

BRISTOL WARREN SCHOOL BUILDING COMMITTEE MEETING MINUTES

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

MEETING DATE: May 9, 2024

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 checked="" 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 type="checkbox"/> Joe Drown (JD) <input checked="" 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"/> Brian Sullivan (BS) <input type="checkbox"/> Tim Sweeney (TS) <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 type="checkbox"/> Peter Hewett (PH) <input type="checkbox"/> Christy Belisle (CB) | <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) <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 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 type="checkbox"/> Greg Spiess (GS) <input type="checkbox"/> Craig Evans (CE) |
|--|--|---|--|

GENERAL

Item	Action	Notes
05/31/23:01	SBC	Open Meeting: Update 05/09/24: Attendance noted above. 8 members present. Meeting called to order at 8:31AM by WH. Aaron Ley and Frank Caleri late, arrived after vote on minutes.
05/31/23:02	SBC	Public Comments: Update 03/28/24: PH notes there was a \$200M cap voted on. PH notes that the people were expecting 83% reimbursement of the \$200M. AR notes that the base rate for the district is 63% on anything the school district does from RIDE and we are working on getting the additional reimbursement from RIDE and have a letter from them stating we are expected to get this. PH asks if 63% is in writing from RIDE and AR confirms. PMA notes the RIDE reimbursement for the high school was reduced by \$19M and 17% of this was on Bristol Warren anyways and we are still working on maintaining the tax impact projection that was provided to the communities. Update 05/09/24: No public comment in this meeting.
05/31/23:04	SBC	Approval of Minutes: Update 05/09/24: Approval of minutes from 03/28/24. Motion: TT Seconded: AM Discussion: None. Vote: (7 Yes, 0 No, 1 Abstain). AM abstain. FC and AL not present at time of vote.

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 03/28/24: PMA shares an overview of the schedule and progress update for Stage III. PMA also shares an overview of the meetings that have occurred since the last SBC. PMA then shows a budget update. PMA shares a breakdown of the funding for the 5 different projects and a list of the alternates. MHHS - CC shares the MHHS reconciled estimates we have received on a pie chart and how the costs are broken down. MHHS is broken up on the pie chart by Direct Costs, Markups, Contingency and Escalation. CC notes markups include bonds, insurance, GC's GR's and OH&P. CIP Projects – broken up by the large project items, Markups, Site, Roofing, Exterior and Other Costs associated with the project.

	<p>Reconciled Estimates: PMA shares a graph chart that shows the different targeted budget comparisons. Shows Stage II Final, Stage III estimate of record, current value management and final value management. PMA notes we sent out the value management logs to the SBC for review prior to the meeting and want to discuss the TBD/Other items in the value management exercise. CC notes we are carrying 22M in contingencies at this time and today's goal is to decide where we end up on the cost values. PH asks who has the final authority on the reimbursement. AR notes RIDE. PH asks if the general assembly gives this authorization and AR and CC note yes this is the case.</p> <p>Update 05/09/24: WH runs through the meetings the team has scheduled and attended. PE shares their latest work plan and notes they are working on scheduling SBC meetings in the future. LP notes we are looking for final approval of the DD budget in July. LP notes there are user group meetings at the high school today and some other ones occurring next week. LP notes the surveyors are just about done and are moving onto KMS and Hugh Cole. LP notes PARE is working on a permitting schedule currently. LP notes DD is a lot of review meetings. LP notes they are pushing to get a price set together for DD and it will take approximately 4 weeks for the estimators to review and price the project. LP shares the user group meetings schedule that are taking place at the high school this week.</p>
07/27/23.01	<p>Design Updates: Update 03/28/24: Not discussed in this meeting.</p> <p>Update 05/09/24:</p> <p>Design Update/Stage III Page Turn: MM speaks to the building updates. MM notes the plan was to have a village feel like a lot of New England buildings in the area. MM notes the building has become a little smaller and more efficient as we have progressed.</p> <p>MM notes one of the bigger changes is that the media center is now located entirely on the second floor. ND speaks to the high school floor plans and what is located in different parts of the building. ND notes they are trying to keep the creek as a visual feature and you can see it from multiple parts of the building. ND notes there are some lockers located in the hallways but notes not a lot of students use these anymore, so they are limited. ND notes the courtyard is open on the first floor and the second floor has a bridge to connect the buildings. ND notes they did include a school store in a prominent location per the district/user feedback. ND notes the main community spaces are all currently located on the first floor and this will be beneficial for security. AM asks about the auditorium. ND shares the egress to the auditorium and how it is accessible. ND notes the balcony that was in the previous design was changed to classroom space based on value management decisions.</p> <p>NP asks if there is a bathroom in the freshmen academy and PE notes yes there are multiple. NP notes she has heard that the business and marketing classes have hoped to have their classrooms located near the school store and it is not currently located near it. ND notes we have meetings today to discuss this and part of the reason is that the school store is prominently located per feedback. ND shares the gymnasium updates. Notes we have met with athletics and gym teachers' multiple times. ND notes the third court is currently designed to be used as an extension of the wellness center per requests from the user group meetings. ND notes there are large doors located between the wellness center and the third gym that can be opened and closed as needed.</p> <p>ND speaks about the CTE shops. Notes there are two workshops connected over there that have access to an outdoor space for their program as well.</p> <p>ND speaks to the second floor plan. Shares the bathroom location and locations of the offices. ND notes the library has been moved up the second floor and it has a full classroom, half classroom and multiple small group rooms but still maintains the open feel that they wanted. ND notes most teachers own their own classrooms so there is limited teacher workspace located throughout the building. ND notes there are team locker rooms and the health classrooms located on the second floor of the gym. ND notes there is daylighting even in the corridor classrooms.</p> <p>MM speaks to the exterior of the building. MM notes they are really trying to include the creek in the outside of the building and are working with the landscape architect on this. MM notes the exterior of the building will be mostly brick but are working on finding a color that matches the community better than just red brick. MM notes we made the entries more modest, and value engineered some of the items that were located there previously. PE shares the outdoor learning space rendering and some of the options they are playing with. MM shares the entire site plan and speaks to the alternates that are being carried. TT asks about Hugh Cole administration? MM notes their team has walked the space at Hugh Cole and are currently working on the layout. TT asks if this will happen sooner than the other projects? LP notes everything is going out as one package except for the drainage at Rockwell. AR notes they are looking internally at this space to see if they could move in there. TT asks about the health department reports from the high school and asks if there are reports from the school? Any conclusions on the theories</p>

		<p>making people sick? AR notes we got those reports a year ago, health department didn't give them anything but they have emails she can share. AR notes she can ask the health department for their information they shared in a meeting. TT notes there is still a fear that this is connected. TT wants this information to go publicly. NP wants to confirm that there is a way to close off the community spaces during public events and PE confirms this is the case. AM asks about operable windows? ND notes per NECHPS there are 4 windows per classroom and 2 will be operable. AM notes there is an opportunity to use modular walls in some areas to make the breakout spaces larger. PE notes this typically costs more and it would be ed plan specific if they requested these. AM would like hard copies of overall floor plans from PE.</p>
<p>03/28/24:01</p>	<p>ALL</p>	<p><u>Value Management Exercise: New Item: 03/28/24</u></p> <p>PMA notes we need to be cautious what we put in the alternate category because if we include items as alternates then they need to be completely designed by PE.</p> <p>Gym 3 Courts – roughly 1.5M savings, reduces size to only 2 courts instead of the proposed 3 in design. CC notes we are over the RIDE cap already and AR notes we are getting max reimbursement on the project. TT asks if it is cut now will it be cut forever. PMA confirms yes for this item it would be eliminated forever and PE will not redesign is we choose this option. PE notes it doesn't reduce the other spaces we just would be reconfiguring them to fit better. PE notes they met with the school staff and they said the school can function with the 2 courts, but they struggle with the wellness center size. TT asks if we remove the third gym where the locker rooms would go. PE notes this would need to be redesigned. AR notes no one wants to remove the gym. TT asks if we could keep the old existing gym? MM notes it is currently located in the flood zone and it was previously looked at as an option but did not seem feasible. MM notes there are other issues associated with the existing gym as well.</p> <p>Decline GYM – Take</p> <p>Auditorium balcony PE #16 – Creates 3 gym space, if taken with the gym option there could be a 3rd gym station used in the auditorium. Retractable seats would have to be used here. TT notes it would be a scheduling issue at this point. SCo asks how many seats there in the auditorium without the balcony? PE notes 400 without 525 with balcony. LP notes per RIDE the auditorium is based on 2/3 of the population of the school. MK notes they don't whole school assemblies in the auditorium they happen in the gym. MK doesn't think reducing the balcony is an issue. TT asks about the capacity of the gym without the 3rd gym. PMA notes there is no seating in the third gym. Bleacher space is around 600 kids with kids sitting on the floor you could get the whole school in this space. MK notes kids sit on the floor now. SCo asks if the department head has looked at this? AR notes using the 2 gyms is all that the school needs, but a third gym would be used for athletics. SCo concerned about wrestling and basketball and AR notes the wrestling could put mats in the auditorium. TT asks what the athletic directors opinion was and AR and MK say this option was just presented for the first time today. AR notes the athletic director has confirmed she could make things work with just two gyms. MM notes there is potential to use the balcony space as classroom space and it would make the second floor smaller and could be cost savings. TT does not support cutting the third gym unless we absolutely have to. CB notes that kids are in there for athletics currently until 9PM and losing the third gym would keep kids here later. AR notes we are still at \$185M and if they are willing to go to the higher impact and we could keep the community space and the extra gym. \$180M keeps us at the median impact. AR note they could run their numbers at \$185M and see where they are at.</p> <p>REMOVE the balcony.</p> <p>Irrigation at Athletic fields – currently not carried in base. PE recommends including this as the fields take a lot of use and the fields. TT asks if we are not doing the turf now and WH says no this option is just for the other grass fields. SCo asks if this cost includes a well? JD notes no it does not. JD notes they would need to design this in now if desired so they get a fair number and CC notes this could be carried as an add alternate. AR notes cutting this does not save us any money right now and if there were savings in the bid this could be added back.</p> <p>Lighting at the tennis courts – PE notes this is based on the 5 tennis courts not because it takes longer to complete their matches and gets dark early. AR thinks this should be an add alternate.</p> <p>5 Tennis courts – Accepting this would remove it from the base. MK doesn't think we should remove them. SCo doesn't want to remove these and neither does AR. AR does not want to remove anything that they currently have.</p>

New baseball field, track and field reconstruction – in Stage II we decided to carry it as an add alternate. Carried in the base now. WH notes this does not affect the competition field on the inside of the track. SCo asks if the current track is up to standards, AR says no. WH says this could be broken up but this is what was asked to be carried by the group. TT wants a breakdown of the track vs baseball field. PE notes the synthetic field remains. PH asks if cars will be protected on Chestnut Street if the field goes there. WH notes there is a backstop and netting included in this design. WH notes baseball alone is 2.02M right now and the track is currently priced at 1.6M for the track and throwing events. TT wants to break out the 5.5M and vote on it separately. AR wants to break them out if they are add alternates.
Baseball and anything included broken up for about 2.02M reduction
Track and field and anything included with this broken up 1.61M reduction (does not include turf) includes throwing areas and field activities.

Pressbox and Bleachers SBC wants this cost broken up as well possible savings \$1.98M
SCo asks if the track is not upgraded what happens? TT notes they can't host state events. AR and TT note it is a money thing, they wouldn't be able to host state events. PH asks if it was regulation when it was built and AR says no it was not. AR notes they don't host home meets because of this, records don't count on their track. AR notes the 3.6M includes the press box and bleachers. TT asks what the cost of turf is? WH says roughly 1.86M. MM notes you would need to build another field where the baseball field would go if the main field is not built as turf because of the use the turf field can take. TT asks if they could reuse the bleachers they currently have? WH notes there would be a cost associated with relocating them and they would need to be moved for construction. SCo asks where the bleachers would go and PMA notes they are on the same side as the school for distance to bathroom issues. PMA suggests carrying this as an alternate and carrying it and roll it into the scope if a good number is received. TT notes we still have the Guiteras field to use as well. CC notes we have seen more recent bids come in with much better bleacher costs and the estimates currently are higher than this. Keep these three as add alternate.

TS left at 9:04AM during track and field discussion. Quorum is still met.

School Guard to 3M film – school guard is behind bead of glazing that holds the glass in and is more expensive, 3M is commonly used in schools. SCo asks if it is scratchable? PMA says yes and its on the inside of the windows. PMA notes we have typically see 3M and it is easier to replace. PE notes the recommendations they get from their consultant is to stick with the school guard in the entry areas and 3M everywhere else. AR notes she is comfortable with 3M film. Only for the first floor. PH asks what this is used for and PMA notes to slow down intruders.

Bus Loop Reduce parking – PE notes high school has around 260 parking spaces? AR recommends reducing parking at tennis courts like the RIDE recommendation and leaving the bus loop alone. AR notes juniors would still park on chestnut. TT asks about parking for sporting events? TT says kids park on the street to get out easier. SCo opposed to getting rid of any parking. AR notes we may need to reduce parking because RIDE mentioned this over and over and thought we had too much pavement now. Group would rather remove tennis court parking. TT asks if they remove the parking could they add a tennis court there and not add the lights? Could possibly be a wash. TT notes you wouldn't need the lights if you have 6 courts. MM notes the grade slopes down to the creek in that area and there would be more costs than just adding a court in that location. NP asks how many spots would be reduced? PE notes it would be about 40 less spaces than what is currently at the high school. AR notes the teacher lot is not currently full during the day. MK notes there is about 95-100 parking passes used now. Number does not include the Chestnut parking either so that would not change. 88 spaces on chestnut. Also potential to widen road and add some spaces out there and could be added.
REMOVE TENNIS COURT SPACES, KEEP BUS LOOP.

Security Systems – Full new security systems carried at all 4 schools. PE notes this would tie the other schools into the high school. Once the high school is set up the other schools could tie into those. AR asks why the new system wouldn't work with the old systems. PMA notes the equipment doesn't talk to the new high school. AR notes she is hesitant because they just spent money on new security systems at these schools. PMA notes there will be design costs associated with this if we carry it. BS asks what the security system entails? PE notes video access, intrusion detection, door contacts, card readers, (police have access to this system), AR says ATG did their upgrade work recently. AR wants them to be connected regardless

		<p>and we can remove scope on the other buildings. DM would like door contacts and AR and DC says they can handle this at the middle school.</p> <p>Colt Andrews Site Work – PMA notes TRC and Historic was concerned with the work on Bradford Street. AR feels like they should just remove it at this point. JD notes their consultants would need to work on the design if carried as an add alternate. AR notes the original vision was to create a campus vision there and the TRC and historical shut that down and now does not accomplish what their goal was. REMOVE FROM SCOPE</p> <p>Central Admin to Hugh Cole – PE has found a very efficient way to add central admin to Hugh Cole and not be included in the high school. TT asks where the offices would go? AR says where the older offices are located currently and they would take 2 classrooms. PE notes that they would get additional classrooms when removing 5th grade from the school. AR notes there would still be 3 empty classrooms if needed. PE notes they can fit the program in the space but they could work with the district on this space. LP notes they could connect the system to connect AC in there, no AC on that side of the building currently. High School Add has been taken into account. ACCEPT THIS</p> <p>Hugh Cole Doors – AR asks if the doors are in good enough shape to keep? SBC recommends keeping existing hardware</p> <p>Rockwell Lighting in Corridors – SCo asks what kind of lights are there now? JD notes they were told they were LED’s. PE notes electrical engineer would need to look at this if new lights are desired. ACCEPT THIS, eliminate new scope keep existing lights</p> <p>UV Louver Size – PE thinks they can accommodate this with their consultants. LP notes current Louvers are too low to the ground and to expand them they would need to raise them up but if they use the existing they make a window well to keep snow and stuff from blocking the louvers. AR notes for only 13K it may not be worth adding wells and just doing the normal work. Keep the 13K. PMA notes having a mason at the high school would allow this work to be cheaper as well.</p> <p>Asphalt Paving – KEEP</p> <p>TT notes the scoreboard is brand new for the high school and could be reused. PMA notes we already accepted this cost in there.</p> <p>ADD Alternates AR is setting time to meet with PMA and RIB about geothermal reimbursement, might possibly fund IRA funding in advance. PE notes we would also need test wells. PE notes the system we have currently could be used if wells were added after the fact. Hybrid option might not be eligible for RIB funding and need to check with them first before we take it off the list.</p> <p>Remove future PV’s</p> <p><u>SEE ATTACHED LOGS FOR ALL VALUE MANAGEMENT DECISIONS MADE</u></p> <p>Update 05/09/24: RECORD ITEM CLOSE.</p>
--	--	--

SCHEDULE

Item	Action	Notes
05/31/23:08	PMA	Master Project Schedule: Update 03/28/24: 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. Update 05/09/24: 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. PE noted they are working on scheduling the SBC meetings needed for the design development phase.
05/31/23:09	ALL	Key Dates: Update 03/28/24: 30Jun24: Construction Contract Award deadline to qualify for housing aid incentives (RIDE legislative update). PMA also reviewed the RIDE Stage III checklist with the committee.

		This may be adjusted based on RIDE meeting. Update 05/09/24: 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 02/08/24: No update currently. Update 03/28/24: Budget was discussed in the value management exercise, see comments above. Update 05/09/24: PMA shared an updated cash flow showing the project costs by month.

MISCELLANEOUS

Item	Action	Notes
05/31/23:10	PMA/PE/SBC	Project Communication/Community Outreach: Update 03/28/24: No community outreach updates; PMA will continue to work with TL. Update 05/09/24: PE notes user group meetings are being held this week at the high school.
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 03/28/24: VOTE TO ACCEPT STAGE III SUBMISSION: Motion to accept the Stage III submission with the value management decisions. Motion: SCo Seconded: DM Discussion: None Vote: (6 Yes, 0 No, 1 Abstain) TT abstained from vote, all others in favor. TS was not present for vote. Update 05/09/24: No new business was discussed in this meeting.
05/31/23:12	Record	Adjournment: Update 05/09/24: Next meeting date is TBD at this time. Motion to adjourn made at 9:26AM. Motion: SCo Seconded: AM Discussion: None Vote: All in favor (10 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: May 9th, 2024