

BRISTOL WARREN SCHOOL BUILDING COMMITTEE MEETING MINUTES

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

MEETING DATE: July 13, 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 (CJC) <p>PE (Designer):</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Joe Drown (JD) <input type="checkbox"/> Manuel Cordero (MC) <p>Guests:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Justin Pacheco (JP) <input type="checkbox"/> Kerri Cronin (KC) | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Adam McGovern (AM) <input checked="" type="checkbox"/> Kate Michaud (KM) <input type="checkbox"/> Tim Sweeney (TS) <input type="checkbox"/> Chris Carroll (CC) <input checked="" type="checkbox"/> Mark McCarthy (MM) <input checked="" type="checkbox"/> Kris Bradner (KBr) <input type="checkbox"/> Ethan Hartley (EH) <input type="checkbox"/> Nicky Piper (NP) | <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 checked="" type="checkbox"/> Matthew Cabral (MC) <input checked="" type="checkbox"/> Kathryn Brown (KB) | <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Frank Caliri (FC) <input checked="" type="checkbox"/> Dennis Morrell (DM) <input checked="" type="checkbox"/> Aaron Ley (AL) <input type="checkbox"/> Nicholas Hull (NH) <input checked="" type="checkbox"/> Robert Bell (RB) <input type="checkbox"/> Anthony Cherry (AC) <input type="checkbox"/> |
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GENERAL

| Item | Action | Notes |
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| 05/31/23:01 | SBC | Open Meeting: Update 07/13/23: Attendance noted above, 12 members (12 voting) present. Meeting called to order at 9:33AM by AR |
| 05/31/23:02 | SBC | Public Comments: Update 07/13/23: None |
| 05/31/23:04 | SBC | Approval of Minutes: Update 07/13/23: Approval of minutes from 6/29. Motion: SCa Seconded: AL Discussion: None Vote: All in favor (12 Yes, 0 No, 0 Abstain) |

DESIGN

| Item | Action | Notes |
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| 05/31/23:06 | PMA | Stage II Update: Update 07/13/23: No issues, RIDE Stage II progressing through designer workplan and master project schedule. Next RIDE check in is on 8/3. On target for 9/15 submission. Meeting with RIDEM for conservation on 7/18. 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. Geotech to begin early august and Geo-Environmental to begin this month. |
| 06/29/23:01 | PE | Educational Programming: Update 07/13/23: BB presented a list of tasks that have been completed and a list that are upcoming. Draft of space needs are charted and under review with the superintendent's office. There will be a recheck based on the final demographic study. The resulting report will be the educational programming document finalized by the Superintendent's office and her team. User meetings are ongoing with school principals as needed to finalize programming. |
| 06/29/23:02 | Closed | Educational Visioning: Update 06/29/23: Results shared from the elementary school visioning sessions. Highlights were presented as educational goals, program goals, and project goals. All visioning sessions are complete and will be formalized as part of the RIDE Stage II submission. Update 07/13/23: No update, visioning sessions are complete. Item closed. |
| 06/29/23:03 | PE | Existing Condition Evaluation: Update 07/13/23: Hazmat reports received for Rockwell and High School. Other reports are a work in progress. See design update slide. Based on meeting with town planner there are no set height restrictions on public institutional zones. PE setting up a technical review meeting with the planning board. Traffic study reports are in progress. Demographics study is in progress. Code/Accessibility reports were issues to PE. Draft reports have been received from MEP, structural, technology, and site with final reports underway. |
| 07/13/23:01 | PE | Historic Commission Review: 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. |

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| 06/29/23:04 | PE | <p>Mt. Hope FCI Score Review: 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. Update 06/29/23: Not discussed during meeting. needs to be reviewed further once all existing conditions reports are finalized by PE. Update 07/13/23: Ongoing at this time.</p> |
| 06/29/23:09 | SBC | <p>Preferred Solution & Recommendation: Update 07/13/23: PE presented what the building may look and feel. History and Inspiration from Bristol. MM presented historic areas around Bristol and showed the inspiration for both the site and building itself.</p> <p>New High School Options: All options could bring Baseball back onto the site. Minimum of 5 tennis courts to host a match. Keep multipurpose field and upgrade track/turf field. Keep the softball field where it is. Minimum of 220 car parking spaces on site.</p> <p>Option A: 2 Story: Could do a two story but it gets a little bit long to get everything in on two story's. Showed the idea of where cars and buses drop off. Cars drop off to the south and buses drop off to the North.</p> <p>Option B: Partial 3 story. Has area for the building to grow. Buses drop off moves to the front and cars drop off in the rear, Classroom wings are three stories and other parts are two story.</p> <p>Options C: Partial 3 story but relocating softball. Very similar to option B</p> <p>Neighborhood/Abutters/Street Views were presented. The 2 vs 3 story is not much bigger from abutters view. From Chestnut St. the building is the main change, and it is not very significant between the 2 and 3 story.</p> <p>Field Layouts and Offline fields/courts during construction were discussed. MM showed the potential phasing for when fields would be offline.</p> <p>SCo liked Option C with the softball field relocating. AR like C as well. TT asked about the space utilization of the gymnasium and if the current sports programs can be accommodated with the smaller gymnasium. BB noted yes and that they will show options for how this is achieved. CC noted that these layouts will get developed during design. KC asked about the current outdoor area of the CTE program. PE advised they are aware of all programming spaces and have square footage accounted for in the program even if not detailed in the renderings at this level. SCo advised that he would like to see some trees added at the rear of the building to provide some further screening for abutters as this building would be moving closer to their properties even with fields between them still.</p> <p>Options Vote: SC made a motion to move forward with option C. Seconded by AL. No Discussion. All in Favor (12 Yes, 0 No, 0 Abstain).</p> <p>SCo geotechnical and rendering of the study will be important to have for the next meetings.</p> |
| | | <p>Comparative Cost Estimates Analysis: Update 07/13/23: No update or discussion at this meeting.</p> |

SCHEDULE

| Item | Action | Notes |
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| 05/31/23:08 | PMA/PE | <p>Schedule Update: RIDE Process Overview: 05/31/23: CC presented a general overview of the RIDE process, Stage I through completion and identified that Bristol Warren is in the early part of Stage II. Update: 07/13/23: No issues, on target See key dates/ Next steps.</p> <p>RIDE Stage II Designer Workplan: 05/31/23: JD presented the condensed designer workplan. Meetings are ongoing and the work is already progressing. JD advised that the demographics study and the traffic study are important to get rolling as soon as possible to get accurate information for traffic. Update 07/13/23: No issues, on target.</p> <p>Master Project Schedule: Update 06/29/23: No issues, on target. Update 07/13/23: No issues, on target.</p> |
| 05/31/23:09 | ALL | <p>Key Dates: 15Sept23: RIDE Stage II Submission Deadline. 18Sep23: Board of Elections Approval of Referendum Question(s). 07Nov23: Project Funding Authorization Vote. 19Dec23: RIDE Stage II Approval Target. 30Dec23: Construction Manager Awarded</p> |

BUDGET

| Item | Action | Notes |
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| 05/31/23:09 | PMA/SBC | <p>Project Budget: Update 06/15/23: KC asks if the public will be voting on the 200M for the project or if it is the actual number that will be borrowed. CJC notes it is 200M. Also says that the bond will not be taken for the entire 200M, but rather what is borrowed. Keri Cronin: asked if there will be a detailed cost estimate tied to the budget and the vote. There will be a \$200M on the vote but it will be explained further. Keri Cronin: noted that Joe D. from RIDE spoke about the last bond and then asked about. Bond will be paid in full in 2028. AR noted that they believe it was close to 63% but is not sure and there is a question about it. AR is going to review and provide this information from the last bond. KC noted that there could be a good opportunity for a comparison of the cost and the effect of the Bond that was made in 2005. Update 07/13/23: No issues currently, budget will be developed as project scope becomes more defined and available.</p> <p>RIEBF: 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. Update 06/29/23: Item not discussed. To be reviewed at next meeting with RIDE.</p> <p>Update 07/13/23: This item needs to be reviewed at the submission of Stage 2. Placeholder for now.</p> |

MISCELLANEOUS

| Item | Action | Notes |
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| 05/31/23:10 | PMA/SBC | <p>Project Communication/Community Outreach: Update 07/13/23: Website continues to be updated. NP is looking at a possible reformat. Concert series in Warren has started up and will continue with a project team presence. Hope and Main market attendance will also continue.</p> |
| 05/31/23:11 | Record | <p>New Business: Update 07/13/23: KM asked about the referendum language. AR noted that Sandy from the Town has been working with her on both the timeline and with counsel. Likely just the JFC and the school committee would need to review. AR will reach out and report back. CC explained to SCo about the elementary school project and how it will be developed. LP noted that we need to get the recommendations for review. Once all the reports are in these can be talked about and PE can solicit more feedback.</p> |
| 05/31/23:12 | Record | <p>Adjournment: Update 07/13/23: Next meeting date is Thursday July 27, 2023 @ 8:30AM Motion: DM Seconded: SCa Discussion: None Vote: All in favor (12 Yes, 0 No, 0 Abstain)</p> |

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.