

BARRINGTON MIDDLE SCHOOL BUILDING COMMITTEE
BARRINGTON PUBLIC SCHOOLS
BARRINGTON, RI 02806

Minutes of the School Committee/Building Committee – 1/29/2018

Present were Building Committee members Mr. Guida, Mr. Zawatsky, Ms. Clancy, Dr. Anderson, Mr. Brenner, Mr. Fahey, Mr. Finn, Mr. Feeney, Mr. Fiore, Mr. Hervey, Mr. Learned, Mr. Terrell, and Mr. Messor; and School Committee members Ms. Brody and Dr. Douglas. Absent were Building Committee members Ms. Jacob and Mr. Primiano, Town Council Liaison; School Committee members Mr. Alessandro and Ms. Pine. Mr. Terrell recused himself from all deliberations relating to the Construction Bids and selection of successful bidders.

Also present were the Owner's Project Managers: Sam Bradner and Dan Tavares, Larry Trim and Sean Schmigle of Kaestle Boos Architects, and District Counsel Christopher Whitney.

- Mr. Guida called the Building Committee meeting to order at 7:03 p.m.
- Barrington School Committee Chair Kate D. Brody called the School Committee meeting to order at 7:03 p.m.
- Mr. Brenner made and Mr. Feeney seconded the approval of the November 27, 2017 Building Committee Meeting Minutes. The motion passed with a unanimous vote. Ms. Clancy and Mr. Zawatsky abstained.

Leadership Meeting Review

- Mr. Bradner and Mr. Tavares provided an overview of the January 19, 2018 bid opening process and the bids, including the estimated construction budget (including escalation) of \$54,295,841, the 4 sealed bids received from Brait Builders Corporation \$51,275,000, KBE Building/Bentley Builders \$52,125,000, Bacon Construction Co., Inc. \$53,197,700, HV Collins Company \$56,230,000. The OPM team conducted a comprehensive review and reference check of lowest bidder (Brait Builders) and second lowest (KBE/Bentley Builders). Meetings and conference calls were held with the District, SBC Co-Chairs, and legal counsel, Christopher Whitney. The OPM recommended Brait Builders Corporation to the Building Committee.
- Mr. Whitney reported on the limited state qualification process, the change in Rhode Island law regarding lowest responsive evaluated bids, the inclusion of Massachusetts DCAMM contractor certification with Brait's bid package. He reported that he had reviewed Brait Builders and KBE/Bentley historical legal proceedings and qualifications and that, in his opinion, they are well qualified for the project.
- Discussion ensued, relative to subcontractor list, contractor limits, the right to disqualify contractor project manager/superintendent, next steps, Brait Builders current backlog of \$45 million, ability to do the project, and foreign corporation status.

- Mr. Bradner and Mr. Tavares reported on the projected timeline, including Building Committee recommendation to the School Committee on January 29; School Committee approval of the Building Committee recommendation and award of the contract to Brait Builders Corporation on February 1; issuance of the Notice of Award to Brait Builders Corporation on February 2; issuance of a Notice to Proceed on February 12; substantial completion of Phase I by June 28, 2019; abatement/demolition of existing Middle School begun by September 1, 2019; substantial completion of Phase II by July 31, 2020.
- Discussion ensued relative to the aggressive construction schedule, contractor liquidated damage provisions, contractor early completion bonus, and state reimbursement milestones.
- Mr. Guida inquired if the School Committee had any questions. Ms. Brody and Dr. Douglas replied in the negative.
- Mr. Guida recommended the Building Committee approve the Barrington Middle School Building Committee Resolution Re: Construction Bids (the “Resolution”) that was provided to the Committee prior to the meeting.

- **Building Committee Resolution:**

WHEREAS: Having conducted a thorough investigation and evaluation of bids submitted on Friday, January 19, 2018, in response to the Invitation to Bid and related bid documents prepared and publicized by the Barrington School Department, the Barrington Middle School Building Committee has identified Brait Builders Corporation, a Massachusetts Corporation, having an address of 57 Rockwood Road – Suite 3 Marshfield, Massachusetts 02050, as the responsive and responsible bidder whose bid is the lowest, evaluated bid price, with a Base Bid price of \$51,275,000.

NOW, THEREFORE, BE IT RESOLVED:

That the Barrington Middle School Building Committee hereby recommends to the Barrington School Department, acting through the Barrington School Committee, that Brait Builders Corporation be awarded the contract to construct the Barrington Middle School Project, in conformity with the Project Manual and Specifications prepared therefore, at the Base Bid price of \$51,275,000. Further, the building committee recommends rejection of alternate #1 bid and alternate #2 bid.

- The Building Committee provided clarification and edits to the Resolution for approval.
- Mr. Guida moved and Mr. Zawatsky seconded approval of the Barrington Middle School Building Committee Resolution Re: Construction Bids. The motion passed with a unanimous vote.

- Mr. Guida stated the approved “Resolution” will go to the School Committee for action at the next School Committee meeting. Ms. Brody confirmed the “Resolution” will be an agenda action item at the February 1, 2018 School Committee meeting.
- Mr. Guida recognized Mr. Whitney for his expeditious counsel and contribution to the process.

OPM Report

- Mr. Tavares proposed the next meeting of the Building Committee be held on February 12 to review the next steps for the remainder of the year.
- Mr. Zawatsky inquired as to who will be responsible for the administration of the contract, approvals for material invoices, professional service requisitions and change orders, and who will provide advisory services to the School Committee. Mr. Guida stated a procedure will be established to address the approval process through District administration and the Executive Committee and, as deemed necessary, the Building Committee.
- Mr. Feeney expressed concern regarding establishment of procedures for review of change order requests with the goal of keeping the project moving. Discussion ensued.
- Mr. Tavares stated that all contractor change orders will be reviewed by the OPM prior to owner review and approval.
- There was discussion regarding the contractor Builder’s Risk insurance policy.
- Mr. Bradner proposed addressing the authorization protocols and establishing parameters for approvals at the next Building Committee meeting.
- Mr. Zawatsky asked who would be responsible for meeting minutes during the construction. Mr. Bradner stated, and Mr. Trim confirmed, that KBA will be responsible for the minutes. Mr. Zawatsky requested a sample of the minutes for the next meeting to review content and format.

Kaestle Boos Associates (KBA) Update

- Mr. Trim updated the Committee relative to the construction administration team which includes Amy Moro, Sean Schmigle and Mr. Trim.
- Mr. Finn requested an update on the equipment to be installed in the gymnasium. Mr. Trim asked that Mr. Finn provide him with a list of all items for which he would like to have an input. He stated that he will include Mr. Finn in all review meetings regarding these items.

General Public Discussion

- Mr. Guida recognized the members of the Building Committee for their commitment and professionalism displayed throughout the process.
- Mr. Zawatsky inquired about the solar panels shown on the rendering on the website and asked how many panels are necessary to receive the additional points from RIDE, with no panels on the ground or below the roof line. Mr. Trim will check with RIDE. Ms. Clancy commented that solar panels are not part of the construction of the project and the extra points only apply if the panels are installed in the future.
- Mr. Zawatsky stated that he does not recall any discussion of solar panels located anywhere other than on the roof.
- Ms. Clancy commented that the website has been a collaborative effort, and inquired if any members would volunteer to update the website FAQs, etc. Please communicate your interest to Mr. Fiore or Ms. Clancy.
- Mr. Fahey inquired about the funds we will receive in reimbursement from the State and asked if there is a plan as to what to do with these proceeds. Mr. Guida explained that the proceeds will be used to offset the bond payments.
- Mr. Zawatsky moved and Mr. Fahey seconded to adjourn the Building Committee meeting at 8:08 p.m.
- Ms. Brody moved and Dr. Douglas seconded to adjourn the School Committee meeting at 8:09 p.m.