

Building Committee Meeting

November 19, 2018

7:00 p.m.

Present were Mr. Zawatsky, Mr. Guida, Ms. Clancy, Dr. Anderson, Mr. Brenner, Mr. Fahey (7:04), Mr. Feeney, Mr. Finn(7:06), Mr. Fiore, Mr. Hervey, Ms. Jacobs, and Mr. Learned. Absent were Mr. Messoro, Mr. Terrell and Mr. Primiano (Town Council Liaison).

Also present were the Owner's Project Managers, Dan Tavares and Christian Rubeck, and Larry Trim and Sean Schmigle of Kaestle Boos Architects.

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

A motion was made by Mr. Zawatsky to approve the minutes of October 15, 2018. Ms. Clancy seconded. The motion passed. Mr. Brenner and Ms. Jacob abstained.

Ms. Heidi Mulholland, Interior Design, KBA, gave an overview of what has been selected by the FF&E sub-committee for the furniture and fixtures that will be used in the classrooms, as well as the media center, maker-space, science rooms and lounge furniture. Heidi also showed the color choices for the desks and chairs.

Mr. Zawatsky asked Ms. Mulholland how much of the existing furniture is being used in this package, if any.

Ms. Mulholland stated that a very small percentage of existing furniture and equipment will be utilized. Ms. Mulholland had a list of the equipment that will be used.

The distribution plan for the unwanted furniture hasn't been determined, however, it has been discussed at the district level. Mr. Learned stated that there are some of the other schools that are looking to utilize some of the equipment and furniture.

Mr. Brenner did let the committee know that any distribution of property outside of the District must be approved by either the Town, if it is Town property, or the School Committee, if it is the property of the school department.

Ms. Mulholland also reviewed the budget sheet for the furniture, fixture and equipment. There is a budget of \$1,500 per student for 900 students which comes to approximately \$1.3 million, or \$1,700 for approximately \$1.5 million. The estimated cost, including equipment, came to \$1.3 million. This includes a 10% contingency for equipment and furniture.

Ms. Mulholland does not have a plan for the furniture for the seating area outside the cafeteria.

Mr. Feeney asked Ms. Mulholland what the next step in terms of getting the actual bids.

Ms. Mulholland stated that additional documents are being prepared so the package may be posted for vendors to bid on. Right now, Ms. Mulholland is wrapping up all the bid documents and plans to have them complete by December 21st so that we can go out to bid by the first of the year.

Mr. Feeney asked if the bid process would utilize the Master Bid Agreement.

Mr. Trim stated that it would not. KBA will be going out to get actual bids for this part of the project.

Mrs. Brody asked if the message for the wall in the Media Center has been selected. Mr. Schmigle and Ms. Mulholland stated that the words have been chosen by Middle School and District administrators.

OPM Report

Mr. Rubeck provided the Committee with an overall construction summary. The project is 52% completed through October.

In the weeks ahead there will be continued sidewalk placement around the building and the Rooftop Units will be set on Building B. Also, in Building B, they will continue with framing & sheetrock on the first floor and paint, finishes and millwork on the second and third floor.

In Building A the last seating concrete placement in the Auditorium will be completed, as well as the sheetrock, tape and paint in the Administration area.

In Building C, they will be painting and flooring in the gym area and Building D, they will complete brick veneer at the exterior.

Mr. Feeney asked Mr. Rubeck how they are doing on schedule. Mr. Rubeck stated that they are doing well. It is still listed that the completion date will be 6/28/19, however it is looking like they could be complete a month and a half earlier.

Mr. Tavares reviewed the budget with the Committee. The budget matches up with the invoices that have been paid out by the Administration.

CHANGE ORDERS

Change order #13 - Asbestos Removal and Remediation. Brait has proposed a \$50,000 credit. This has been discussed at the last two Building Committee meetings.

A question had been brought up at the last meeting regarding this change order. If materials were identified in the library but then found in the gymnasium would the gym also be covered. Brait confirmed in writing that this is part of the original change order. If it has been identified it will be covered. Any material that was never known to exist and that is discovered would be an additional charge.

Mr. Zawatsky also stated that Mr. Tavares, as the OPM, wrote a memo recommending the committee accept this change order.

Mr. Zawatsky made a motion to accept the credit of \$50,000 for the Asbestos Removal and Remediation in accordance with change order #13 as prepared by KBA. Mr. Fiore seconded the motion. The motion passed unanimously.

Change Order #14 - Vehicle Charging Stations. Mr. Rubeck stated that there had been some concern by the district to have the charging stations on site. This is a change order not to install the actual vehicle charging stations themselves but all the infrastructure will be installed.

Mr. Fiore stated that the Town is working on putting in other charging stations. One of the suggestions was to hold off on these particular charging stations to see if they could be incorporated into the overall Town plan. The district does not feel that they are equipped to deal with the detailed operation of the stations and some of the complications that might arise. Also, the district is concerned that these charging stations might be perceived as an open invitation to people that wouldn't normally be on school property.

Change order #15 - Additional Administration Windows. Windows to be added to the front of the entrance of the Administration offices. This was a security concern. Mr. Schmigle stated that originally there weren't any windows in the front entrance of the Administration office. Adding these windows will allow the office staff to see what is going on outside.

Change order #16 - Window Ceiling Soffits - On all three floors of Building B there are large window openings to every classroom with a steel kicker. This is for framework and drywall to hide the first kickers. These are on floors one and two and this change order is only for those floors.

Mr. Zawatsky made a motion to approve change order #16. Mr. Finn seconded the motion. Motion passed unanimously.

Change Order #17 - Wood Blocking at NIC TV Locations. The contractor had asked to install wood blocking to mount the flat screen TVs in classrooms. This was prior to the district deciding to change the TVs to projectors. This is for wood blocking for the TVs at the location of the TVs that were changed to projectors.

Ms. Clancy asked for clarification regarding this change order. Her understanding is that this is for work done at locations where we are now not going to be putting TVs, however we didn't make that decision in time to stop that work from being done.

Ms. Clancy asked why this work wasn't captured in the contract when it was bid as specified.

Mr. Tavares stated that it was not shown in the documents but the wood blocking was something that was required to give the proper support. However, it also changed when the district swapped out the TVs for projectors.

Mr. Zawatsky stated that the change order would have been for more money if the district had stayed with the TVs.

Change order #18 - Mass Notification System. The committee has been discussing this at their meetings for the last four months. A third party consultant has review the security design. This change order represents the cost to include an amber strobe. When the fire alarm goes off, the clear strobe will light. When there is a lockdown or a mass notification, the amber strobe will light. When there is a lockdown, the building will be compartmentalized. When the fire alarm is pulled, all the doors would normally unlock. With the mass notification system, the fire department would allow something else to override the unlocking of the doors. It also has audible messaging that can distinguish between one kind of lockdown and another kind of lockdown.

Mr. Fiore stated that it is the preference of the Superintendent, the Fire Chief, and the Town Manager to go with the extra amber strobe, making the system compliant with the fire code.

A motion was made by Mr. Finn to approve change order #18. Ms. Clancy seconded the motion.

Mr. Feeney asked is there are any additional items that will be coming out of this security review.

Mr. Tavares stated that were will not be anything additional related to mass notification, however there are other security items.

Mr. Feeney asked Mr. Tavares or the chairs to estimate the magnitude of the cost of these additional items.

Mr. Zawatsky stated that there is a pending change order for interior School Guard glazing and door film for \$205,000.

Mr. Feeney wanted to know the totality of the security changes.

Mr. Schmigle stated there are also some camera equipment changes, additional site cameras, additional interior cameras, additional access points, and additional card readers in the building.

Mr. Feeney stated that with the mass notification and the School Guard glazing, the cost is at \$415,000. He asked if there is an additional \$85,000.

Mr. Schmigle stated that there will likely be an additional \$85,000 if not more than that.

The motion passed unanimously.

Ms. Clancy asked whether there is anything that needs to be done prior to December's Building Committee meeting with regards to Change Order #19 through #20 in order to keep everything on schedule.

Mr. Guida stated that we are not going to lose anything by waiting for the next meeting for these items. Mr. Tavares agreed.

Mr. Trim stated that KBA has begun talking about the interior dedication plaque.

KBA Report

Mr. Schmigle reviewed the current ASIs (potential change orders).

- ASI #17 - Framing of the cafeteria. This is currently being reviewed by the architectural team
- ASI #22/PR 21 - This is similar to the kicker modification for floors one and two. The window sizes have changed around the Admin. area and the cafeteria area. There are some added loose lintel and framing elevations. All the steel is in place. There should be no loss in time. (\$177,416.51)
- ASI #28 - Ductwork that was exposed and which will be relocated.
- ASI #29 - Gym and Auditorium Elevation Coordination. There are some modifications in those areas. Mr. Finn stated that there is also ductwork that is exposed. Mr. Schmigle stated that there have been several discussions about the ductwork, but no decisions have been made. The committee would like to see the ductwork covered and/or protected.
- PR #017 - SOC recommended security changes - camera locations, access control points
- PR #018 - Security Glazing - there are two options for the glazing that are being considered. Type "A" is School Guard Glazing and the other is a 3M film.
- PR #022 - Media Center RCP/Ductwork Concealment.

Some of the change order requests that are currently under review:

- COR-37R2 - Additional Standard Pavement (Phase 1) - thickness of top coat to the parking lots. This phase has already been installed
- COR-38 - Additional Standard Pavement (Phase 2) - this phase has not been installed so the cost of a thicker application is much lower
- COR - 39 PR 10 - Added Scope (Stairwell B2 & B3 Doorways) the door sizes in stairwell 2 & 3 in Building B from 6' to 4' door. This is additional for additional masonry work
- COR - 42 PR 19 Roof Drain Relocation - This is to relocate a drain that was not properly coordinated.
- COR - 44 3M Security Film for Wood Doors Only - Additional security film on all the classroom doors.

The tentative walk-thru with Mr. Joseph DaSilva, RIDE School Construction Coordinator, is January 4th at 9:00 a.m.

The Educational Technology budget was \$1,080,000. The district technology department and EDvance generated a spreadsheet of equipment and technology for \$1,089,532.79. Through discussion they were able to get the budget back down below the original number.

The next meeting is scheduled for Monday, December 17, 2018

GENERAL DISCUSSION

Mr. Thomas Rimoshytus - advocate for sports in the town. Mr. Rimoshytus is a big advocate for the installation of a turf field. Mr. Rimoshytus stated that a lot of the work that would be required to ready the site for turf is already planned to be done. Mr. Rimoshytus would like for KBA to look into seeing how much installation of turf would cost. He would like to be put on the agenda for next month and get a report from KBA on how much it would cost to include turf fields.

Mr. Michael Seward, chairman of the Parks & Recreation Commission. Mr. Seward stated that if there is any question about the need for an upgrade to the fields in Town please refer to the Comprehensive Plan. This Plan says that we need more fields. He feels that, if we have turf fields, it would eliminate the need to upgrade the fields. Additionally, the voters of the State of RI approved a recreational bond, so he feels that some of those funds might be appropriately used for a project of this type.

Mr. Guida asked Mr. Trim if he would be able to get a very brief summary of feasibility for the Committee. Mr. Trim felt that he could have that information by the next Building Committee meeting.

Mr. Guida asked the Committee if they would like KBA to go forward looking into the possibility of turf fields.

Mr. Zawatsky asked if there would be a cost associated with Mr. Trim getting the information ready for the Committee.

Mr. Trim stated that front part would be at no cost.

Mr. Fahey responded that he would be against an artificial field.

Mr. Finn feels that we need the turf fields to be able to take care of the grass fields that we already have.

A motion was made by Mr. Zawatsky to adjourn the meeting. Seconded by Mr. Learned. The meeting adjourned at 9:27 pm.