

BRISTOL WARREN SCHOOL BUILDING COMMITTEE MEETING MINUTES

PROJECT: Bristol Warren Regional School District
LOCATION: Reynolds Building Conference Room

MEETING DATE: September 19, 2024

ATTENDEES:

- SBC (Voting): Ana C. Riley (AR) Adam McGovern (AM) Tara Thibodeau (TT) Frank Caliri (FC)
- Steve Contente (SCo) Brian Sullivan (BS) Michelle King (MK) Dennis Morrell (DM)
- Danielle Carey (DC) Tim Sweeney (TS) Ed Tanner (ET) Aaron Ley (AL)
- Steve Calenda (SCa)
- PMA: Chad Crittenden (CC) Chris Loeffler (CL) Walter Hartley (WH) Nicholas Hull (NH)
- PE (Designer): Joe Drown (JD) Mark McCarthy (MM) Lisa Pecora (LP) Robert Bell (RB)
- Nel Daws (ND) Kris Bradner (KBr) Jess Farber (JF) CMTA Joe Culotta (JC)
- Justin Robertshaw (Traverse) (JR) Dustin Powell (Traverse) (DP)
- Guests: Carly Reich (CR) Matthew Cabral (MC) Dianne Sanna (DS) Carl Carolli (CCa)
- Keri Cronin (WTC) (KC) Nicky Piper (NP) Kathryn Brown (KB) Bart Ferris (BF)
- Diane Williamson (DW) Peter Hewett (PH) Steven Katz (SK) Nina Murphy (NM)
- Jessica Almeida (JA) Christy Belisle (CB) Nathan Calouro (NC) Steve Greenleaf (SG)
- Kristin Couto (KC) Brian Wheeler (BW) Calvin Matthes (CM) Brian Clark (BC)

GENERAL

Item	Action	Notes
05/31/23:01	SBC	Open Meeting: Update 09/19/24: Attendance noted above. 10 members present. The meeting was called to order at 8:33AM by CC. FC arrived late.
05/31/23:02	SBC	Public Comments: Update 09/19/24: No public comment in this meeting.
05/31/23:04	SBC	Approval of Minutes: Approval of minutes from 08/08/24. Motion: SCa Seconded: AM Discussion: None. Vote: (7 Yes, 0 No, 2 Abstain, TT and DM). FC missed the vote.

DESIGN

Item	Action	Notes
01/11/24:01	PMA/PE	Stage III Progress Update: Update 09/19/24: PMA shares a project update and the different meetings we have had since the last SBC meeting. CC notes there is a test drill scheduled to be onsite at MHHS on 9/30 to drill for the geothermal well as well as the irrigation well. CC notes looking forward we are waiting on RIDE DD review comments at this time. User group meetings are lined up for two days next week.
07/27/23:01	PE	<p>Design Updates: Update 09/19/24: LP notes PE was trying to get the 60% CD drawings over to the estimators and is being pushed until November 1st. Need review from the planning board all complete. LP notes there have been a lot of meetings in the last month with both towns and PE is meeting with user groups next week at the high school and also students for part of the historic preservation requests. PE should have an update from them next month before it is submitted to the state.</p> <p>Exterior Finishes: MM notes the village feel that PE has worked on for the layout of the high school. MM also notes they looked at a lot of areas in town to get ideas from. MM notes they like designing brick buildings for maintenance as well as the look of them. MM notes they cannot specify the exact brick because it goes out to bid and the sub-contractors can have a variety of options. ND shares renderings of the façade and how the building will look once it is complete. MM notes the window to wall ratio helps with the building systems and how much energy is used to keep the building climate controlled. ND notes the bricks will be set on different levels to give some differences in the building. ND shares a 3D model of the school and the different areas.</p> <p>Feedback: SCa notes the reason PE is using these materials is because they are the experts and are making the decisions that matter. Wants everyone to be aware in case any questions arise later about why materials were chosen.</p> <p>Synthetic Tuft Fields: JR speaks to the athletic field design. JR notes his team is happy to design the fields in any way that the district wants, just wants to cover the bases on both natural grass and synthetic turf. JR shares a layout of the current fields at MHHS that are all natural grass. JR notes the only thing missing from the current site is a baseball field and these are tough to design and fit onto sites and there are a lot of reasons they are placed where they are for safety. JR shows the proposed plan for natural grass fields with the addition of the track and synthetic turf field where the existing football field is located. Baseball field is being carried as an add alternate at this time. JR notes we are carrying 5 tennis courts right now and not 6 and this is because of the creek and the difficulties of designing around it. JR notes the existing track does not meet the 400m standards and the new track would meet the standards. JR notes if the synthetic track</p>

is chosen, the hours will be made up for not having an additional grass field. Synthetic turf fields take more use better and do not get as beat up. Adding the track would allow us to get rid of the multipurpose field and would allow for the baseball field to be built if selected as an alternate. JR shows the cost data for the different fields. JR notes what is shared is national averages for each. JR notes the maintenance cost annually does have water numbers included for watering their fields off public water, mowing, dethatching, top dressing all included in costs, pesticides fertilizers. JR notes turf is not maintenance free, also notes the maintenance increases as the field gets older. SCo asks what the lifespan of the turf field is? JR notes typically 10-12 years. NP asks what the replacement cost is of the turf field is in 10-12 years. JR notes its roughly half the cost to install it to replace it in ten years. JR notes they always recommend budgeting for the replacement in 10-12 years after the field is complete as part of every project. JR notes the material under the turf does not need to be replaced. JR also notes there needs to be resting for grass fields and the turf just takes the abuse better. If lights are added it can get even more use. Christy Belisle (Athletic Director) notes the field is only used in the fall currently, not wide enough to have lacrosse and the base for the field doesn't allow it to be used in the spring. No practice is held on this only football and soccer games. JR shares the environmental concerns of the natural grass and synthetic fields. SCa asks if the lights are being reused? LP notes the plan is to relocate the lights that are currently on the field and JR notes they may need to add lighting if necessary. JR notes that PFAS is an environmental challenge. JR notes there is legislation in RI to push the industry to be aware of the PFAS issues. JR notes they have known about this being a problem and some communities have been banning it. JR notes there are plenty of PFAS free options now that can offer competitive bidding prices. One of the planning members ask what the entire size of the impervious area is? JR notes the tracks are relatively the same size and the turf is roughly 2 acres total. JR notes we will be stormwater harvesting under the turf field. Asks if we can assure 100% retention for the stormwater for the turf field. MM notes we must control the amount of runoff on the entire project and there are RIDEM parameters that must be met. JR notes another concern of turf is the heat that is given off from the synthetic fields. See slide deck for additional information on the pros and cons of the turf and natural grass. JR notes some of the concerns with grass is the fertilizers and the PFAS that comes from those. CC notes we have heard there is a lot of geese on the fields and the turf would stop them from landing on there. TT asks why this would prevent it and it is noted because there is nothing to eat for them out there.

Health impact: Shoe type should be considered. Most studies were generated on high levels of competition. Higher rates or injuries on turf, but studies are inclusive. Type of turf was not noted as well as the infill and surface conditions. Difficult to assess. Advantages/Disadvantages noted in the slides 9/19/24 SBC presentation. Christy Belisle (Athletic Director) notes they are well aware of the advantages of turf and notes it is a huge advantage to getting on the turf as early as possible come spring sports. TT asks if we correct the issues with the natural grass field they could use it in the spring, notes she does this currently and Christy Belisle (Athletic Director) notes you have to wait until the grass is not dormant. JR notes they advise to not water synthetic turf. JR notes you get consistent ball roll for sports with the synthetic turf. JR notes the chemical exposure of some of the infill materials, notes crumb rubber tires has been used in the past and notes it was considered a really good idea years ago but it does lead to certain amount of chemicals that should be of concern. Notes there have been studies on this and crumb rubber tires do not have to be used, there are plenty of options. AM asks if the more modern infills reduce the heat? JR notes yes in some cases. AM asks if this comes at a premium. JR says the cost is coming down on the other materials for the infill but there are some that are way more expensive. CC notes we currently do not have crumb rubber in the base bid. AR notes the legislation says as of 2030 no longer install PFAS but the plan is to not use PFAS now. Christy Belisle (Athletic Director) notes RI legislature says kids cannot go right into full pad football practice out on the turf due to the heat and this has worked well with their school. She also notes they haven't had to call a rescue in 10 years for a heat related incident. JR notes replacing crumb rubber can lower the temp about 20 degrees if a different infill is chosen. JR notes all of this testing is dependent on the time and condition of the field and the important part of this is the maintenance aspect. Could be dramatically different if the field is not maintained properly. AM notes this is similar to grass after weather events, and it is similar. JR notes abrasions are being studied the best right now. JR notes the best way to prevent turf burns is to have the proper level of infill on the field and there are testing practices to figure this out. JR notes that Staff and Mersa infections don't live well in turf and it actually last longer in natural grass. Turf testing happens annually, and a graph will be provided for health of turf and infill status. JR notes we will likely stay away from petroleum-based infill. Christy Belisle (Athletic Director) notes again we will lose the baseball field if we do not decide to go with the turf. TT asks about maintenance and what is required. JR notes there is a tow behind piece of equipment included in the specs and picks the debris or anything up as you tow it behind. Also included is a machine that will pick

		<p>up the turf and resurface it. CC notes these would be included in the construction bid. TT notes Somerset turf fields were like a slip and slide this summer when her kids played there, and wants to know why. JR and CC believe this has crumb rubber and the field is about 5 years old and it's probably a maintenance issue but can't know unless we see it in person. TT asks if this new field would be new construction and considered part of the reimbursable amount. CC notes this has been factored into the tax calculator the entire time. AR notes because we are rebuilding the track it is eligible for reimbursement. TT wants to know what the district pays now to maintain the fields? FC notes there would be reductions because we don't have to maintain the turf as much. FC notes we maintain the Guiteras Baseball Fields now and it is offsite. AM notes his concern is the drainage. Notes the biggest risk is controlling the water on the site. Notes there are concerns with the turf and asks DW if the Planning Board would let us do turf. DW notes no one from the board supported turf in the meeting last week. AR asks if this presentation would help ease their minds? AR wants to figure out what they were so against for the turf and DW notes the biggest reason is the drainage to the planning board. Health and safety was also brought up and the tires. DW noted once drainage was brought up it was over from there. DW notes she doesn't see anything in this current presentation that would change the Planning Board's mind. DW says the planning board can tell us no, we can't have turf and that it must be grass. Need to show the planning board we can make this work. AM sees the field drainage as a benefit. AM asks if we use grass can we still accomplish the drainage goals for the site? JR notes we run the risk of inclement weather and times where we cannot use the field. Could end up in the same situation where the field is only used in the fall. JR notes they have used this turf system to harvest the rain water and use it for irrigation, once it is collected they can do multiple things with it. DW notes the volume is as important as the flow in this watershed. Needs to be addressed. Need to tie out the cost of both of these options. Christy Belisle (Athletic Director) notes Roger Williams has turf and hopes the planning board takes this into consideration. DW notes we will need a more abbreviated presentation for the next planning board meeting. Needs to be packaged to support our decision. DW notes the decision will be made on the 10th, at least that's the goal. DW also wants a brief overview of the site and why we chose this one for the meeting. Turf, drainage, parking are list of concerns for the planning board. Need to get timeline together for turf vs grass fields and see differences. Matt Cabral sees the need for turf field need for the district. MC asks if the planning board in Bristol denies it, can we bring the turf field to Warren? AR notes they want it onsite for safety at the high school. Also, the high school has an athletic trainer onsite and that poses an issue if offsite. Matt Cabral notes the district needs it no matter what. MC suggests talking to town of Cranston. MC notes Warren has space for it but AR notes the cost is an issue. SCo doesn't think planning will change their mind based on the comments we received from the last meeting. Roger Williams is not in the Silver Creek Watershed. Steve Greenleaf (Building commissioner in Bristol) notes part of our presentation should be how to maintain a natural field to the board as well.</p> <p>FD Scope Changes:</p> <ul style="list-style-type: none"> • Add new Fire Panel to Kickemuit MS • Add new Fire Hydrant(s) to Kickemuit MS • Add Magnetic Hold Opens to Stairway Doors in Kickemuit MS • Review requirement for sprinklers at the entry canopies at Kickemuit MS • Replace existing dry sprinkler system with new dry sprinkler system in Hugh Cole Attic Space <p>UST Soil Removal: CC shares pictures of the underground storage tank soil removal. CC notes this work has been completed and the soil has been sent out for additional testing at this time.</p>
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SCHEDULE

Item	Action	Notes
05/31/23:08	PMA	Master Project Schedule: Update 09/19/24: PMA shares a list of meeting that have been held since the last SBC meeting and anything that is coming up.
05/31/23:09	ALL	Key Dates: Update 09/19/24: User Group Meetings at MHHS 9/23 and 9/24. 9/30 Test Drilling (Geothermal and Irrigation). Bristol Planning Board 10/10.

BUDGET

Item	Action	Notes
05/31/23:09	PMA/SBC	Project Budget: Update 09/19/24: CC shares an update on the project budget and notes we are right on budget and there are no foreseeable issues at this time.

MISCELLANEOUS

Item	Action	Notes
05/31/23:10	PMA/PE/SBC	Project Communication/Community Outreach: Update 09/19/24: No action items at this time.
05/31/23:11	Record	New Business: Update 08/08/24: Rockwell Early Sitework Package: WH shares an update on the work happening at Rockwell. WH shares photos of the complete work and notes that the district has set up sprinklers and temp fencing to protect the hydroseeded areas. Update 09/19/24: Rockwell item closed. No new business was discussed.
05/31/23:12	Record	Adjournment: Update 09/19/24: Next meeting date is 10/31/24 @ 8:30AM at Reynolds. Motion to adjourn was made at 10:37. Motion: TT 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: September 19th, 2024