

BRISTOL WARREN SCHOOL BUILDING COMMITTEE MEETING MINUTES

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

MEETING DATE: January 23, 2025

ATTENDEES:

SBC (Voting):	☒ Ana C. Riley (AR)	☒ Adam McGovern (AM)	☒ Matthew Cabral (MC)	☒ 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)
	☒ Nicky Piper (NP)			
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 (KB)	☐ Jess Farber (JF) CMTA	☐ Joe Culotta (JC)
	☐ Justin Robertshaw (Traverse) (JR)	☐ Dustin Powell (Traverse) (DP)	☐ Mike Peugh (MP) (CMTA)	
Guests:	☐ Carly Reich (CR)	☐ Steve Calenda (SCa)	☐ Dianne Sanna (DS)	☐ Tracy Earl (TE)
	☐ Margaret Richards (MR)	☐ Kathryn Brown (KBr)	☐ Bart Ferris (BF)	
	☐ Diane Williamson (DW)	☒ Peter Hewett (PH)	☐ Jessalyn Jarest (JJ)	☐ Nina Murphy (NM)
	☐ Jessica Almeida (JA)	☐ Christy Belisle (CB)	☐ Nathan Calouro (NC)	☐ Rachel Rooney (RR)
	☐ Kristin Couto (KC)	☐ Brian Wheeler (BW)	☐ Sarah Bardoza (SB)	☐ Brian Clark (BC)
	☐ Tara Thibodeau (TT)			

GENERAL

Item	Action	Notes
05/31/23:01	SBC	Open Meeting: Update 01/23/25: Attendance noted above. 11 members present. The meeting was called to order at 8:35PM by CC.
05/31/23:02	SBC	Public Comments: Update 01/23/25: No public comment in this meeting.
05/31/23:04	SBC	Approval of Minutes: Approval of minutes from 12/05/24. Motion: AM Seconded: DM Discussion: None. Vote: (9 Yes, 0 No, 2 Abstain) NP and MC abstain.

DESIGN

Item	Action	Notes
01/11/24:01	PMA/PE	Stage III Progress Update: Update 01/23/25: PMA runs through an overview of the meetings the team has held and attended in the last month. CC notes we are plugging away with the CD 60 process. Working with all the different agencies to get everything we need for the next RIDE submission.
07/27/23:01	PE	Design Updates: Update 01/23/25: PE Workplan: LP notes preliminary plan for Warren will be submitted this week with hope to be on the 3/24 hearing date. MHHS has been submitted to Bristol for review and we have our TRC meeting scheduled. LP notes everything from a permitting standpoint is moving forward as needed. LP notes we submitted out draft for HPHC last month and there is a walkthrough today at the high school to capture anymore comments. LP notes we have a meeting with RIDE next week to review CD 60 documents. LP notes the next couple months will be spent on working on bid documents for the end of march. Hugh Cole Playground: LP notes they currently have an accessible playground structure in the Hugh Cole budget as requested. MHHS: LP notes they have finalized the equipment needed for the different programs and have all this coordinated with their consultants. LP notes they are still coordinating the future CN and EMT programs. LP notes she met with the special education director to get a better understanding on the transition classrooms. LP notes we are currently tracking 171 CHPS points might go up to 173 or 174. LP notes there are new IECC items that were adopted in RI and we will have to add things like submetering. LP notes there will be training included as part of this. RIDE Submission: LP shares an overview of the CD 60% set. See slides for full detail. LP notes there was added scope from IECC and the stormwater issues with the site. LP notes her team worked on balancing added scope with the design and the design contingency helped with this. LP notes some of the curtain walls were reduced to help reduce costs where the quality of the space was not affected. LP also notes they identified the band room was small, and they managed to increase the size of this without increasing the overall size of the building. LP notes they raised the roof of the mechanical room to make it more efficient and added a mezzanine. FC asks if it is accessible from a maintenance standpoint. LP notes there will be a ladder or something to get up there and the maintenance team should have no issues getting up there to maintain the systems. LP notes they are getting rid of the utility structure on Chestnut Street and are adding a nicer new building out there.

		KMS: LP notes we added a fire hydrant to comply with NFPA on the east side of the school. We are also putting in a new fire panel in the school which is included in the base bid. LP also notes there were additional stormwater drains added in the parking lot. Hugh Cole: Play structure was added for ADA. The dry pipe system is being added in the attic space. LP also notes there is additional trees being added along the driveway per the request of the planning board. Exterior lights are being added near the new central admin. Permitting Update: Bristol Planning (2/13/25), Warren Planning (2/24/25). LP notes we have been in communication with RIDEM, RIGCD and RIHPC. Irrigation Well Update: CC notes we performed a test well in November and it told us the irrigation flow rates and geothermal items. CC notes we went down 600ft and the geothermal results were good enough to reduce the number of wells we would need for the school. CC notes the irrigation side of things was not as favorable. CC notes it appeared the water was being trapped at the surface in the silty material shown in the picture and we found less water than expected. CC notes we need 80 gallons per minute to maintain the sites irrigation requirements. CC notes we then looked at what municipal water would cost and it came out to be more feasible. CC notes we looked at both of these costs being bonded over the life of the loan. CC shares the life cycle cost analysis and the municipal water connection is the more cost effective solution. CC notes we met with some of the planning board in Bristol and they were on board but we need to go back to the full board for formal approval. SCo asks about the onsite water and have we looked at using this? CC notes when you are generating water from the building and parking lots, the site does not need to be irrigated. When there is no water and the site needs to be irrigated there is typically no water. AM notes even if we are assuming these flow rates with the irrigation well there is a risk because we truly don't know what rates we are going to get until we drill the well. ET asks if we have a plan of what is being irrigated? LP notes just athletic fields, plantings will be native and the contractor will own getting them established and stabilized and then they don't need to be watered. LP also notes in regard to the water collection it is an expensive system but with the volume and it being such a large area, the cost of having tanks this size is large and too much. ET notes we also aren't showing the maintenance or the cost of electricity of the irrigation wells in the chart which would make municipal water an even better solution.
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SCHEDULE

Item	Action	Notes
05/31/23:08	PMA	Master Project Schedule: Update 01/23/25: PMA shares a list of meetings that have been held since the last SBC meeting and anything that is coming up.
05/31/23:09	ALL	Key Dates: Update 01/23/25: School Committee Meeting (1/27/25), Bristol TRC Meeting (1/30/25), Warren Planning Hearing (2/2/25), Bristol Planning Hearing (2/13/25),

BUDGET

Item	Action	Notes
05/31/23:09	PMA/SBC	Project Budget: Update 01/23/25: CC notes we have had the estimators working since Christmas on this and we have had a reconciliation meeting to go over these as well. CC shares the reconciliation form and notes we worked to get the estimates to within 5% of each other. CC notes this cost shared is for the entire project, including the CIP projects. Value Management Exercise: Reduce Curtain Wall – CC notes the design team recommends moving forward with this. LP notes the blue areas become masonry. LP also notes even with the curtains drawn in the gym there will still be natural daylight in these spaces. LP notes the curtain wall in yellow shifted because of the fire separation that is located in this specific space. Second floor CTE shop space – LP notes this space gets a lot of daylight and we can take advantage of the high windows getting in the light deeper and taking from the bottom still allows the daylight to get in. MC worries about the tennis courts and the lighting because there are going to be 2 less courts than what is needed. MC notes the lighting would be a need for the athletics program and it would be beneficial to the students and community. Wants to move this one up in the priority list. Move to ALT #2 above the baseball fields. LP notes the infrastructure will still be there in the base bid documents and this could possibly be added as a change order of the project. NP asks why baseball is #2 and not the number 1. AR notes there are no bleachers currently in the documents. LP notes we cant move the existing bleachers and since we are adding seats we need the bathrooms. LP notes this helps address a lot of the concerns. PH asks if we are still carrying the 186M cap and CC confirms yes this is still our target. MC notes he is working with Steve Greenleaf and we may not be required to use hurricane glass and there could be savings here as well. AM worries about the schedule if we choose to go with geothermal. AR notes she is worried about the payback and the IRA funding with the new federal government, and it may not be worth it to go geothermal without this funding. JD notes the engineers are designing the building system currently and there would be a major issue if they had to go back and design

		a new system. NP motions to move tennis lighting to #2 and geothermal becomes #5, AM seconds. All in Favor to the current sequence that is shown. CC notes we are currently working on prequalification's for general bidders. CC notes we have drafted this and are hoping to go live with it next week. The proposed process is 3 members from BWRSD and 1 from PMA and 1 from PE and they go through the general bidders. NP asks if we have any insight on bidders at this time? NP also asks about the union process? CC notes the project will be prevailing rates and there is no intention to sign a PFA, some GC's are signatory to carpenters and laborers but the prevailing wage usually levels the playing field. CC notes we have been in contact with large contractors in regard to this project. CC notes there are plenty of firms interested at this time now that will allow for competitive bids. Vote: To submit CD 60 package to RIDE. Motion: SCo, Second: AM, All in favor: (11 Yes, 0 No, 0 Abstain) Discussion: SCo wants update on heating system in the next meeting and go over the proposed system. SCo notes he is very concerned about the all electric building. LP notes most schools are being designed this way now. LP notes the building will still have the capability of PV on the roof and there is a place down the road to add PV panels. From an energy usage standpoint it will still function the same whether its gas or electric and can have the engineers come explain this. JD notes there is a plug being installed to the outside of the building that would allow a generator to run the entire building if needed. Aside from the generator that is diesel that we own currently.
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MISCELLANEOUS

Item	Action	Notes
05/31/23:11	Record	New Business: Update 01/23/25: No new business discussed.
05/31/23:12	Record	Adjournment: Update 01/23/25: Next meeting date is 4/3/25. Motion to adjourn was made at 10:05AM. Motion: FC, Seconded: DM, 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: January 23th, 2025