

BUILDING COMMITTEE MEETING

Monday, June 10, 2019

7:00 pm

Present were Mr. Guida, Mr. Zawatsky, Ms. Clancy, Dr. Anderson (8:07 pm), Mr. Brenner, Mr. Fahey, Mr. Feeney, Mr. Finn, Mr. Fiore, Mr. Hervey, Ms. Jacob, Mr. Learned and Mr. Messore. Absent was Mr. Terrell.

Also present were Mr. Schmigle, Mr. Trim, KBA and Mr. Tavares and Mr. Rubeck, OPM.

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

Mr. Guida asked for a motion to approve the minutes of the May 13, 2019 meeting. Ms. Clancy moved and Mr. Finn seconded. The motion passed 10-0-1 with Mr. Zawatsky abstaining.

RIDOT Update

Mr. Cunha, Town Manager addressed the committee regarding the work that is planned for the intersection of Lincoln and Middle Highway. Mr. Cunha received an email from Karen Grande, Bond Counsel, earlier this evening. The questions that had been presented to Ms. Grande were: Can we use the bond money for the work to be done at the intersection and also the sidewalk work between Seven Oaks and the Middle School.

Ms. Grande confirmed that yes, the committee can use bond money to do the work at the intersection of Lincoln and Middle Highway. However, Ms. Grande stated that the bond money cannot be used to for the sidewalk work. She didn't feel it fit within the scope of what the bond was issued for.

A discussion ensued on whether to move forward with accepting a \$300,000 contribution from RIDOT and funding the rest of the intersection project with bond money, or waiting for three years and having the State fund the whole project. The point was brought up that the three years is not a confirmed timeframe and it could take much longer than three years before the work is completed. The cost of the project that has been budgeted is \$660,000 which was the estimated cost a year ago. The price more than likely has increased.

Mr. Zawatsky asked whether, if the committee agrees to recommend to the School Committee to take the money out of the bond, would this be something that Brait would be doing or do we need to go back out to another procurement.

Mr. Fahey felt that the committee should wait in making a decision to go forward with the intersection. Mr. Fahey wanted to see what the traffic flow is after the new school opens. He feels there might not be a need for a new intersection.

Mr. Tavares stated that if this is something that needs to happen now or by the end of the summer then he feels the committee should go through the change order process, making the work a part of the contract with Brait Builders.

The committee discussed the schedule and feels that this project will not be able to get done before the start of school. It was suggested that at the beginning of school there be a detail officer for the first several weeks to direct the traffic flow.

The committee asked Mr. Cunha to call the State and see if the \$300,000 funds are still available. Also, they would like the OPM to get from Brait what the cost of the project would be by the next committee meeting.

OPM Report

Mr. Rubeck reported that the project is 97% complete. The one change from last month is that the substantial completion date has changed to the end of June (6/28/19), which was the original date in the bid. Brait was projecting that the project would be completed in April which was then pushed to May and now is back to the original date of June 28th. They have not asked for any extensions at this time.

Mr. Rubeck gave the committee a list of things that have been completed in each of the buildings.

Mr. Zawatsky asked if all the trees and plants are in and if there is a complete warranty on all plantings. Mr. Rubeck confirmed that all plants have a warranty.

Mr. Tavares stated that anything that is planted beyond the date that was specified in the bid will be identified in a punch list and it will be determined whether they are acceptable.

Mr. Trim stated that he feels all the plants for phase 1 will be installed within the contract.

Mr. Schmigle stated that the system startups have begun this week.

Mr. Tavares stated that the furniture delivery has been pushed to July and he doesn't feel that there is a need for an elevator operator during the delivery phase. Mr. Zawatsky is concerned about damage to the elevator by the furniture movers.

Mr. Tavares reviewed the project budget and the change orders to date. The budget matches the district's spreadsheet regarding what has been paid with the bond proceeds. Mr. Tavares will be confirming the FF &E and technology line items with the district.

Change Order Management Summary

Mr. Tavares reviewed the change orders to date which total approximately \$2,355,024.74. There is still a total of \$553,082.35 in pending requests.

A discussion regarding COR-090-R1 - RTU #9 &10 Exterior Duct Insulation. The original COR was for an amount not to exceed. When the work was completed the amount exceeded the original amount and the difference is being added to the COR. Mr. Zawatsky stated that the change order was for an amount not to exceed and therefore, the billing should be for that amount. Mr. Tavares will be going back to Brait to discuss this change order.

Mr. Zawatsky made a motion to install natural grass as part of the field work in Phase II, as per the contract. Mr. Learned seconded. It has been discussed at several meetings with multiple presentations that the preferred and most cost effective method is to use seed. The motion passed unanimously.

Another discussion with the committee regarding changing paint colors in the gym. The proposal was to paint the duct work and also to paint a yellow stripe around the gym. Dr. Anderson stated that he originally brought up the idea of changing the paint colors. At the time the colors were not what he expected. However, now that the room is completed the colors look better.

Mr. Zawatsky made a motion to reject COR-127. Mr. Fahey seconded. The motion passed 9-1-2. Ms. Clancy and Mr. Guida abstained.

KBA Report

Mr. Schmigle discussed the idea of making the site exit onto Middle Highway a “right turn only” exit. KBA went to VHB to discuss this option. Per their recommendation, this is not a viable option. This would be difficult to enforce and might direct the drivers to use the Lincoln Ave. exit which would cause a backup. VHB recommended having a police detail to help with the traffic flow.

Mr. Schmigle stated that, to date, most of the furniture and equipment has been ordered. There is approximately \$200,000 left to order. Some custodial and PE equipment needs to be ordered.

The technology procurement is close to complete. There is approximately \$19,240.00 left in the budget.

Mr. Zawatsky asked Mr. Trim if there are plans to build a time capsule for the new building. Dr. Anderson stated that currently Mrs. Maddock, Mrs. Polando, Dr. Fernandes and some students are creating a timeline of the old middle school from when it was first built to the present time.

The next Building Committee meetings will be July 15th and, tentatively, August 5th.

There was a final review of the plaque that will be displayed. Another email will be sent out to the committee before being completed.

Ms. Clancy made a motion to adjourn the meeting at 8:53 pm. Mr. Fiore seconded. The motion passed unanimously.