> No issues currently, budget will be developed as project scope becomes more defined and available.</p> <p><b>RIEBF:</b> The committee asked if REIBF funding would be a possibility. The committee noted that East Providence received funds through this program for their new school. PMA advised that this will be further discussed and may be discussed with RIDE on the 6/1 Thursday call. <b>Update 06/29/23:</b> Item not discussed. To be reviewed at next meeting with RIDE. <b>Update 07/27/23:</b> This item needs to be reviewed at the submission of Stage 2. Placeholder for now.</p>

#### MISCELLANEOUS

Item	Action	Notes
05/31/23:10	PMA/SBC	<b>Project Communication/Community Outreach: Update 07/27/23:</b> Website continues to be updated. NP working on this. PE shares some slides on community outreach. Project team has been attending multiple community outreach events such as the Hope and Main Schoolyard Market and the Warren concert series.
05/31/23:11	Record	<b>New Business: Update 7/27/23:</b> No new business currently.
05/31/23:12	Record	<b>Adjournment: Update 07/27/23:</b> Next meeting date is Thursday August 10, 2023 @ 8:30AM. <b>Motion:</b> SCo <b>Seconded:</b> TT <b>Discussion:</b> None <b>Vote:</b> All in favor (11 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: July 27, 2023