

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

Minutes of the Building Committee meeting – 07/09/2018

Present were Mr. Guida, Mr. Zawatsky, Ms. Clancy, Mr. Fahey, Mr. Feeney, Mr. Finn, Mr. Fiore, Mr. Messore, Mr. Terrell, and Mr. Primiano, Town Council Liaison. Absent were Building Committee members Dr. Anderson, Mr. Brenner, Mr. Hervey, Ms. Jacob and Mr. Learned

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

- Mr. Guida called the meeting to order at 7:04 p.m.
- Mr. Zawatsky made a motion to approve the minutes of June 11, 2018. Mr. Terrell seconded the motion. Motion passed 8 – 0 – 2. Ms. Clancy and Mr. Finn abstained.

**OPM Report**

- Mr. Rubeck gave an update on the construction progress and schedule. The overall construction is approximately 27% completed through June. The exterior wall framing has begun and the drywall is expected to be installed by Thanksgiving. Mr. Rubeck stated that the building right now is approximately 2 weeks ahead of schedule. The project's duration date is 106 days with approximately 253 days left.
- In the next three weeks the sewer line from the building to manhole will be installed. Building A will have the roof trusses set, in Building B the contractor will be completing the framing of the exterior walls and will begin layout of the interior walls and installation of the roofing. In Building C the load bearing walls will be completed and the structural steel will be installed. In Building D the underground plumbing and piping will be finished and the contractor will place the concrete slab.
- Mr. Zawatsky discussed with the team his concern over dust control which he noticed after the OPM meeting this morning. Mr. Zawatsky asked that the contractor pay attention to daily dust control. There are a lot of trucks going back and forth which are kicking up quite a bit of dust.
- Mr. Rubeck stated that he will talk to the contractor, however, the contractor did water after the meeting and again in the afternoon.

- Mr. Zawatsky also questioned Mr. Rubeck about the installation of the sanitary line to the street level at Lincoln Avenue. Mr. Zawatsky did not see it in the 3-week look ahead and would like to know when this will occur.
- Mr. Schmigle stated that the installation for the sanitary line to Lincoln Avenue will not occur in the next three weeks. The line that will be installed will be the sewer line to the manhole in Middle Highway.
- Mr. Zawatsky asked if there is a procedure or protocol already established with the local authorities in regard to police details.
- Mr. Schmigle stated that the work plan has been requested but KBA has not received the work plan on this particular work. As for all the other street related work there has been a police detail.
- Mr. Zawatsky asked if the cost for these police details are part of the fixed lump sum fee of the contractor.
- Mr. Schmigle and Mr. Tavares both confirmed that they are part of the fee and that the Town of Barrington will not be paying any more money toward the police details.
- Mr. Tavares gave an update on the project budget. Mr. Tavares has created a comprehensive overall budget document for the Committee. This budget takes into account the budget that was established prior to bid, the encumbered cost to date, amounts paid to date, the balance to finish and the percentage of completion. There are a few items that still need to be reconciled with KBA.
- Mr. Zawatsky asked for an update on the Furniture, Fixture & Equipment sub-committee.
- Mr. Schmigle stated that there have been 3 meeting to date. Over the course of the three meetings, a direction has been selected and all the budget estimating is being updated. There are half a dozen pieces of furniture in the presentation room for the teachers to test out. There will be another meeting scheduled for next week to start finalizing the maker space and robotics room. Once this meeting is over, it will allow KBA to give a presentation to the Committee on the furniture that has been selected with the colors and finishes.
- Mr. Zawatsky informed the Committee that he had a conversation with Brian Solywoda after the last Building Committee meeting. Mr. Solywoda has offered to provide FF & E implementation services, which were not part of their original contract, as part of their basic service. This will provide a more robust level of services.
- As a result of the change order for the soil, Mr. Solywoda felt he would offer this as a good faith gesture. The expanded FF & E services are about \$195,000. In addition, KBA will make the any changes required as a result of the recommendations of the project's

security consultant, and provide all necessary documents to the builder. KBA didn't like the large change order for the soil work, and wanted to make a goodwill gesture.

- Mr. Guida feels that this was a very nice gesture and expressed that the Committee appreciates it. He would like Mr. Solywoda to let his partners know that the gesture is very much appreciated.

### **KBA Contract Amendments**

- Mr. Tavares shared with the Committee the contract amendments that have been approved and executed which were not part of a \$345,000 amendment allowance.
- Mr. Tavares also shared with the Committee the amendments for KBA's contract that are part of the \$345,000 allowance which have been approval and executed.
- There are now 10 items that will be ready for approval by the Committee. These were allowances for work beyond KBA's basic services. Several of the items were amendments that had been discussed at previous Building Committee meetings.
- Mr. Primiano asked the OPM if the amendments were for services that were anticipated but not included in the budget and therefore not part of Brait's original contract, or were these things that came up as the project got underway.
- Mr. Tavares stated that several of the amendments were anticipated and included in Brait's contract and several came out during the process, some of which were specifically requested by the Building Committee.
- Mr. Zawatsky pointed out that item #12 (UEC Abatement Monitoring) and #13 (Briggs Construction Testing Services) on the amendment summary are hourly services and have a cap. As the committee issues amendments for these items, the amounts are actually subject to change slightly because we are paying Briggs by the hour, and because we are paying per test or sample for abatement monitoring.
- Mr. Feeney asked for a further explanation of item #16 (VHB off-site Improvements) for \$75,130.00. His understanding was the committee agreed on the \$20,570.00 for VHB to get the bid ready for RIDOT.
- Mr. Trim explained that item #16 for \$75,130 was the cost for the initial design, surveys and permits. The \$20,570.00 was a separate amount for the documents to be RIDOT bid ready.
- Mr. Zawatsky made a motion to approve the ten (10) contract amendments which were listed as ready for approval. Mr. Finn seconded the motion. Motion passed unanimously.

### **Change Order Log**

- Mr. Schmigle presented Change Order #1 which encompasses CCD #1 and CCD #2 in the full amount of \$884,312.23.
- Mr. Terrell asked if Brait had asked for a time extension
- Mr. Schmigle stated that they did not. Brait did discuss a time extension but never proposed anything formally.
- Ms. Clancy made a motion to approve Change Order #1. Mr. Finn seconded the motion.
- Mr. Fahey has asked if there is a mechanism in place to ensure that the proper materials have been used.
- Mr. Tavares explained that Briggs is on site and has been validating the extent of the unsuitable materials that had to be removed and verifying the amounts and that proper materials were coming back in as fill at the proper compaction.
- The motion passed 8 – 1 – 0.
- Mr. Tavares informed the committee that change order #5 (Water & Fire Service), #6 (Door Closures to Classrooms), and #7 (ASI 007 Door Swings) have been requested and are being reviewed and discussed. The total of these change orders is approximately \$30,000.

### **KBA Report**

- Mr. Trim reported on the RIDOT shovel ready project. Mr. Trim stated that there hasn't been any change.
- There was discussion regarding strategies for getting the word out to State Representatives for support of the shovel-ready project.
- Mr. Zawatsky asked Mr. Trim to have VHB schedule a meeting with Peter Alviti.
- Mr. Trim informed the committee that a meeting with the State Traffic Commission has been scheduled for July 18<sup>th</sup>.
- Mr. Schmigle updated the Committee on the Security Review. Secure our City is currently doing their review. A second meeting has been scheduled for Monday morning, July 13<sup>th</sup> with the co-chairs and administration to review what potential changes will be made as a result of the recommendations of Secure our City.

- There are still some pending requests regarding School Guards glazing in the vestibules, as well as, door hardware upgrades.
- This Thursday, July 12<sup>th</sup> there is a meeting regarding technology procurement scheduled with school personnel and administration to review protocol and who will be responsible next spring on the procurement process, who is installing what, and to determine who will be doing certain portions of the project.
- Mr. Zawatsky stated that there is \$1,080,000 in the budget for technology. Does this include Edvance's soft cost or are we carrying the procurement of their services under the architectural services and the \$1,080,000 is just for the "goodies".
- Mr. Trim acknowledged that the \$1,080,000 is just for the "goodies"
- Mr. Zawatsky asked what mechanism is in place after the July 12<sup>th</sup> meeting. Will someone come back to the Committee with a list of items and a budget for this particular line item?
- Mr. Trim stated that the programming portion of the meeting will give the consultant enough information to be able to come back with a package of technology with pricing so that we can begin to divide it up.
- Mr. Feeney asked for KBA to explain the procurement process for furniture and technology.
- Mr. Trim explained that in both cases it will be publicly bid.
- Mr. Guida was approached by a Town Council member regarding the beam support. Or bond beams. Mr. Guida asked KBA to explain to the Committee what happened with the bond beams so if anyone from the community approaches them they will be prepared.
- Mr. Schmigle explained that, according to the contract documents the bond beams are supposed to be every 4' from the top of the footing, all the way up to the top of the wall. The mason made a field decision to raise the first bond beam elevation a foot so that he wouldn't have to put in an additional bond beam when he got to the door head. This was in the gym wall. The mason elevated the first bond beam up a foot, and the next one up 4' and so on, up to the top of the wall. KBA reviewed this with their structural engineer and they concluded that this installation was structurally sufficient. However, as work proceeded around the building, the mason had actually made it more complicated for themselves. They needed to make other corrections as a result so, in some places, there were double bond beams. It is still all in conformance. This occurred on just two walls. The wall between the gym and the auditorium, and the wall between the gym and the mechanical wing.

- Mr. Schingle let the Committee know that the OPM team has created a non-performance log and that it is reviewed every week.
- Mr. Guida has requested a letter from Brait regarding the issue with the bond beam.
- Ms. Brody would also like to address the bond beam issue at the School Committee meeting. Ms. Brody requested a copy of the letter from Brait for their meeting on July 12<sup>th</sup>.
- The next meeting is scheduled for Tuesday, August 14, 2018 at 7:00 p.m.
- Mr. Terrell made a motion to adjourn. Mr. Fahey seconded. Meeting adjourned at 8:26 p.m.