



Discussion: PH(Guest) asks if we are planning on spending \$180M dollars and is that still accurate? CC says yes. PH notes he spoke with Steve Maceroni and he had him run some numbers and notes there is discrepancies between the numbers presented and wants to know if RIDE is going to reimburse the full 180M. AR notes this is not an accurate statement and that the tax impact calculator has always accounted that RIDE would not reimburse 100% of project costs, this topic will be further discussed later in the presentation. AR notes an updated tax impact calculator will be re-run when the budgets are approved by the towns.

**Question: COSTS NOT COVERED BY 83% REIMBURSEMENT:**

Discussion: CC shares an update on the RIDE reimbursements and notes that RIDE increased the cost/sf cap and most of the costs over the ineligible money is from going over the cost/sf cap. CC shares a graph with all of costs/sf with more than a hundred schools that have been built within a 150-mile radius over the recent years. CC notes we previously overlayed MSBA data from Massachusetts along with the projects that have been built in RI and found them to be consistent. CC notes this is relevant because the same pool of people and workers will be building the new MHHS school. CC notes the soft cost is included in RIDE's \$628/sf reimbursement and excluding soft costs that the total is actually \$523/sf of building costs, much less than current costs to build a K-12 school. PH asks if we spent less money would we still get the same reimbursement and CC notes anything over the \$523/sf would always have been 100% on the district and no matter what the size the building was, the reimbursement cap is the limited factor. AR notes we have always run the numbers based on the known reimbursement caps from the beginning and this has been taken into account. CC shares the district share projections and we have been tracking this from the beginning. CC notes we have always shared the piece of the cost that is over the RIDE caps and therefore 100% on the district, the tax impact calculator has always factored this in.

John from Warren Town Council asks if the square footage is what drives the reimbursement? CC says yes reimbursable costs are calculated based on SF of building at \$628/SF plus other allowances for items like furnishings, technology, demolition, etc. RIDE will contribute up to \$123M for MHHS. John also asks why we have a third gym if we are not being reimbursed for it completely? CC notes the third gym was discussed and voted on by the SBC and SC but it is an item that is open for discussion moving along in the project as necessary to maintain budget. AM notes we are within a million dollars of the original district share that was presented for the mid-range projection months ago. AM notes this group has been committed to keeping the tax projections close to where we have shared with the public. AM notes none of this is final. PH wants to make sure the taxpayers are aware of the tax impact. CC notes you only need to borrow what the district share is for the project. CC also notes we are working on other ways to bring the numbers down and interest rates have come down as well since the original projection. CC also notes we are working with RIIB on different finance options that take advantage of energy efficiency funding, and this potential savings is still on the table but has not been captured in the tax projections yet.

**Question: DISTRICT SHARE (TAXPAYER) COSTS OF PROPOSED PROJECT**

Discussion: CC shares the tax calculator, AR notes we are currently waiting for the town budgets to be approved before we can release a new calculator. PH asks who has approval for this project and AR notes it is the School Committee. PH asks if there is a path for Town Council to overturn the bond vote that was approved and all several local representatives respond no. PH asks if Warren is going to be able to pay for their share of the project and Joe from Warren Town Council notes yes they will be able to pay this. PH asks about the lawsuit and the tax impact of this as well and if this will affect the tax increase for the bond being taken out by the school. Joe notes that the tax impact for the lawsuit will be seen prior to the bond being issued to the school district. Taxes will increase due to the lawsuit and then will drop off when the bond is taken out, but the impact of the school bond will be around the same for the lawsuit. AM notes the building committee could have kept everything in the project and had a higher tax impact but they chose to keep the costs to what they have committed to previously and have been keeping things out of the scope to keep our number where we need to be. PH asks if we spent less would it cost less? WH notes there are certain projects happening that would allow us to achieve the 83% reimbursement and the additional 20% that gets us there, by spending less you lose those projects and the associated incentive points. John asks about geothermal and notes it is more expensive but there may be a way to lower your cost. AR notes it is carried as an alternate right now and we are working with RIIB to capture federal IRA 2022 funds and see if it is possible to get additional funding advance from RIIB. AR notes long run it would be savings for the district and are hoping to save money using this RIIB funding. John notes the new energy code takes into effect on July 1. CC notes we are working on RIIB on any possible savings for the district on energy.

		<p><b>Question: IS CLOSING OF GUITERAS REQUIRED TO ACHIEVE 83%</b></p> <p>Discussion: CC shares Guiteras and its location and notes it is in the flood zone and adjacent to Silver Creek and Bristol Harbor. CC shares the bonus incentives that we are trying to achieve on top of the districts 63% base reimbursement. CC notes RIDE recommended an FCI study on Guiteras that was previously done on the high school and we may be able to get from 82% to 83% and RIDE has confirmed the district is on track towards at least 82% now and are hopeful we could get the extra 1%. PH notes there should be a study done on Guiteras and he believes there is a state statute that the building will be turned over to the state. AR notes we do not have the enrollment to support three elementary schools for the district. Public guest asks what will happen to Guiteras when it closes? AR notes the District would turn it over to the town and it is their decision. SC notes the town should have some say on this and another guest (town member) says the town will have a lot of say on what happens when it is turned over. TS asks when Guiteras will be closed? AR notes it is being phased in now but 2026 it will be closed. Member from the town wants to be sure that there is something in the contract that holds someone responsible for the projects to be complete and CC notes there will be a liquidated damages clause in the bid documents. John notes that contingency is typically way overspent and we need to be aware of this. CC notes he believes this likely the result of districts setting their budget based upon the RIDE caps and not actual market conditions, not the case in BWRSD. Resident asks when we go out to bond are the current town budgets taken into consideration. AR says yes, they meet with different members to go over this sort of thing. John from Warren Town Council notes if Warren went out to bond currently, they would have a higher rate than the district and this has been looked at and thinks they are in a better spot as a district. AR notes their bond agent has looked at everything so far and will re-run the numbers now that the town budgets are approved.</p>
07/27/23.01	PE	<p><b>Design Updates: Update: 06/20/24:</b></p> <p>Design Update: LP runs through a design update and the PE workplan. LP speaks to the upcoming meetings and submissions.</p> <p><b>CIP Project Update:</b></p> <ul style="list-style-type: none"> <li>- LP shares some KMS site improvements and the work happening in the parking lot</li> <li>- SEE SLIDES FOR ADDITIONAL INFORMATION</li> <li>- LP notes there is separation between bus drop off zones and parent drop off zone at KMS</li> <li>- Hugh Cole Improvements</li> <li>- Pickup drop off area being reworked and did start this year and has been working well</li> </ul> <p><b>MHHS Update:</b></p> <ul style="list-style-type: none"> <li>- PH asks if there is a basement at the high school. LP says no basement. PH asks about stormwater management and where the water will go. LP notes it will be pulled away from the building and not be stored underneath and will be stored in bio retention areas across the site</li> <li>- MM shares an update on the look of MHHS and will continue to work on the design throughout the process</li> <li>- MM notes the similarities with the design of the high school and how the towns of Bristol and Warren are with the “village” look</li> <li>- MM notes there are a of different items to discuss in the gym and we will meet many more times to discuss the function of the space</li> <li>- ND notes there will be acoustical deck in the gym</li> <li>- ND speaks to the auditorium and notes it will hold two grades total at a time</li> <li>- MM notes they are working with the budget to get as many items as the district needs but not going overboard</li> <li>- PH asks if it is the same size as the current space? MM says no it is based to hold 2 grades which is around 400 people and that is what we have worked with the district to solve</li> <li>- ND speaks to the cafeteria and the different ideas and items that are evolving in this space</li> <li>- ND speaks about the media center</li> <li>- ND notes this space is located where it is so they can use the creek as a visual</li> <li>- MM notes the bookshelves are intentionally shorter</li> <li>- ND notes we worked with the librarian on the number of books in the collection and the shelving required</li> <li>- AM wonders if we can make the BSL space bigger if possible and if there can be a shared prep lab space if needed for this</li> </ul>

		<ul style="list-style-type: none"> <li>- Warren town council member asks if the floor will be radiant heat, LP notes we don't have to worry about radiant heat because the new building will not have the same issues the existing schools have</li> <li>- Member of the public notes she likes screens on the walls and has seen them in other schools in the auditorium, MM notes the size of the auditorium might not allow this and CC notes this could be in the IT budget.</li> <li>- CC notes not to get hung up on colors, these will be decided later along in the project and PE looks forward to having meetings with the people to discuss</li> </ul>
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### SCHEDULE

Item	Action	Notes
05/31/23:08	PMA	<b>Master Project Schedule: Update 06/20/24:</b> PMA reviewed upcoming important dates and meetings. PMA presented the milestones for the completion of the Design Development Phase.
05/31/23:09	ALL	<b>Key Dates: Update 06/20/24: 30Jun24:</b> Construction Contract Award deadline to qualify for housing aid incentives (RIDE legislative update).

### BUDGET

Item	Action	Notes
05/31/23:09	PMA/SBC	<b>Project Budget: Update 06/20/24:</b> PMA speaks to the budget update. CC notes we are right on track with the budget and are where we expected to be. CC shares a cashflow update and when the district will receive their money from RIDE and how much will need to be bonded throughout the project. CC notes the district plans on using BAN's prior to long term bond on the completed project. Member asks what the tax impact will be when the project goes out to bond? AR notes the tax impact calculator is based on going to bond in 2028. Council member notes the town spending will always be there and taxes will typically increase year by year, not saying the amount for the project will go up but the taxes always increase no matter what. Bristol resident asks about the Warren lawsuit and notes that Warren leadership needs to clearly distinguish between budget challenges resulting from lawsuit and the school projects, they are two distinct items and have no relation to each other. Warren town council notes the impact will be seen now for Warren and when the project happens the lawsuit impact will drop off and the school impact will be picked up and they will be able to pay the bond in Warren. CC notes RIDE reimbursement #3 was submitted recently.

### MISCELLANEOUS

Item	Action	Notes
05/31/23:10	PMA/PE/SBC	<b>Project Communication/Community Outreach: Update 06/20/24:</b> Community outreach was not discussed in this meeting.
05/31/23:11	Record	<b>New Business: Update 06/20/24:</b> AM asks if there has been any major changes since the user group drawings? MM notes nothing significant to note changed, some minor changes. AM asks about who makes the changes and decisions moving forward? AM asks about what degree the SBC will be included on decision making. CC notes design refinements will continue to be discussed at the SBC meetings through 100% Construction Document development, after that the Architect will be responsible to keep decisions/colors/palettes consistent with SBC direction and bringing items to SBC which may vary from previous discussions/decisions. NP asks about the tax impact calculator? CC says we are waiting on State certification of the town budgets, and it will be shared with the group once available. CC notes the current tax impact calculator is based on the previous year town budgets.
05/31/23:12	Record	<b>Adjournment: Update 06/20/24:</b> Next meeting date is 7/18 Motion to adjourn made at 8:47PM <b>Motion: AM Seconded TS: Discussion: None Vote: All in favor (8 Yes, 0 No, 0 Abstain)</b>

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: June 24th, 2024