

School Building Committee January 11, 2021

Meeting was called to order by Mrs. Bolan at 5:02 PM.

Members Present: Louisa Boatwright, Rebecca Bolan, Candace Andrade (arrived 5:09), Jamie Bova, Lynn Ceglie (arrived 5:11), JoEva Gaines, Raymond Gomes, Thomas Harrop, Dan Herchenroether, Colleen Jermain, Ed.D., Patrick Kelley, William Kimes (arrived 5:11), Kendra Muenter, Joseph Nicholson, Jim Nolan, William Riccio, Brian Rochelle, Jessica Rosa, Brian Russell, Jared Vance, Traci Westman, Robert Young (arrived 5:11).

Pell – design/build RFP schedule

Mr. DeSanti has a draft RFP ready. He discussed with RIDE and they are in support of the process for Pell. Mr. DeSanti was on-site today to review traffic. Traffic flow has changed with COVID to allow parent pickup and social distancing. Original engineering structural and environmental reports were picked up by Downes today. An additional survey is included in the Stage II application. Discussion followed on parking, traffic, and soil.

Schedule and timeline is being finalized. School Building Committee and School Committee timelines are important to allow adequate time for review. City Manager and Superintendent will clarify recommendation and approval process related to contracts, i.e. School Building Committee will recommend to Newport School Committee for approval.

Dr. Jermain will provide a list to Downes with input from Director Young, Pell Plant Engineer, and Principal Westman. Discussion followed on environmentally friendly options that may reduce costs over time. Insurance costs must be considered. A commissioning agent will be hired. Mr. DeSanti recommended retro commission for Pell. With COVID, the mechanical systems may be working in a different way than designed. Mechanical, security, technology, and building envelope are strongly recommended for retro commission.

Next steps for RHS – RFP and RFQ process: Mr. DeSanti summarized the RFP and RFQ options and process for Rogers High School. Construction Manager at Risk - allows for advice of construction team during design. Using this option, at least 3 budget estimates will be prepared during design milestones as well as monthly accounting. Expertise of design team aligns budget throughout the process. All soft costs are tracked as well as trade contracts and will predict final cost of the project. The bid for construction will be sent out through Construction Manager at Risk. The CM at Risk pays for any costs above and beyond the guaranteed price.

Construction Manager – contract makes the firm an agent of Newport Public Schools. There is no incentive to present change orders. They review and validate change orders.

Construction Manager Advisor – role does not hold any contracts or issue a guarantee. This option does not give a guarantee like a Construction Manager at Risk. They manage the subcontractors and there is no guarantee on price and schedule.

General Contractor – sole determination is who the builder will be. They are incentivized to bring forward change orders. For an occupied campus, this would be difficult to choose the building team. There are not a lot of companies that would compete fairly as most are in the construction manager business.

Design/Build – not recommended for a project at the scale of RHS.

Ms. Boatwright requested that language be added for environmentally friendly options. The City does not have an energy efficient design standard.

Downes recommendation is the Construction Manager at Risk model.

Mrs. Gaines moved to adopt the Construction Manager at Risk management model, seconded by Mr. Gomes. The motion passed unanimously (22-0).

Budget review

Mr. DeSanti reviewed the summary provided for RHS and Pell and each category: Professional Services, Municipal, Design Build costs, FF&E, and Owner Contingency. The total budget for Pell is \$7,472,300.

The budget summary for RHS includes Professional Fees, City Professional Fees, Construction Costs, FF&E and Owner Contingency. Demolition of the existing school building is included as part of the construction costs. The total budget for RHS is \$98,862,667. Dr. Jermain explained that further clarification is needed from the City Finance Director in terms of projections and cash flow timeline. Mr. DeSanti will contact Ms. Sitrin directly.

Tracking sheets will be issued on a monthly basis to the School Building Committee. Builder Risk insurance is property insurance on the value of the property as it is being built. Coverage is not provided by the RI Interlocal Trust and a separate policy will be needed.

Short-term master schedule

A schedule will be shared for feedback by 6 PM on Wednesday, January 13.

Next meeting date: Monday, January 25 at 5 PM. Meeting adjourned at 6:27 PM.