

BRISTOL WARREN SCHOOL BUILDING COMMITTEE MEETING MINUTES

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

MEETING DATE: February 8, 2024

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 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"/> Nel Daws (ND) <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"/> Roy Borges (RB) <input type="checkbox"/> Tim Sweeney (TS) <ul style="list-style-type: none"> <input type="checkbox"/> Chris Carroll (CCa) <input checked="" 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 checked="" type="checkbox"/> Peter Hewett (PH) <input checked="" type="checkbox"/> Roy Borges (RB) | <ul style="list-style-type: none"> <input type="checkbox"/> Tara Thibodeau (TT) <input checked="" type="checkbox"/> Michelle King (MK) <input 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 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 02/08/24: Attendance noted above. 7 members present. Meeting called to order at 9:30AM by CC.
05/31/23:02	SBC	Public Comments: Update 01/11/24: No public comment in this meeting. Update 02/08/24: No public comment in this meeting.
05/31/23:04	SBC	Approval of Minutes: Update 02/08/24: Approval of minutes from 01/11/24 was pushed to next meeting, not enough voting members present at time of vote. Motion: NA Seconded: NA Discussion: None. Vote: Pushed to next meeting. (0 Yes, 0 No, 0 Abstain).

DESIGN

Item	Action	Notes
05/31/23:06	PMA/PE	Stage II Update: Update 12/14/23: The next milestone will be CESE approval at the 12/19 meeting. PE focus will be on completing the site survey. PE will also begin to schedule user/focus group & building committee meetings. PE/PMA recommended a monthly scheduled SBC meeting for updates to ensure that enough work is completed to provide a meaningful design update. Update 01/11/24: PMA notes the \$250M RIDE Bond Offering was in fact tapped out. It was shown both last year early and this year in December. PMA notes that the BWRSD was the 4 th highest paygo recipient. Great results for BW. Official Housing Aid Summary - Spoke about the competitive market and trying to stay ahead of that market. Going to continue to progress the schedule and work to capitalize on the competitive market. Necessity Of School Construction - Middle tax impact projection actualized was the most impact. \$157M of eligible costs calculated by RIDE and granted by RIDE. This assumes 100% of the money is spent including contingency. It also includes the high rates at the borrowing number which could vary. Need to find a path towards achieving the best funds from RIDE. Update 02/08/24: Item closed; progress will be tracked in Stage III Progress Update Section below.
01/11/24:01	PMA/PE	Stage III Progress Update: Update 02/08/24: Critical Systems review meeting for systems in MHHS was held. Building officials meeting with Warren officials, ride Stage III check in meetings, full day of building tours are some of the events that took place recently. Multiple RIDE Check-ins have happened over the last couple of weeks. Key Points: <ul style="list-style-type: none"> ● Value Management Approach. District goal of 10% cost reduction from Stage II to better align with RIDE Caps. Consolidate ES/MS/HS bid packages for the scale. CC defined the ride allowable costs. When RIDE came back with their review. RIDE returned \$156M as opposed to \$180M. Need to rerun revised impacts based on current interest rates. Critical piece of this is to know if RIDE is going to penalize this. If we come in low on one of the ES/MS projects, are these interchangeable, Ride also broke this out project by project. Projects cost more than the RIDE caps. Trying to understand. PMA waiting to hear back from RIDE. We have this in meeting minutes but not in writing. ● MOA Interpretation. PMA wants to know if we can do the lump sum. How would RIDE treat this and would there be a penalty? Waiting to hear back from RIDE. ● Delivery Methods: PMA is still reaching out to market contacts. Brait/Bacon/Gilbane. PMA using this information relaying it to the mechanical contractors. ● Construction Manager at Risk (CMAR)

		<ul style="list-style-type: none"> • Highest Cost (\$\$\$), Most Flexibility with Multiple Bid Packages / Buyout, Qualification Based Selection, Open Book Accounting, Shared Risk • Design Build (DB) • RIGL §37-2-29 and §37-2-30 prohibit cost plus a percentage of cost approach, RIGL §37-2-18 competitive sealed bidding requirements may shift this delivery method towards something more resemblance of a CMAR or DBB delivery. • Design Bid Build (DBB) • Lowest Qualified Competitive Bid = Lowest Cost (\$), Each Early Pkg Needs to be Developed to 100% Bid Docs, Need to confirm we can get to 100% in time to meet 6/30/24 Award Deadline • Ride Check in Key Notes: • Awaiting guidance on 6/30/24 construction start requirement for bonus incentives – does Rockwell drainage upgrade satisfy the requirement? • RIDE recommended reducing size of MHHS, confirms there would not be a RIDE grant/reimbursement penalty. • RIDE recommended considering shifting funds from FFE/IT to construction budget, confirms there would not be a RIDE grant/reimbursement penalty. • RIDE confirmed acceptable to lump projects together for scale of efficiency but noted their belief that smaller bid packages would be more appealing to bidders. • RIDE confirmed that savings on ES and MS projects could be transferred to HS project without RIDE grant/reimbursement penalty. • RIDE recommends reduction in classroom size. • RIDE recommends pulling exterior walls in 1’. • RIDE recommends elimination of tennis courts, replace with parking. • RIDE recommends reduction of paved areas, consolidate parking areas, switch to parallel parking in lieu of lot parking, avoid pedestrian crossing. • RIDE recommends looking at pre-fabricated building for gymnasium. • RIDE recommends consolidation of bathrooms to building spine. • RIDE suggests utilization of bond premium proceeds to enhance the budget and scope from that originally approved. • RIDE guidelines forthcoming – including additional guidance on what satisfies the 6/30/24 construction start requirement for bonus incentives. <p>Budget Adjust Target Reductions. PMA showed the dialed in reduction targets. Need to dial in with the estimates. Basis for the scope decisions by this committee at the meetings in March. 13.5% reduction at high school is the reduction that is needed. Market Data K-12 \$/SF was shared and MHHS highlighted where it fits in to the graph. Market Data RI Vs. MA. PMA feels these are apples to apples and are good comparisons (all sitework/remediation and other costs). Want the committee to know they can look at early procurements.</p>
07/27/23.01	PE	<p>Design Updates: Update 12/14/23: PE reviewed the design schedule. PE reviewed the remaining scope to complete on their SD workplan. A completion date of 3/25/24 includes the date of the submission to RIDE. PE also reviewed tentative dates for SBC/User/SC meetings for the remaining SD phase. PE reviewed the scope of the early bid package for Rockwell. They showed the scope needing to occur and advised that this will likely be the shovel in the ground scope needed to satisfy RIDE. PE reviewed the early bid package for Kickemuit and Hugh Cole. They identified that this would likely not be a summer 2024 project due to constraints of drawings and materials availability. PE reviewed long lead items with the committee.</p> <p>Update 01/11/24: LP runs through a big picture for the design schedule. Notes they about 1/3 of the way through the SD phase of the project. They have just over a month to get the schematic design drawings complete so they can get them over to the cost estimator. LP also shows a summary of their work plan items. PE then runs through some new renderings of the new high school and updated floor plans. MM begins the design updates. MM notes they have been working on refining the design since November. MM notes the biggest thing they have been working on was the third story in one of the areas and they have now developed the design to have only two stories so the classrooms that were located are not alone up there. PE is also working on improving the design of the courtyard in the middle. MM notes they will continue on working on the site layout and notes the bus layout has changed a little bit, no changes to the fields just the building. MM notes the building is more efficient now and it should help the project budget. MM notes the goal through design is to not take away from the user spaces but want to make sure the moving spaces are as efficient as possible. MM notes they added the central admin spaces to the building</p>

		<p>on the end of the building near the creek in their design and RIDE commented on the location of this. MM notes they moved central admin to the front of the building, and it is closer to the front door and is closer to parking. Has its own separate entrance as well. TS asks about the courtyards and if there are windows on the inside there? MM notes the windows are not shown on the design yet but they will be there. ND speaks to some on the interior design now that it is a two-story building. Same main entrance as before but now the community entrance is near the central admin. Clear entrance for public use to gym and other public spaces. ND speaks to the classroom layouts now, they now have all of the freshmen academy on the first floor in its own wing as opposed to the previous design with two floors. CTE programs are distributed throughout the building. 10-12 grades are on top of the freshmen academy on both wings with classrooms. More CTE spaces are located up here as well. MM notes the science classrooms are paired but are not located all in the same area for more collaborative learning.</p> <p>Update 02/08/24: MM recap of user group meetings - good sessions, lots of helpful feedback. Looking at items like where spaces are in the bldg.</p> <p>Business and finance: Preparing students for future workforce, stock ticker, etc.</p> <p>Met with audio video, saw many concepts during tours like marketing web animation.</p> <p>School Store: Fixed space in building near lobby</p> <p>General Classrooms: moving away from the single teaching wall and utilizing the 3D classroom.</p> <p>Nurse & Guidance: Suite layout preferred, conf room with projection screen</p> <p>Science: MM impressed with ambitious science programs, Chem prefers gas hookups possibly propane</p> <p>Special Education: 1 testing office, sensory room classroom intensive</p> <p>Visual Arts: Dust, centralizing the cleanout for these locations.</p> <p>Administrative Staff: VIBE = in school suspension, check in for visitors, Truancy court 8-10 people.</p> <ul style="list-style-type: none"> • Construction & Engineering: FC liked how the classroom overshadowed the tech area. MK recommend more talks between staff and PE. Really compared to carpentry/electrical/all in one. <p>Library Media Center: MM talk to the librarian about weening the collection so there are less books. Lower the bookshelves which is great for supervision.</p> <p>Freshman Academy: contained in one wing, don't do everything in the wing but all their main classes will be in there.</p> <p>PE & Health: Durfee had a strength and conditioning coach and AM referenced this as desirable. Much closer to the fields and walking outside.</p> <ul style="list-style-type: none"> • Performing Arts: open to the idea of slightly less seating but may not want to go there immediately. • Looking wherever PE can to right size the building and increase efficiencies. A little lower then the 181K number already but looking to do better. Not eliminating program at this point.
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SCHEDULE

Item	Action	Notes
05/31/23:08	PMA	Master Project Schedule: Update 02/08/24: PMA reviewed upcoming important dates and meetings. PMA presented the milestones for the completion of the SD phase, followed by the milestones for the Design Development phase. PMA noted the next upcoming important SBC meeting is on 3/14 followed by 3/21. These are critical for budget/value management.
05/31/23:09	ALL	Key Dates: Update 02/08/24: 30Jun24: Construction Contract Award deadline to qualify for housing aid incentives (RIDE legislative update). PMA also reviewed the RIDE Stage II checklist with the committee. This may be adjusted based on RIDE meeting. Team is awaiting response from RIDE.

BUDGET

Item	Action	Notes
05/31/23:09	PMA/SBC	Project Budget: Update 02/08/24: No update currently.

MISCELLANEOUS

Item	Action	Notes
05/31/23:10	PMA/PE/SBC	Project Communication/Community Outreach: Update 02/08/24: No community outreach updates, PMA will continue to work with TL.
08/24/23.01	Closed	Similar School Tours: Update 12/14/23: AR looking to schedule after the holidays. Update 01/11/24: KB sending out another poll for the 5 school tour dates. Update 02/08/24: Members of the BWSRD team toured multiple new Middle/High Schools in the area, CC Tech, DYIMS, Durfee and East Providence. Layouts, room sizes, finishes, floors, walls, ceilings were all reviewed. AR noted it was helpful to see the variation of finishes across the schools. AR had not thought about the retractable auditorium but saw how it was used. AR liked the open cafeteria feeling (campus style). AR liked the feedback from Durfee/East Providence sharing the different options. Does not want to cheap out on durability. MK noted it was nice

		getting a sense and feel of size for classroom spaces. Spoke about teachable walls. Spoke about flooring differentiators and durability as well. MK liked the different seating options in the cafeteria and the arrangement. How they were using the flexible areas. Getting a sense of the how the spaces are deployed and utilized. MK spoke about the construction program and the size/space needed for these. FC was impressed with the poured concrete steps. Considering some of the issues of VCT vs. terrazzo. FC got to speak about the green roofs and the desire not to have. FC is going to revisit more of the building systems and will do so later. FC was very impressed with EP carpentry setup. FC liked the theory areas directly in the tech/work room areas. SC noted that the glass partitions and cleaning. SC noted the paint on the concrete. SC noted the glass doors at the gang bathrooms. Complexity of the HVAC systems. SC noted the simpler the better for the HVAC system. AM being thoughtful about the space planning and how the community spaces are up front. Common theme HVAC/Security/Lighting/Fire Protection/Access control programming. AM noted the flexibility of the classrooms is important. Transition space in the high school and how this is programmed in. AM noted discussion of the exterior bathroom. AM appreciated the what to do vs what not to do. Update 02/08/24: No update, item closed.
05/31/23:11	Record	New Business: Update 02/08/24: No new business was discussed.
05/31/23:12	Record	Adjournment: Update 02/08/24: Next meeting date on 3/14, 2024 @ 9:30AM Motion: AR Seconded: FC Discussion: None Vote: All in favor (7 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: March 11, 2024