

BRISTOL WARREN SCHOOL BUILDING COMMITTEE MEETING MINUTES



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

MEETING DATE: October 31, 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 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 checked="" type="checkbox"/> Joe Drown (JD) <input checked="" type="checkbox"/> Nel Daws (ND) <input type="checkbox"/> Justin Robertshaw (Traverse) (JR) <p>Guests:</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Carly Reich (CR) <input type="checkbox"/> Keri Cronin (WTC) (KC) <input type="checkbox"/> Diane Williamson (DW) <input checked="" type="checkbox"/> Jessica Almeida (JA) <input type="checkbox"/> Kristin Couto (KC) | <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) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Chris Loeffler (CL) <input checked="" type="checkbox"/> Mark McCarthy (MM) <input type="checkbox"/> Kris Bradner (KBr) <input type="checkbox"/> Dustin Powell (Traverse) (DP) <input checked="" type="checkbox"/> Matthew Cabral (MC) <input checked="" type="checkbox"/> Nicky Piper (NP) <input type="checkbox"/> Peter Hewett (PH) <input type="checkbox"/> Christy Belisle (CB) <input type="checkbox"/> Brian Wheeler (BW) | <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) <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 checked="" type="checkbox"/> Mike Peugh (MP) (CMTA) <input type="checkbox"/> Dianne Sanna (DS) <input type="checkbox"/> Kathryn Brown (KB) <input type="checkbox"/> Jessalyn Jarest (JJ) <input checked="" type="checkbox"/> Nathan Calouro (NC) <input checked="" type="checkbox"/> Nancy Dobie (NDo) | <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) <ul style="list-style-type: none"> <input checked="" type="checkbox"/> Nicholas Hull (NH) <input type="checkbox"/> Robert Bell (RB) <input type="checkbox"/> Joe Culotta (JC) <ul style="list-style-type: none"> <input type="checkbox"/> Carl Carolli (CCa) <input type="checkbox"/> Bart Ferris (BF) <input type="checkbox"/> Nina Murphy (NM) <input type="checkbox"/> Steve Greenleaf (SG) <input type="checkbox"/> Brian Clark (BC) |
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GENERAL

Item	Action	Notes
05/31/23:01	SBC	Open Meeting: Update 10/31/24: Attendance noted above. 10 members present. The meeting was called to order at 8:31AM by WH.
05/31/23:02	SBC	Public Comments: Update 10/31/24: No public comment in this meeting.
05/31/23:04	SBC	Approval of Minutes: Approval of minutes from 09/19/24. Motion: SCa Seconded: AM Discussion: None. Vote: (10 Yes, 0 No, 0 Abstain)

DESIGN

Item	Action	Notes
01/11/24:01	PMA/PE	<p>Stage III Progress Update: Update 10/31/24: WH shares an overall project update and mentions the meetings that the team has attended since the last building committee meeting . WH notes we are working on scheduling a meeting with RIDE for DD review in the near future. WH notes we have been in Planning meetings with Bristol and Warren committees. WH also notes we are doing test borings at the high school this week.</p> <p>Planning Board Update: WH shares a general update on the planning board comments. WH notes we received master plan approval from both planning boards.</p> <p>Major topics that were discussed with the Bristol Planning Board</p> <ul style="list-style-type: none"> • Synthetic Tuft • Parking Counts • Impervious Surface • Irrigation <p>Marjo Topics that were discussed with the Warren Planning Board</p> <ul style="list-style-type: none"> • Parking/Traffic Circulation • Playground Structures at Hugh Cole • Stormwater Management • Hydrant Location at KMS
07/27/23:01	PE	<p>Design Updates: Update 10/31/24: LP notes their team is doing a lot of work on the civil and landscape drawings getting ready for the next round of permitting that include submissions to RIDEM and CRMC. LP notes they will continue with 60% CD documents with documents going to estimators on 12/09 and the cost estimators need 5-6 weeks to get a estimate in with the holidays and then we will come back to the SBC for approval. 1/23 we will present the budgets and updates to the full SBC. LP notes we are targeting a September 2027 opening of MHHS.</p> <p>Exterior Update: MM shares an update on the exterior of the buildings. MM shares renderings of the exterior of the building and share some high renderings of the outside of the school. MM notes we heard they wanted to make the entry more expressive and the size of this has been increased nice the last meeting. MM notes they added panels above and below the windows to make it look more expressive and add some character. MM also notes the brick detail is shown in more detail at this point. MM shares some additional exterior renderings with the outdoor classroom space areas in more detail. MM notes there are three color bricks included in the design at this point. NC notes he has heard a lot of feedback on why the</p>

school looks the way that it does and not more of a colonial look. MM notes we always try to be cost effective and notes the building is relatively modest and they would rather put the money towards the programs and learning as opposed to the exterior. MM also notes they are being conscious of the height of the building and wanted to keep it low. NC would like a couple of bullet points from PE on why this school looks this way. Would appreciate this posted somewhere the public can see this and MM notes PE can take care of this. MM notes Perkins also wants to be aware that the school is built to be easily maintained and will last 50+ years. AL notes he would like renderings of the exterior to share to the public as well. JA notes she does not like the way it looks and does not fit the town. JA asks why the building committee and architects are not getting this feedback from the town and why they can't soften the lines or arch the windows. JA wants to know why they are modifying with certain feedback and its being built on taxpayer dollars. MM notes so much goes into the building into the detailing of the building, notes we need specific windows with high impact glazing and every bit of this comes into the budget and also mentions the stormwater we are spending money on as well and PE is trying to bring in character but being mindful of budget. MM notes if there were higher roofs or more pitched roofs and adding the things JA is talking about would increase the cost of these things. LP notes for programmatic reasons they typically go with the narrow windows so the students have certain spaces to work in the classroom and the height of the windows is for allowing daylight in and a lot of the exterior comes from the interior of the building. AM asks JA why she wants arches. JA notes we should look at Rockwell and notes this current design does not look like this. JA notes there are arches in Rockwell. AM asks if the windows are arches would that satisfy the town? AM notes there are two arched windows in the town at Andrews. NC notes he hears that JA wants softness. NC notes the school does not seem that it is not warm and inviting. Asks if there is an opportunity to soften the building with some sort of arch windows that would soften the space. AR wants to note the amount of research for what went into the inside of the building and RIDE requirements for light. AR notes RIDE also has limitations on what we can do with the building and cost is important to us and them and just wants to put this RIDE perspective out there. AR notes RIDE is concerned about the inside and the programmatic perspective of it and RIDE is also very concerned as they pay 83% of eligible costs. AR notes making things nicer and better looking usually adds costs. AR notes we can find some things that may be cheaper to improve the exterior of the building but arched windows can be more expensive. MM notes the cost of things today is very high and the performance of the building, lighting and the air goes into this cost discussion. TT asks instead of having the brick columns could these be less modern and softening these could help and would add some softness. TT would like to see the entrance way be softer. TT notes maybe we could make the color more traditional. MM notes the entrance is an area is where we could make the building changes but changing windows affects every single window in the building and this would be a huge change. LP asks if people feel wood at the entrance is a softer feeling material, LP also notes FC and the facilities will have to take care of this and they are cautious of the materials that are chosen. NC notes there is plenty of opportunities to soften the building and he appreciates RIDE's reimbursement of the project but he notes the school is living with this for 50 years. NP notes she is fine talking about the budget. NP is not comfortable going back to the town for more design changes but she is much more concerned about the inside of the building. NP notes she has gotten 1 email about the exterior of the building ad someone not liking it. NP notes we will never make 100% of people happy with the design. JJ notes the whole building itself feels cohesive and as soon as we start changing things the whole building may be worse off, and she is a professional landscape architect and has seen this happen in her past and does not want to see it here. JD notes every time we go through a cost estimate we reconcile and we come back to the SBC and a big piece of the project is the mechanical systems and they are hugely expensive and they have increased immensely over the years. JD notes we have to spend these enormous costs to meet the building code and this is for things that are not even seen. JD notes the building performance is amazing and the reason for a lot of these windows and such are for building performance. JD wants everyone to be aware that the mechanical system are a massive cost of this project. JD notes this is a reason for the exterior looking the way it is, and maintenance and longevity are the major reasons the building looks the way it does. NC notes this is a perfect response and would like to see this included in the bullet points and would like to get this out to the public. AL asks if there are reimbursement penalties if we change something like the windows. AR notes yes, we would still need to meet the RIDE reimbursement requirements. Need to meet all the requirements to be able to qualify for all of the 83% reimbursement. AL notes we would also have to adjust the tax calculator as well if we do not qualify for the full 83%. FC notes we need to learn from the past mistakes of the town and notes the FD that is relatively new has a lot of wasted space and high ceilings which costs a lot more for the mechanical system. FC notes there is also no storage in this fire department as well. MM notes the air distribution will be proper, the daylighting will be proper and not glare and they also need to choose healthy materials and

want everything to be sustainable. Community member notes the design does not meet the town aesthetic. AR notes cost is a concern, keeping the building low was also a concern, maintenance requirements needs to last 50+ years, long term sustainability of the building. AR notes the building committees role is to make recommendations for the school committee. We essentially have two meetings currently and AR can make this clearer in the reminders for SC. Same guest thinks we should include solar panels right away. SCo notes the design of the building is ultimately up to the school committee. SCo thinks there was a lot of thought put into the design and yes it is not a downtown building but it is in a rural area. SCo notes solar has been a big hassle in his experience. SCo likes the brick, the colors and thinks it fits the area very well.

Interiors Update: ND shares an update on the interior of the building. ND shares an update on the interior finishes of the building. ND notes they are looking for durability, maintenance, healthy materials, sustainability and want to make the best selections for the district and the users of the building. ND notes the wood floors for the gym as well as rubber floor for the wellness center. ND notes there is a polished concrete topping slab with aggregate that can be chosen to what the district likes. ND notes they are hoping for feedback on the whole pallet and how they are doing choosing the colors and pallets. ND notes the cabinets are laminate and will be all over the building. ET asks what type of ceiling is used in the classrooms. ND notes its ACT and the ceilings are sloped to allow more light. Lighting in here is pendent lighting. Hallways will have lighting in the ceiling tiles. ND shares the auditorium ceiling and notes it will be black and shares a sample. ND shares the main entry of the school in a rendering and shares the finishes. Walls will have some wall tile to 5'8". MK asks if this is everywhere or just the main entry? PE notes this is in the hallways as well. FC notes this is much better for him. ND notes there are second floor bridges throughout the building. ND shares the cafeteria area and speaks to the different building elements in here. AM asks about the acoustics in the space. PE notes the wood ceiling is part of this and there are other options. AM asks if kids could play instruments in here and ND notes yes this will be fine. Media Center – ND shares the media center. ND shares the gym spaces and shares all the different ways PE has included the colors of the school. Nancy from Seekonk asks how close is the basket to the bleachers under the basket? PE notes the bleachers will be closed during the games (south bleachers). ND notes typically they have pads on the bleachers and LP notes once the bleachers are retracted there is a good amount of run off space. Nancy asks where the kids will access the gym from the locker rooms? ND notes they can go right out the door. NDo concerned about the sunlight in the eyes of athletes on the fields. MM notes the orientations are all optimized and it should not be an issue. NDo asks if the softball and baseball fields are turf? PE confirms these are grass. ND notes the wellness center opens up into the gym and will be a part of the third gym space. Guest asks if there is space for broadcasting on the court? LP notes they have an AV consultant who has put all the panels and wiring in the gym so mics can be hooked up and sound system can be used for multiple systems. Guest notes they currently have a table on the floor now and LP notes we usually order a table that will sit on the court. TT asks if the bleachers are the same on the same size? ND notes the east and west are the same size but the third one on the south is only opened for assemblies. PE notes the wrestling mats will be hung from the ceiling. TT notes there are 3 mats for wrestling. LP notes 3 mats can be used per one hoist and they currently ae showing 3 hoists in the gym. Auditorium – ND shares an overview of the auditorium space. ND notes the seats are mount Hope purple. MM notes the stage is all ADA accessible. AM asks about fix seating vs movable seating. ND notes they are all fixed at this time. AM notes the students play as part of the musicals. ND notes the first row of seats are removable, there is no orchestra pit nut there is space in there for kids to be. PE notes they heard 12 kids may be down there playing and this was heard from user group meetings. NP asks if there is room for an orchestra? MM notes a small orchestra yes and that's why we had the meeting and got to the number 12. AM asks if they can review the spaces like the auditorium and the gym once lines and mor decisions are made. JA asks if the auditorium is bigger than what we have? PE notes its actually smaller and this came from feedback from the school and RIDE has reviewed this as well. Current auditorium is 500 seats. Matt Cabral notes they have a great AV program and asks if there is an area in the gym for broadcasting of the sports teams? Is there an area for the CTE students to broadcast this? ND notes there is a broadcasting studio in the floor plan. MC notes Roger Williams has a specific area in their gym for kids to broadcast the game while it is happening. PE notes there is no dedicated space for this but they would be able to hook up to the connections that ate designed. LP notes the bleachers can be set up so that a row can be retracted to allow for more flexibility. TT asks if we are setting up the gym for access for the broadcasting studio and the fields? AR notes this was discussed in the security meeting and there will be cameras on the field but they will use huddle and they do this now so it will be continued on the new plans.

CMTA Building Systems Update:

		<p>HVAC: Heat pump design, all electric building. MP notes we have an alternate for the ground source heat pump system that would reduce the amount of energy needed to run the system. MP mentions the building can be heated and cooled at the same time if desired. Classrooms will be their own zone with independent controls. Each room has its own outside air system that distributes outside air to each classroom as needed. AM asks if there is a common practice on how we control the space temperature, are we giving the classroom controls of these? MP notes there is a BMS that can override the individual controls to maintain the same temperatures, can be up to the district on the BMS what temperature will be set on. FC will have control to override on the BMS. Teachers will have a few degrees of flexibility. MM notes we have operable windows in the classroom but this is not where the outside air comes from, it has a damper that will introduce the outside air.</p> <p>Geothermal: MP shares an overview of a geothermal system, not MHHS. Notes it is showing solar on the building but MHHS is not getting PV, it will be PV ready and PV panels will not be included in the project. Can be added after the fact. MP notes the potential to pursue IRA acts and the air source heat pumps does not qualify for this. LP notes IRA reimbursement does not come until the project is complete and a few years after that. ND notes if we take geothermal option there is a space on the first floor that can be reduced or eliminated. LP notes their goal was to put as man fan coil units in the hallways to prevent the noise from being in the classrooms. ET asks if the outside air comes in at the same temp as it is outside. MP notes no it will be temp controlled to around 55 degrees. Large central unit on the roof has a heat recovery unit on it that regulates it. LP notes there is stairway access to get up to the roof for maintenance as well.</p>
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SCHEDULE

Item	Action	Notes
05/31/23:08	PMA	Master Project Schedule: Update 10/31/24: 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 10/31/24: Geothermal/Irrigation test well is next key date and the subcontractor is onsite currently setting up the drill rig. 60% CD's is the next major milestone and that should be coming up towards the end of the year.

BUDGET

Item	Action	Notes
05/31/23:09	PMA/SBC	Project Budget: Update 10/31/24: WH notes we are right on budget at this time and the district is submitting PayGo's to RIDE as needed.

MISCELLANEOUS

Item	Action	Notes
05/31/23:10	Record	Project Communication/Community Outreach: Update 10/31/24: Record item, close.
05/31/23:11	Record	New Business: Update 10/31/24: TT asks when we will be looking at alternates, WH notes at 60% estimates. TT asks if the SBC will be discussing the changes to the Hugh Cole site layout that was discussed with Warren Planning Board meeting. WH notes this will be in one of the next two SBC meetings in either November or December. JA notes there are people in the community that wanted to be here today and asks if there can be another community event or special meeting. AR notes there will be a recap in the next SC meeting as we have done with all the SBC meetings. JA notes this should be sent out via email to parents and citizens. Next SC is 11/18. AM notes we have been targeting the January and December meetings to be at night as the group will have to be serious discussions made. JA notes we should make every other meeting on Thursday nights so people can make them.
05/31/23:12	Record	Adjournment: Update 10/31/24: Next meeting date is 12/5/24 @ 8:30AM at Reynolds. Motion to adjourn was made at 10:11AM. Motion: AM, Seconded: AR, Discussion: None Vote: All in favor (11 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: October 31st, 2024