

Little Compton School Building Committee

Minutes – August 15, 2012 meeting

Town Hall – 6:00 pm

Members present: Tom Alder, Kathryn Crowley, Bob Mushen, Dave MacGregor, Mark Rapp, John Osborne, Ben Gauthier, Donald Gomez, Joao Arruda

Meeting was called to order at 6:03 pm.

Discussion Items

1. Architect's Report from 8/1/12 was presented. On a motion made by T. Alder, seconded by K. Crowley it was unanimously voted to approve the Architects Report as minutes of 8/1/12 meeting, with attendance and motions attached.

2. Presented the Architect's Report from 8/2/12 RIDE meeting.

3. Briefly discussed Pre-Bid Conference. The conference was well attended. Due to Contractor request, an open walk-through day was established for Monday August 20, 2012 between 8:00am to 2:00 pm. This will give the general contractors and subs a chance to look more closely at the building prior to bid. The building will be occupied and open. Louis Furtado will be present.

4. The Contract for Construction was reviewed with Ben Scungio present. AIA Document A101 Article 3 Liquidated Damages was discussed. The committee voted to leave in the amended paragraphs.

AIADocument A201 Article 3 Contractor Schedule was discussed. Due to liability and insurance issues, the approved construction schedule cannot be made part of the Contract Documents. The committee voted to amend the paragraphs accordingly to make the schedule a part of the Contract.

5. The temporary classroom contract was briefly discussed. The penalties for terminating the contract are three months rent. Additional work may be added or basic scope omitted via written amendment.

6. Temporary housing and utilities were discussed at length. The town had previously voted to move the temporary classrooms to the Peckham lot. Bill Smith was in attendance to review the design and permitting scope of work. Permits will be required from DEM for wetlands and the OWTS. RIDOH will require water quality tests for the new water line. A physical alteration permit will be required for the new curb cuts. It was decided that to avoid the PAP, no new curb cuts will be sought. The parent drop-off would be on Veteran's Field. The bus drop-off would take place curbside on Meeting House Lane. New walks will be required from each location to the temporary classrooms. The permitting will determine the timeline for site work. The site leveling was briefly reviewed. +/-18 inches of top soil will be stripped and stockpiled on-site. The stockpile will need to be stabilized and seeded to prevent run-off and dust. This material can be re-used when the athletic field reconditioning is done after the

temporary classrooms and utilities are removed. A layer of gravel and stone will be brought in for the classroom bearing. Water supply was briefly discussed. The possibility of tapping the town well is not a good one. The town will pursue the possibility of utilizing a water tank truck. The septic will be handled via underground piping to a 3,000 gallon holding tank. A forced main will be established with a pump for liquid out to the OWTS. Fire alarm, telephone, data are still pending. All work needs to be bid unless it can be added to Mod Space's contract. The town will ask for a proposal once the site design is complete. Bill will begin preparing the site design and hopes to have it done and submitted for permits next week. Mod Space is coming out to the site next week. A building committee meeting will be held to discuss the various options and timeline. DBVW distributed the Potential Additional Cost Memo & Proposed Construction Period Schedule. The required tasks and construction activities necessary to set-up the temporary classrooms was discussed. Impact to the school building project was reviewed. Given the remaining tasks and lack of deadlines, it was determined that an October construction start was unrealistic. Additional costs are anticipated as a result of 1130-Arch Report BC 8_15_12.doc 2 of 2 any delay in construction. The memo identifies some of the items known at this time. These costs must come

from the town/school surplus. The town needs to get a bead on these costs as soon as possible. The building project is already bare-bones. The state will not grant additional funds for the project. The committee approved revising the start of construction back to

Dec. 3, 2012 with a Substantial Completion date of Dec. 6, 2013. The bid due date was revised to Sept. 06, 2012. DBVW will issue the necessary documentation via Addendum No. 2. A briefing meeting with the general contractors was suggested.

7. Kathy informed the committee that a technology infrastructure grant for \$60,000 was received by the school. This will be used to outfit the building with new servers, switches, routers, etc.

8. The finances were briefly discussed. Bob and Ben relayed the BAN status. An RFP is being prepared for one BAN less than \$10m and another for the remainder. The earliest the town could obtain funds is October 2012. The school has already spent \$200,000 of the \$700,000. A question was raised on the anticipated draw down for construction. Typically, the first and last months requisitions average \$200,000 to \$300,000. The months in between average \$500,000 to \$800,000.

9. The committee approved Bill Smith's proposal for the site design.

*** Next meeting will be held on Wednesday August 22, 2012 at 4:30pm in the town hall.**

Action Items:

On a motion made by Kathryn Crowley, seconded by Bob Mushen it was voted 7-1 (M. Rapp -opposed) to keep liquidated damages clause in the contract subject to negation actions.

On a motion made by Tom Alder, seconded by Mark Rapp it was proposed that for bidding purposes, that the construction firms would use December 3, 2012-December 3, 2013 as the start and completion dates. The motion passed 4- 3 (Crowley, Arruda, Gomez) 1 abstained (MacGregor) The motion passes.

On a motion made by Tom Alder, seconded by Kathryn Crowley it was unanimously voted to extend the due dates for the bids to September 6, 2012.

On a motion made by Tom Alder, seconded by Kathryn Crowley it was unanimously voted to accept the bid of Bill Smith for the site work and RFP development.

Adjourn: On a motion made by Dave MacGregor, seconded by Tom Alder it was unanimously voted to adjourn the meeting at 8:15