

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

Minutes of the Building Committee 07/10/17

Present were Mr. Guida, Ms. Clancy, Mr. Zawatsky., Dr. Anderson, Mr. Brenner, Mr. Feeney, Mr. Finn, Mr. Hervey, Ms. Jacobs, Mr. Learned, Mr. Messore, and Mr. Tarro. Absent were, Mr. Fahey, Mr. Primiano, and Mr. Terrell. Also present was the OPM: Dan Tavares and Sam Bradner KBA Larry Trim

- Meeting began at 7:01 p.m.
- Mr. Feeney made a motion to approve the minutes of the June 26th meeting. Seconded by Dr. Anderson. Motion approved. Mr. Tarro, Mr. Zawatsky, Mr. Brenner and Ms. Jacob abstained.
- The OPM gave updates since June 26th meeting. There was another cost estimate reconciliation meeting on July 3rd. This meeting resulted in cleaning several items from the last report that was shared at the June 26th meeting. This effort gave the team the opportunity to verify the scope items between the two cost estimates. This effort resulted in roughly a 1% difference between the two estimators which is roughly about \$400,000 difference. The OPM feels very confident with the numbers and also the cost estimator were comfortable with their numbers. The only differences in the report is the two estimators may not agree on the unit pricing. We (Dan and Sam) feels very confident that the numbers have been reconciled to the best that they can.
- Mr. Zawatsky asked that the budget they were using \$54,954,400 as the foundation of the overall project budget was Norrie's number however Faithful & Gould's number is higher. He ask the OPM what their recommendation or advise was related to carrying the low number, high number or a combination of both.
- Mr. Tavares stated that typically you would follow the cost estimator that is representing the architect design. Where the third party is used to verify and validated. So they will be following the cost estimators' numbers of the architect. They will be doing another round of this at the 60% mark. Typically you would follow the architect's estimator because they need to stand behind the numbers and he is very comfortable with this practice.
- Mr. Tarro asked about the summary page. Under the general liability line for the F & G estimate there isn't a number but states that it is included. He would like to know if this number is included somewhere else on the report.
- Mr. Tavares stated that they included the number for general liability with the performance and payment bonds.

- Mr. Tarro stated that as the project budget relates to the permit fees has not be granted waived. This will request will be presented to the Town Council on July 31st so right now it is excluded as a cost estimate.
- Mr. Zawatsky questioned about the soft costs. He stated that for quite some time we have been keeping a number of items as place holders. He wanted to know if Mr. Tavares has been updating the report and if he is comfortable with what is now on the project budget or is this something that is still subject to significant changes. Have they closed the loop on a number of the items?
- Mr. Tavares stated that the bonding costs, related legal fees and the building permits have been updated. The other cost are still in the budget as allowances.
- Mr. Bradner stated that a lot of these items will stay in as allowances.
- Mr. Zawatsky questioned the AE fee per the contract. He wanted to know if this figure is an accurate assumption. Mr. Tarro confirmed that \$4.5m was corrected.
- Mr. Feeney questioned the bonding fee and legal counsel. It was originally in as \$150,000. He wanted to know if this had been changed.
- Mr. Bradner stated that at the last meeting it had been decided to put that number to zero based on input by administration. However they did increase general legal cost so that they were still carrying some cost for general legal.
- Mr. Tarro stated that the bond issuances cost including bond counsel cost have been covered by the bond premiums. These cost are no longer needed in the budget.
- Mr. Bradner went over the cost estimates and the project budget. Right now assuming no other VE or add alternates the budget is about \$500,000 over. On the following page Mr. Bradner explained that taking out the VE scope reductions. Both cost estimators came up with what they thought would be a deduct value if RIDOT will be picking up the cost of the road work. The AE estimator came in with a \$240,000 reduction and the third party estimator said about \$250,000. The OPM took a very conservative approach and used \$200,000.

- The other major item that is on the VE list is for the kitchen. They feel the numbers will be reduced to about \$100,000, however they used a conservative figure of \$75,000.
- The next piece is the proposed add alt deduct list. They recognized from the last meeting that having the baseball field on list was not going to be a very favorable decision. The number that they are showing now is minus the baseball field. The first amount for the add alt list was about \$575,000 now without the baseball field on the list it is now \$295,000. These are potential items on the list that could be added back in at the end of the job.
- They have also reduced the roadwork allowance from \$300,000 down to \$150,000. This is with anticipation that RIDOT will be covering some of the cost.
- Mr. Tavares contacted some of the references for Russell however he had not heard back from any before the meeting. After speaking with Russell a few weeks ago, he had provided some additional information on how he does his work and examples on potential cost savings. Mr. Tavares was concerned because the two proposals were so far apart however after speaking with him he feels comfortable with his proposal. He feels that he has quite a bit of experience.
- Redicheck has also told them that they would not be able to do the work out of their local offices because of schedules.
- Mr. Tavares will continue with the references for Russell however he feels very comfortable that they will do a good job.
- Mr. Zawatsky feels this would be money well spent but it is subject to the OPM's recommendation. He thinks that the committee could wait to make a decision until the OPM has gotten all their information and they are comfortable with them.
- Mr. Feeney made a motion to retain Albert R. Russell Architect for an amount not to exceed \$10,400 for Quality Control document coordination review services. The retention can be accomplished through KBA's contract or if not, the Building Committee recommends the retention to the School Committee. The motion approved.
- Mr. Guida asked Mr. Trim to see if the quality control would follow under their contract. Mr. Trim stated that he would check and let Mr. Tarro know if a few days.
- The next meeting for the Building Committee was discussed and determined that the next meeting would be August 8th with a tentative meeting on September 12th.

- Mr. Trim gave an update on the irrigation. They were able to move the field so that they can use the abandoned well without having to bury it. The committee had approved a motion at the last meeting to move forward with the testing of the abandoned well if the field could be moved. Now that the information confirm that the field can be move the testing can be done in August.
- Mr. Trim reported that he did not have any new information regarding the exterior of the building.
- Mr. Guida mentioned that there was a requests for some alternate depictions of the exterior of the building. Mr. Trim stated that he did not bring the information but will have them for the next meeting.
- Ms. Clancy also mentioned that she had requested the addresses of buildings that are using some of the materials so that they can go and actually see what the material will look like.
- Mr. Zawatsky stated that the windows in the student union are one and half stories high. He feels this might irritate the neighbors because of the illumination that will occur at night when the building is in use. All the lamps will be shining out towards the neighbors. (Visual pollution). He also feels that this design will be very expensive.
- Mr. Trim stated that the purpose was to make the building a little more attractive to the neighbors. They were trying not to have a blank wall which you would have with a fully brick wall. He stated that they will continue you to work on this design.
- Mr. Zawatsky would like to see a more detailed presentation on what the exterior would look like. He feels that the exterior has not been explained as well as it should be for the committee.
- Mr. Trim stated that at the presentation that was shown to the committee on June 26th did show more detail and will forward that presentation to Mr. Zawatsky for his review.
- Ms. Jacob also commented that the exterior of the building is very important to the group and the community. She also feels that the exterior is the weakest part of the project. She is concerned that if the committee votes to move to Construction Documents will they still have the ability to look at the exterior and make changes.
- Mr. Trim stated that the committee will still have a lot of input. The entire process is really compressed and there is still a lot of work to do right in the beginning of the construction documents. Mr. Trim stated that they will make themselves available for multiple meetings in a week.
- Mr. Zawatsky was concern with Mr. Trim's comments stating that there is still time for changes to the building. When the committee moves to construction documents this is an indication by the Owner that we has signed off that this is what the building would look like and the types of changes that the committee are discussing now don't happen in the CD phase.

- Mr. Trim stated that this is not the reality of the architects. He feels that if they were to redesign the whole building that would be one thing. However if the committee is talking about changing a pieces to accommodate what has been discussed there would be no charge for that.
- Mr. Zawatsky stated that he would like to see a revised kitchen plan before he authorized the move from DD to CD.
- Mr. Trim stated that there was a plan for the kitchen was provided to the OPM and the vendor for feedback.
- Ms. Clancy asked where we were in the process with the kitchen.
- Mr. Tavares stated that there are some follow up responses that they are waiting for. They are waiting for the cut sheets back from the vendor.
- Mr. Tarro stated Kim Orr from Chartwells did respond to the follow up question that Oliver had sent to her. Mr. Tarro stated that the vendor, the OPM and Administration had met in June. At this meeting it was discussed to definitely take the second freezer out, there was some equipment that could be eliminated. They went down list in great detail. At this meeting, Chartwells did request the cut sheets on all the equipment. They came back and stated there was definitely equipment that could be eliminated.
- It was discussed that at the next project team meeting on July 21st, there will be a discussion of the items that the committee feels still need to be addressed.
- A motion was made by Mr. Guida to authorize KBA to go to construction documents with the close oversight of our OPM representative and we are going to make as a condition of the approval to move to CD that on July 21st, KBA will present a final footprint to reflect particularly what will happen to the serveries and possible any impact on any of the areas for that portion of the building. Also, in addition KBA will provide to the committee any alternatives that could involve structural changes to the portion of the building that goes around the corner toward the Middle Highway side and the front entrance. The committee would then have an opportunity to scrutinize what has been presented at the July 21st meeting and based on that KBA will be free to proceed fully with the process of Construction Documents. Seconded by Ms. Jacobs. The motion passed 10 approved and 1 opposed.
- Mr. Feeney made a motion to set a goal that the budget for the building as the total construction cost based on the construction estimates not to exceed the amount of \$54,250,000 and the Value Engineering suggestions and savings be developed to target that number for construction documents. Ms. Jacobs seconded.
- Mr. Zawatsky asked if the target price includes the \$295,538.00 of alternates.

- Mr. Feeney said no, exclusive of the add alternates. He was going to leave the Value Engineering and the add alternates to the administration to make the decision on what should be included.
- The motion passed 8 approved and 3 abstained.
- A motion was made to adjourn the meeting at 9:20 p.m. by Mr. Zawatsky. Seconded by Ms. Jacob. Meeting adjourned.

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