

BUILDING COMMITTEE

May 10, 2021 7:00 pm

Present were Mr. Guida, Ms. Clancy, Dr. Anderson, Mr. Messore, Mr. Fahey, Mr. Feeney, Mr. Finn, Mr. Fiore, Mr. Hervey, Ms. Jacobs, Mr. Terrell, and Ms. Bae. Absent was Mr. Brenner and Mr. Learned.

Also present were Mr. Schimble and Mr. Trim of KBA and Mr. Tavares, Compass Group.

Mr. Guida called the meeting to order at 7:03 pm.

Ms. Jacob asked for one edition to the minutes.

Mr. Guida asked for a motion to approve the minutes of the April 12, 2021 meeting with the added edition. Ms. Clancy so moved. Mr. Feeney seconded. The motion passed.

Update on Proposed Solar Project

Mr. Messore reviewed with the Committee the motion that was passed at the last School Committee meeting. The School Committee voted to move forward with obtaining a consultant not to exceed \$10,000.

Ms. Bae discussed with the Committee that there had been quite a bit of confusion around who would be responsible for the project and where the money would come from.

Mr. Guida explained that this would be an onsite project therefore the funds for the Middle School project could be used. He believed that the budget could be kept opened if that was the direction of the School Committee. Mr. Guida also explained that the Building Committee did not want to take the lead for this project and felt that the discussion around this solar project should be lead by the School Committee and maybe the Town. It was noted, however, that the School Committee might assign administration of any such project to this Building Committee or any other building committee. Mr. Guida did not believe there was an imminent deadline in spending the funds from the Middle School project.

Mr. Fiore will discuss with RIDE to see what their perspective would be on this type of project. Mr. Fiore will also talk to Bond Counsel to see if the project would be able to move forward if the School signs completion documentation for the already completed Middle School Project.

There was further discussion on whether there was a need to obtain a consultant prior to writing the RFP or to just utilize the consultant to review the proposal that came in. It was felt that the consultant would assess the project and give the School options. It was determined that the next step for this project would be for Mr. Fiore to get involved and work with Mr. Hervey and bring back the information to the next Building Committee meeting.

OPM Report

Mr. Tavares reviewed with the Committee the updates on the project. There has been quite a bit of work done during the April vacation on the Auditorium AV. Cavanaugh Tocci Associates (CTA) will be coming back to verify the work is completed in accordance with the contract documents. Mr. Guida asked if Mr. Tavares could give deadlines for the work that is left to be done. Unfortunately he is unable to do that. They are waiting for a part to come in. The vendor has done everything that they can until the part arrives. Mr. Tavares stated that he would find out this week when the part will arrive and is hopeful that everything will be completed by next week.

Regarding the wall planks - The proposed installed remedial mock-up from Brait was rejected. The team has received an engineer's letter from Brait's third party engineer stating that the proposed solution is adequate to prevent the wall panels from falling off the wall in the future. This letter is currently under review and pending a formal response.

The Vektor roof fan was investigated and corrected during April vacation. The outstanding change order will be closed out.

There has been a formal acceptance letter done for Phase 1 and 2 regarding the landscaping. The Town now has ownership of the areas and is responsible for maintaining the lawns, plantings and landscaping.

Phase 3 - Athletic Fields. Problems have occurred with the start up of the irrigation system. New parts needed to be ordered which delays the removal of the lawn areas that will be replaced by sod. The sod is expected to be delivered on 5/17/21 and should be completed by 5/21/21.

Mr. Schimgle reviewed the punch list with the Committee. Some items have presented themselves over the past school year. Mr. Schimgle was at the site last week and took notes and pictures and will send those to the related vendors and consultants. The rest of the items are related to close out.

Mr. Hervey discussed with the OPM the extension joints around the utility poles and the bike racks. Mr. Schimgle will look in the buckling around the utility poles. The bike racks have been repaired. Mr. Schimgle stated that the bike racks have been repaired quite a few times already and that the vendor has stated that from the excessive use the bolts get loose.

Mr. Tavares announced that the Middle School is among the 2021 US Department of Education Green Ribbon Schools award honoree. KBA worked closely with the Administration during the application process.

Mr. Tavares reviewed the budget with the Committee and the change order log.

Mr. Fiore asked Mr. Schimble to review with the Committee the additional sod that has been requested.

Mr. Schimble discussed that Brait is no longer using the original landscaper on the project. When looking at the amount of work it would be to treat the fields Brait made the decision in order to complete the project to use sod for the infield. The Administration looked at where the sod would be planted and to keep everything uniformed asked to expand the sod line. This resulted in a change order in the amount of \$31,326.75.

Mr. Guida made a motion to approve the amount of \$31,326.75 for additional sod for the baseball field. Mr. Finn seconded the motion. A vote was taken and the motion was passed.

General Public Discussion

No Public Discussion

Mr. Fiore made a motion to adjourn at 8:14 pm. Ms. Clancy seconded. The motion passed unanimously.