

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

**Minutes of the Building Committee 12/12/16**

Present were Mr. Zawatsky, Dr. Anderson, Mr. Brenner (7:55), Mr. Guida, Ms. Clancy, Mr. Fahey (7:11), Mr. Feeney, Mr. Hervey, Mr. Learned, Mr. Messori, Ms. Ottone and Mr. Tarro, and Mr. Terrell. Absent were Mr. Carroll, Mr. Cregan, Mr. DePasquale, Mr. Finn Ms. Jacobs, and Mr. Jacques.

- Meeting began at 7:05 p.m.
- Mr. Guida invited Mr. Chris Whitney to the meeting to discuss the options of Design, Bid, Build and CMAR. Mr. Whitney presented his review of the state statues. He feels that Barrington does not have the legal authority under RI State Law to procure this project by CMAR. Barrington is governed as a municipality by the Municipal Procurement Act (Title 45-55-1) which governs the municipal contract and not governed by the State Procurement Act with is Title 37. The State Procurement act expressly provides for CMAR procurement. Municipal Purchases Act lacks any authorization to proceed by Construction Management at Risk. Unfortunately, CMAR is not a viable option for the Committee.
- Mr. Guida asked the Committee if there was any objections to take a vote of the Construction Method which would be out of order from the agenda. There were no objections. It was unanimous to take the vote out of order from the agenda.
- Mr. Guida asked for a show of hands those in favor of making the decision to go with Design, Bid, and Build and to recommend this to the School Committee. The vote was taken and it was unanimous to recommend the Design, Bid, Build to the School Committee.
- A motion was made by Mr. Terrell to approve the November 28, 2016 minutes. Seconded by Mr. Feeney. Comments were to remove Mr. Zawatsky name from abstaining from the vote for the October 24, 2016 minutes. The removal was so noted and the motion carried to approve the minutes.
- Mr. Bradner, Peregrine Group (OPM) gave a summary of the cash flow analysis and budget. The budget represents all the contingencies as well as the A & E contract. This budget brings the final cost at a 3.9% over cap or 2.6 mil over the 68.4 budget. Mr. Bradner stated that this budget is a work in progress and there will be movement with the budget.
- Mr. Zawatsky asked were the OPM stood with a Peer Review Estimate. OPM has received a peer estimate from their proposed estimator however it is well in excess from their proposed allowance so they have reached out to another estimator. Once they receive the second estimate they will be ready to present it to the committee.
- Mr. Feeney is still very concerned that the budget is not yet down to the 68.4 mil amount that it needs to be.

- Mr. Guida gave an update on the issuing of the Bond and the Tax Cap approval process. The committee will need to have a super majority approval by the Town Council for exceeding the Cap. The committee will have to have an estimate by how much we will exceed the cap and then the committee will need to have a special Financial Town meeting to approve the process to exceeding the cap. Mr. Guida also discussed that the committee will need to get communication out to the community so that they are well informed going into the Special Financial Town meeting.
- Mr. Tarro informed the committee that the Town Council is set for January 9<sup>th</sup> to vote to set a Special Financial Meeting and to vote on the Bonds. The Special Financial Town Meeting is set for March 16, 2017 to exceed the cap. The reason for these meetings are based on the cash flow to keep the project moving forward we would need the Bonds before the regular Town meeting. Also, the Town will need additional time to issue the Bonds once the cap is approved. The calculation to make the determination why we would need to exceed the cap is as follows: You cannot increase the tax levy, which is the amount of money generated by tax dollars, by more than 4%. Based on last year's tax levy a 4% increase is \$2.3 mil dollars. The Bond payment net of State Aid reimbursement at a realistic interest rate is in the area of \$2.9 mil dollars. So the Bond in itself is exceeding the cap without any other approval so therefore we will need to exceed the cap and so it is best to get the approval for the Bond now so that we can keep the project moving forward.
- Mr. Trim and Mr. Sobinski gave an update on the Schematic Design. They presented a few of the mark-ups from the workshops that were held the past week however they did not have time to a new set of designs for the meeting. Mr. Zawatsky was concerned that to go forward and approve the Schematic Design the way they have been presented when there are significant changes that need to be made this will potentially cost more money for the project. Mr. Guida expressed that although he understood that the changes that were discussed at the workshop were not able to be fixed for the meeting tonight that they will be completed before the RIDE meeting. Mr. Trim confirmed that those changes will be done.
- Mr. Trim has assured the committee that if they were to approve the Schematic Design at this meeting to move forward with a meeting with RIDE and then after the RIDE meeting there are changes to be made, there will be no additional cost to the project.
- Motion to recommend the submission of the preliminary Schematic Design to RIDE after incorporating changes discussed tonight to the Schematic Design and subject to final approval by the Building Committee by Mr. Brenner. Seconded by Ms. Clancy. Motion passed 10 affirm and 3 opposed.
- The next meeting is scheduled for Wednesday, January 11, 2017 at 7:00 p.m.
- A motion was made to adjourn the meeting at 9:45 p.m. by Mr. Zawatsky. Seconded by Mr. Terrell. Meeting adjourned.