

# **Little Compton School Building Committee**

## **Meeting Minutes**

**May 30, 2012 – 6:30 pm**

**Wilbur School Commons**

**Members present: Tom Alder, Donald Gomez, Bob Mushen, Dave MacGregor, Mark Rapp, John Osborne**

**Members absent: Ben Gauthier, Jim Gibney**

**The meeting was called to order by Chairman Tom Alder at 6:30 pm.**

- 1. Presented the Architect's Report from 5/23/12 building committee meeting and the minutes from the meeting with Building and Fire.**
- 2. Briefly discussed the Clerk of the Works RFP process. A pre-bid walk thru was held. Four prospective responders were present. Qualifications are due next week. It was decided to wait until responses are in hand before making a decision to waive the informality of mandatory attendance at the pre-bid or to go back out with another RFP.**
- 3. The general contractor prequalification process was briefly**

discussed. The committee approved the documents with the following changes to the "Evaluation Procedure/Criteria" section: Item #2a Project References shall be revised to be 20 points. Credit References and Public Project Record shall be revised to 5 points each.

**ACTION:** On a motion by Dave MacGregor, seconded by Donald Gomez, it was unanimously voted to accept these revised point values.

The revised documents will be sent to the attorney for review and placement of advertisements ASAP. A pre-bid conference is scheduled for June 12, 2012 at 3:00pm in the gym. RFQ interest forms are due June 13, 2012 at 2:00pm. The Statement of Qualifications package is due on June 18, 2012 at 1:00pm in the human resources office.

4. The Design Development estimate and project budget were reviewed.

The opinion review by Keough Construction Management was reviewed.

A comparison worksheet was distributed. The mid-point between the Daedalus estimate and the Keough opinion puts the project on budget. The hazardous material scope still needs to be confirmed by RI Analytical. The committee voted to approve the DD Package and Estimate for submission to RIDE.

**ACTION:** On a motion by Dave MacGregor, seconded by John Osborne, it was unanimously voted to approve the budget of \$11,920,167.

**ACTION:** On a motion by Tom Alder, seconded by Bob Mushen, it was unanimously voted to approve the design and development submission to RIDE.

5. The Project Budget sheet was reviewed. Discussion took place about the \$11.3m cap.

6. A list of potential add and deduct alternates should be developed. Landscaping, locker room lockers, exterior walks, FP storage tank, generator could be eligible for grants or donations. The science fume hood is already a deduct alternate. Sensor operated toilets, lavatories and hand dryers could be included as an add alternate. The exterior window alternate exceeds current funds. It was decided to omit it from the project.

7. The commissioning report from Andelman & Lelek was distributed and briefly discussed. GGD will respond.

8. NGRID submission was discussed. The town will fill out the easement form and return.

**9. Temporary Housing – There was a discussion regarding the parent meeting. Initial responses were that it was preferable to keep the student body at one location.**

**Next meeting will be held on Wednesday June 6, 2012 at 6:30pm.**

**On a motion by Dave Macgregor, seconded by Donald Gomez, it was unanimously voted to adjourn at 8:15 pm.**