

**BUILDING COMMITTEE
BARRINGTON PUBLIC SCHOOLS
BARRINGTON, RI 02806**

Minutes of the Building Committee 4/03/17

Present were Mr. Zawatsky, Ms. Clancy, Dr. Anderson (7:52), Mr. Brenner, Mr. Fahey, Mr. Feeney, Mr. Finn, Ms. Jacobs, Mr. Messore, Mr. Tarro, and Mr. Terrell. Absent were, Mr. Cregan, Mr. DePasquale, Mr. Guida, Mr. Hervey, Mr. Jacques, Mr. Learned, Ms. Ottone, and Mr. Primiano.

- Meeting began at 7:06 p.m.
- Dan Tavares introduced Oliver Majewski who is with Peregrine Group.
- Mr. Tavares gave the OPM update report. They have had several meetings to review specific items before the April 3rd Building Committee meeting. On 3/21, there was a Coastal Resources Management Council (CRMS) meeting which was a pre-application meeting with the Civil Engineer and Landscape Architect along with Larry Trim, KBA and Dan. At the meeting we discussed how the landscaper is dealing with drainage. The application will be submitted in Mary. Next meeting will be with DPW and Administration to review the site plan before it gets submitted.
- Mr. Zawatsky requested an update on the cuts and fill analysis with regards to the site.
- Mr. Trim commented that the cut and fill analysis has been accomplished however they do not have a report as of this meeting. They balanced the site by getting fill from the southern part of the site and filling the northern part of the site however he will get the report to committee.
- Ms. Jacobs mentioned again at the meeting for KBA to talk to the Town to see if they can use some of the offsite materials. This will reduce some cost for any fill that needs to be removed from the site.
- Mr. Zawatsky questioned that we have not received a clear understanding of the Geo-tech report. He questioned Mr. Trim on when we might be getting some follow-up information as to how much dirt we will be moving.
- Mr. Trim stated that the cut fill analysis will provide some clarity.
- Ms. Jacob is interested in seeing how KBA was going to handle the drainage.
- Mr. Trim said that they were asked to provide under slab drainage and they were already going to provide perimeter drainage. It is going to be tied into the existing site drainage.

- Mr. Tavares stated that they have received a final Geo-tech report from KBA. The goal of the meeting which had all the representatives present was to get closer on where are we with the cut and fill and the understanding on what needs to come out of the site to build the building. The next step in the process now that they have the final report is to other consultants to have a peer review.
- Mr. Zawatsky stated that for 6 months the committee has been challenged to try and understand the words that the Geo-technical Engineer has put on paper. The committee has not had any confidence in what they were reading so that it was clear, concise, conformed or understandable by anyone in the committee. The structural engineer also wanted more information. Now we are having to spend additional money to have a peer review done.
- Mr. Zawatsky questioned Mr. Trim regarding the team meetings that have occurred and the meeting notes from those meetings. He had asked Bob Sobinski when the meeting notes from these meetings will be distributed.
- Mr. Trim stated that drafts are trickling out now. There have been some drafts out.
- Mr. Zawatsky stated that there have been meetings for three months and there have been no notes sent out. It is very important when people can't attend the meetings it is very important to get the notes out so they know what is going on.
- Mr. Fahey asked if there was a timeframe for the peer review.
- Mr. Tavares stated that the next step would be to get an RFP out to the vendors by the end of this week.
- KBA will be holding the peer review contract.
- Mr. Trim gave an update report. There is a NECHPS meeting set up for April 4th. Some of the plan updates were with technology and code issues. The biggest item was a better understanding with the help desk. The IT workroom does not need to be associated with the Library or ready access to the head/end room. They would like to be associated with the service area.
- Mr. Zawatsky questioned the new layout for the help desks. At the last team meeting it was stressed that KBA needs to review and/or adjust the wants and needs of the departments and restated that any changes be confirmed by administrations before incorporating them in the plans to avoid potential increasing square footage.

- Mr. Trim did not feel that it was a want by the technology department. He asked if the committee could see anything that should be changed. Both Mr. Zawatsky and Ms. Clancy stated the third floor tech help room was too big.
- Mr. Zawatsky asked for KBA to do some 3D designs or some fly overs so that the committee can start to visualize the media center.
- Mr. Trim stated that they are planning to have some renderings of the building at the next meeting on April 24th.
- Ms. Jacob stressed that the vegetation around the parking area is a safety issue and does not feel it should be there.
- Garcia, Galuska, DeSousa (GGD) Engineers gave a presentation on the Fire Protection, Plumbing, HVAC and Electrical.
- Fire Protection – a new fire system is required with the new building. There will be a new fire service and domestic water service. There will be hydrants in the back as well as in the front of the building. It will be a fully sprinkled building. The only rooms that will not have sprinklers are the electrical and the emergency electric rooms. This is a code driven system. There will be multiple zones.
- Plumbing – Code driven systems. Dedicated water service for all the plumbing going into the building. Dedicated sanitary system for all the plumbing in the building which will be directed towards Lincoln Avenue. Code required piping. PVC storm drainage. Science Rooms will all be acid resistant piping. Dr. Anderson will be verifying the list of science materials that are usually be used to see if this type of piping will be used.
- HVAC system that has been chosen is the (variable air volume) VAV Dehumidification Displacement System. This is the most cost effective system. This has packaged roof top equipment that will be gassed fired and direct expansion cooler as well as the majority of the units will have energy recovery ventilation. Any exhaust air that was exhausted will be recaptured the energy to pre cool or preheat. Not all rooms will have the energy recovery (i.e. kitchen and back of building, storage).
- Mr. Zawatsky questioned if the group have met with the commissioning agent and if so how many times.
- Mr. Trim and Mr. Tavares stated they have met with the commissioning agent and that the procedure is that at the time that we submit the drawings to the estimator they will also be submitted to the commissioning agent.

- Mr. Zawatsky did not see in the narrative reports that GGD did anything about pre-verification test (PVT) and pre-functioning testing (PFT).
- It was stated that the commissioning spec would have this report in it. The commissioning agent will be providing the spec to the design team to incorporate. The design team does not develop the commissioning spec.
- PFT is a control requirement. Mr. Zawatsky questioned who writes control spec.
- Dominic stated that they write the control spec. Mr. Zawatsky stated that the PVT and PFT are within the control spec so should it be in their report however Dominic still stated that it is still part of the commissioning spec. for the control system.
- Mr. Zawatsky stated that in order to ensure that the building is going to be functioning per your design he feels it appropriate and necessary for PVT and PFT to be done.
- Each classroom will have its own thermostat and control sensor.
- Electrical – All electrical equipment will be designated rooms. The building is sized as 1600 amp, 277/480 volt service. Each electrical will have dedicated panels for the loads allocated. Emergency generator (175kw natural gas generator). Life safety system and an optional standby equipment. Uninterrupted UPS – all communication systems will never know there was a power outage. The classrooms will have high efficiency indirect/direct LED lighting with occupancy sensor and daylight harvesting.
- Security Alarm System will be the Sonitrol system which has an audio function built in.
- The next committee meeting is scheduled for April 24, 2017 with a tentative meeting for May 8, 2017.
- A motion was made to adjourn the meeting at 9:20 p.m. by Mr. Terrell. Seconded by Mr. Brenner. Meeting adjourned.