

BUILDING COMMITTEE

October 21, 2019

7:00 pm

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

Also present were Mr. Schmigle of KBA, Mr. Tavares and Mr. Rubeck of Peregrine/CGA.

Mr. Guida called the meeting to order at 7:00 pm.

Mr. Guida asked for a motion to approve the minutes of the August 19, 2019 meeting. Mr. Zawatsky moved with an amendment to the date and Mr. Fiore seconded. The motion passed. Mr. Brenner and Mr. Fahey abstained.

OPM Update

Mr. Rubeck gave an overview of the progress. The substantial completion date for Phase 2: Demo was October 18, 2019. The substantial completion date for Phase 3 – Fields is November 15, 2019 and the substantial completion for the grass growth period is scheduled for August 24, 2020.

On September 30th, we obtained a conditional Certificate of Occupancy. The workshop dust collection system and the auditorium will be revisited and should be completed by 10/28/19.

Mr. Zawatsky asked for clarification regarding the conditional Certificate of Occupancy. Mr. Rubeck explained that the dust collection system and the auditorium have some things that need to be corrected before obtaining a full Certificate of Occupancy.

Mr. Tavares explained that the first grow season will begin in the spring of 2020. Traverse will then come out and do an inspection to make sure that we are on track. It is anticipated that the first use of the fields would be the summer or fall of 2021.

Mr. Fiore clarified that there were 5 caveats on the TCO (temporary certificate of occupancy).

- Barrington Fire Department conditions must be addressed

- Signage in stairwells

- Auditorium

- Workshop – Dust Collection

- Restroom plumbing in two of the restrooms

Mr. Rubeck provided a look-ahead for the weeks to come. In Phase 1 the work on the punch list will be continuing, as well as the AV work and the Auditorium stair nosing and wall paneling.

In Phase 3 – the seeding of the fields, the installation of the fencing and the installation of the court binder and pushing for the topcoat. The painting will wait until the spring.

Ms. Clancy clarified that the OPM will not be signing off on the fields until 2021. Mr. Tavares confirmed that the final sign off will be 2021.

Mr. Rubeck asked the Committee to discuss possibly putting in a Right Turn Only sign at Entrance/Exit across from the Post Office.

The Committee discussed the safety of the students crossing the street at the crosswalk of the Post Office and Middle School and the need for a Right Turn Only sign.

Mr. Brenner made a motion to request a scope of work and an estimate from KBA and their consultants to (1) update the traffic study with the objective of identifying the post construction worst case scenario for traffic flow and proposing recommendations and (2) to prepare a study to evaluate the interaction between traffic flow, bicycle flow and pedestrian activity and to propose recommendations. Ms. Clancy seconded the motion. The motion passed unanimously.

Mr. Tavares will share the information with the Committee once it comes in from VHB.

Mr. Schmigle reviewed with the Committee the process with the dugouts. There has been a request to add a roof covering for protection from the weather. Mr. Schmigle presented some options for the style of the dugouts with the roofing.

There were discussions among the Committee and KBA regarding the cost to install the dugouts that would have a roof on them. KBA did not have the exact cost to install the requested dugouts. Some committee members feel there is a strong need to have roofs on the dugouts for shade during baseball games.

The Committee has asked for pricing for the cost and installation of two dugouts with a roof.

Mr. Tavares reviewed the budget through September. Everything is tracking well.

Mr. Guida questioned when the Committee would be able to report out to the community a surplus with regards to the project.

Mr. Tavares feels he still needs time to reconcile everything with the district and also, to get through the next phase of the project.

Mr. Zawatsky mentioned that there are two positive communications to get out to the community. The hard work of our legislators and lobbyists who convinced the State House and RIDE to increase our reimbursement rate. With this increase the project will be getting an extra

5 million dollars. Mr. Zawatsky feels that there should be communication developed in order to communicate these two positive outcomes.

A discussion regarding a press release regarding the extra 5 million dollars in reimbursement from the State, however, letting the community know what the surplus is should wait until closer to the end of the project.

Mr. Tavares went over the change orders to date. To date, there have been \$2,579,360.12 in change orders. Mr. Tavares asked for some feedback regarding the request for a change order regarding manual swing bar gates fire lane - no parking. These gates would be at the front of the building where the buses park and two along the drive on the south end of the building.

Mr. Zawatsky made a motion to approve Change order request (COR-178) not to exceed \$45,749.91. Mr. Learned seconded the motion. After a discussion regarding the necessity of the gates. The motion passed 9 yes - 1 no - 1 abstain.

Mr. Schmigle presented the KBA update to the committee. There are some pricing that they are waiting on, however, FF&E expenditures to date are approximately \$1.3 mi with approximately \$200,000 left in the budget.

All technology is complete. The original budget was \$1.08 mil and spent to date \$1.05 mil.

There will be a phone conversation with the contractor and KBA to review the punch list items. The contractors will be working 4:00 - 11:00 pm and on Saturday to get the punch list completed. Mr. Schmigle anticipates the punch list to be completed by the end of the year.

The next Building Committee meeting will be November 18th at 7:00 pm.

KBA is still waiting for the traffic study regarding the intersection at Lincoln and Middle Highway. It is not possible for the proposed work at this intersection to be done in time to take advantage of the State's offer of a \$300,000 contribution towards the total cost.

Mr. Finn made a motion to adjourn the meeting at 8:45 pm. Mr. Learned seconded. The motion passed unanimously.