

To: Members of School Building Committee
From: Sean Sullivan, Ken Romeo & Jon Winikur
Date: April 1, 2011
Subject: *Joint Building/ School Committee Meeting of March 29, 2011
Summary of Meeting Discussions*

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| Next Meetings: TBD |
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Meeting Participants (*indicates those not in attendance):

Building Committee Members

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| • Henry V. Boezi | • Jay Gowell | • Gregg Rosen* |
| • Sue Cienki | • Mary Jane Jansen | • William Sequino* |
| • Tricia Colgan | • Steven Lusi* | • Robert Wilmarth |
| • Maryanne Crawford | • Alexis Meyer | • MaryEllen Winters |
| • Michael Gagne | • Victor Mercurio | • Wilbur Yoder |
| | • Wayne Pimental* | • Tom Stocker* |

School Committee Members

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|------------------------------|-------------------|
| • Deidre Gifford, Chair | • Jack Sommer* |
| • Robert Durant, Vice-Chair* | • David Green |
| • Susan Records* | • Paul Martin* |
| • Mary Ellen Winters* | • Victor Mercurio |

Other Meeting Participants

- | | | |
|----------------------|-----------------|-------------------|
| • Elaine Colarusso | • Vincent | • Michael Isaacs* |
| • Lorraine Finnegan* | • Varrecchione* | • Mark Gee* |
| • Ed Frenette | • Jon Winikur | • Ron Areglado |
| • Michael Podraza | • Ken Romeo | |
| • Jeff Stevens | • Sean Sullivan | |

On the evening of Tuesday, March 29, 2011 members of the Building Committee (BC) gathered at the East Greenwich High School Library to review and discuss the various school building projects underway. Major discussion points can be summarized as follows:

Elementary School Update

- The removal of the portables that was part of the original RIDE approvals was discussed. It was determined that the portables are satisfactory shape and it would not be prudent to remove any functional space from the district at this point in time. Dr. Mercurio will be submitting a letter to

- RIDE describing how the funds will be utilized, if different from the original RIDE approval.
- Meadowbrook Farms School
 - Originally approved projects were discussed.
 - It was agreed not to pursue the project involving the creation of a permanent partition wall in the gymnasium/cafeteria. The project had an estimated value of roughly \$75,000.
 - The group reviewed the issue regarding the slab moisture solution as discussed during the previous meeting and agreed that the BC would present their recommendation to move forward with option 1a to the SC during the April 4, 2011 meeting. Option 1a involved the removal of the flooring system and VAT down to the concrete slab and installing a moisture mitigation membrane below the new flooring material. This option also included replacing the cabinetry, finish trim assemblies, replacing the doors, and replacing the heating system in-kind with the addition of DDC controls. Estimated cost for this project is roughly \$3.4 million. The replacement of the roof is not included in that cost.
 - Eldridge
 - Eldridge currently has four “roaming” classrooms that are free space. It was discussed that these classrooms could be utilized by converting into a computer room, however the need exists to keep the classrooms as is. Estimated value for that conversion project was \$184,000.
 - Frenchtown
 - The group decided that it would be best to keep the portable classrooms in use and move forward on installing the sinks in the classrooms that do not currently have sinks. Estimated cost was \$165,000.

High School Library Conceptual Design Update

- Ed Frenette presented a slide show illustrating the conceptual design of the Library which was very well received.
 - The design focused on accomplishing a high degree of flexibility in the space.
 - The features presented in the design included reconfiguring the work room, the opening up of the courtyard side through the installation of a glass wall, café seating, possible creation of a small amphitheatre in the courtyard, removal of the interior stairwell within the space and refreshing the finishes and furniture. The group was uncertain that the courtyard is suitable to fully utilize based on noise concerns. Other concerns included the staffing of the library which is currently only staffed within school hours.

- The introduction of natural light into the space, along with the refreshed finishes, were the most liked of the design features.
- On April 10, 2011 there will be a reception for the next accreditation review of the library.

Capital Replacement Reserve

- Ed Frenette from SMMA presented a slideshow summarizing the useful life of buildings and their components. He described how "on average a building is bought and re-bought in net present value every fifty years". SBS noted that his logic paralleled the concept of funding depreciation of a building at a rate of 2% per year. Mr. Frenette explained how his statements related to Meadowbrook, eventually concluding that MB is due for an investment of roughly \$4 to \$6 million dollars. He noted that the current useful life of the building is totally dependent on the useful life of the major components, including the structure, partition walls, and mechanical systems. The estimated cost to replace MB in-kind would be roughly \$12 to \$15 million.
- SBS reviewed preliminary phasing ideas with the group which included three preliminary options.
 - Option 1: Vacate and find a new home for one year while the work is completed.
 - Option 2: Construct only during un-occupied times (summers). This option would entail a 3 year project timeline.
 - Option 3: Use the first summer to focus on the main spaces and continue working on portions of the school, revolving through the building throughout the school year. This option would require that three classrooms are freed up to remain available for construction during the school year. Although the most disruptive, this option was preferred by the administration as it would retain a familiar environment for the students despite the distractions that would be caused by the construction activities.
- Dr. Mercurio raised concerns he has received regarding the asbestos containing materials. He insisted that any removal process performed would be performed per all applicable regulations and that there should not be any reason for concern.

Middle School Construction update

- Middle School summary of present activity for Phase 2 & 3
 - Finishes are 98% complete
 - Fire and Building inspections are tracking with Gilbane's schedule
 - RIDOH and Elevator inspections planned for the end of March/ start of April respectively

- Compiling of punchlist has commenced and is 75% complete with the corrections being completed shortly after
- Functional testing which is part of the commissioning of the building systems will start in April
- Training has been started on selected systems and will run for several weeks
- First day of school on April 25
- FF&E is to start March 28 and take around three weeks
- IT/Technology deliveries have been received and installation to start on April 1 and take around three week
- Move packing materials delivered and 400 bins filled
- Move to start in select specialized areas on April 8
- Only forty days remain prior to new school opening
- Removal of all existing FF&E will be completed between April 15 at 2:30 pm by April 17 at 8:00 pm
- Gym floor is in progress with bleachers to follow
- Phase 3 to start on April 18
- Site work on the softball field will start at the end of school
- Cole Neighbors Concerns
 - Abutter property survey for Phase 3 work
 - Surveys have been completed at 8 properties
 - *5 notified property owners are nonresponsive*

High School Construction Update

- Phase 2 Punchlist work is 99% complete.
- Re-Roof project over admin is substantially complete with Architect's punchlist issued to contractor for completion.
- Re-Roof Phase two is out to bid. Bids are scheduled to be received in mid-April.
- EW Burman will be directed to proceed with the front entrance landscaping.

Future Meeting Dates

- Next Meeting TBD
- Open House: April 27, 2011 at 6:30PM

Meeting was adjourned at 7:46 PM