

Little Compton School Building Committee

Final Minutes

Meeting held on February 1, 2012

Wilbur McMahon School jV 6:00 pm

Members present: Tom Alder, Donald Gomez, Kathryn Crowley, Mark Rapp, John Osborne, Ben Gauthier

Members absent: Jim Gibney (due to extended illness), Dave MacGregor, Robert Mushen

The Architectural Firm of Durkee Brown Viveiros Werenfels was represented by Project Manager Edward Cifune, and Principal Doug Brown

A quorum was present. Chairman Tom Alder called the meeting to order at 6:04.

A motion was made by Kathryn Crowley, and seconded by John Osborne to approve the minutes of the January 25, 2012 meeting.

The motion passed unanimously.

1. Referendum Update.

RI General Assembly legislation language for the referendum was

approved by the Town Council. It will be submitted next week. The 50 day clock begins at first action by general assembly.

2. Reviewed Revised Phasing and Construction Schedule.

The current plan proposes relocating all of the students, staff and administration to the various churches in town for 1 year. Verbal commitments have been received from two of the three churches. The school is looking into the insurance requirements for this relocation. Administration would be split up to give presence in at least two locations.

The academic portion of the building would be available for construction without the need for complex phasing. This is identified as Phase I. Construction would occur from Sept. 2012 to August 2013. The

gymnasium and locker rooms would be kept on-line for school and town use until the spring of 2013. This is identified as Phase II. Construction would occur in this area from April 2013 to August 2013. Construction of the electrical room and mechanical room in the basement of the gym would occur simultaneously with Phase I. The vestibule near the 1972 addition would have utility work occurring after hours or during school vacations.

The site would be fenced off around all sides of the building; except for a small portion on the west, which would allow access to the gymnasium.

The town would need to seek an alternate venue for the financial town meeting in the spring of 2013.

The school would need to make provisions for temporary storage containers during construction.

fn The committee approved the revised phasing and construction schedule.

3. Courtyard improvements are out of the project scope. Future teaching space for the school should be contemplated in the larger west courtyard since handicapped access is easier.

4. Reviewed the Project Schedule.

fnThe project milestones and state review periods were reviewed. Additional documentation pushes back the bid delivery. However, simplified phasing reduces the construction duration.

fnThe 1972 early bid roof package was discussed. The state approval process and requirements were reviewed. Understanding that the work is not required to be completed by 6/30/12, the committee approved rolling this scope into the overall project. A motion by Kathryn Crowley, seconded by Mark Rapp was unanimously approved to roll the current roof project into the larger project.

fn

***fn* RIDE recommendation to procure commissioning agent services from new State MPA list was discussed. DBVW will follow-up with RIDE for information. DBVW will also provide sample proposal language for use by the school department.**

***fn* Clerk of the Works RFQ was discussed. Timing was a concern. DBVW will provide sample proposal language for use by the school department.**

Impact on the project budget and bond was briefly discussed. The costs would need to be revised once the SD estimates are received.

***fn* Use of the school surplus was also briefly discussed.**

5. Reviewed the Acoustical Engineer Proposal.

***fn* DBVW solicited a proposal from Acentech for acoustical analysis and engineering services as required by RIDE to meet the NECHPS standards.**

***fn* The committee approved moving the request for \$19,800 forward to the school committee. This work is in addition to the previously authorized \$175,000 for design services prior to the referendum. On a motion by Kathryn Crowley, seconded by Donald Gomez, a recommendation was approved to request additional funding for the acoustical analysis.**

6. RCOS is going to construct the accessible path from the school to the new nature trail.

7. The newsletter was reviewed and briefly discussed. A motion by Donald Gomez, seconded by John Osborne was unanimously approved to accept the newsletter with the changes that had been reviewed at the meeting. Ben Gauthier agreed to review the financial impact statement, and submit recommended changes.

8. LC Taxpayer's Association website has posted information in support of the project.

9. Informational workshops to support the referendum will be scheduled in the next month. February 29th was set as the first public hearing.

A motion was made by Donald Gomez, and seconded by Kathryn Crowley to adjourn at 7:45 The motion carried unanimously.

Respectfully submitted,

Chairman Tom Allder