

Building (Capital) Committee Meeting
Wednesday, December 17, 2014
McFee Administrative Building
108 High Street
Woonsocket, RI 02895
3:00

Attendees: Joel Mathews, Peter Fontaine, Dr. Patrick McGee, Garrett Mancieri, George Lacouture, Tom Wrona, Brad Pereaya

Start time: 3:09

Joel called the meeting to order

Agenda Items:

1. Approval of December 4, 2014 minutes: Peter motioned to approve minutes from December 4, 2014. Tom seconded the motion to approve; all committee members voted in favor of approval of minutes.
2. Discussion and selection of an architectural/engineering firm to perform the technical inspection and evaluation of schools as part of the Woonsocket Schools Capital Improvement Program: Joel stated that the City Council did approve the Letter of Intent that was prepared by Peter Fontaine. The Letter of Intent will be forwarded to the Budget Commission for their approval. George asked if the Letter of Intent had to be approved by School Committee; Peter explained he had gone to the Mayor and described RIDE's outlines and requirements for obtaining the reimbursements. Peter also specifically described the Building (Capital) Committee members and their intentions. Joel stated that he believes that we do not have to seek School Board approval for the Letter of Intent because City Council and the School Board did not authorize this committee to work on their behalf, therefore we do not need to seek approval.

Discussion and review from page two of the agenda of all three firms cost and fees for stage one, and stage two based on eleven Woonsocket Education Buildings. Three written financial proposals were included for the committee's review. Joel discussed the reference calls he had made in response to the RGB Firm. Joel did explain the contacts that did and did not return his phone inquiry. Joel stated the feedback from specific sources in references to their school projects (Portsmouth, Burrillville, and North Smithfield). The content of feedback included time issues, no additional payouts, familiarity with the RIDE process, and overall satisfaction of quality and completion. The extent of projects included stage one and two in renovations and additions. Joel did state that a project manager Tracey Donnelly was mentioned as an exceptional component for the overall success.

Peter discussed his reference calls regarding Torrado Architects. Peter contacted Smithfield, Lincoln, and North Providence for references and feedback on their experience with Torrado. Peter also received positive feedback in relation to time, knowledge of the RIDE process, and overall satisfaction. North Providence did declare that Torrado did negotiate the final cost to a lower amount because North Providence was in a financial bind. Peter discussed that Lincoln had a stage three stall, and was unaware of the reason. Peter did state that he made additional phone calls to people he knew in the field from previous work positions. Overall on three public school references Torrado had good/great reviews. Peter did state that he did call RIDE on all three firms and RIDE did report all three firms had successfully completed previous projects.

Dr.MCGee contacted Ray Berreto in reference to Saccoccio and Associates. Mr Berreto discussed their 2002 building a new school, and in 2006 built a gym addition in the Cranston high school. Mr. Berrato stated that Scocccio was familiar with the bond issue process, responsive to the school department, and time sensitivity.

In further discussion in making a selection, Joel did address that there is a low bidder, and that he did not have a problem with that, as well as other committee members. Joel motioned to award RGB the bid of stage one and two for the Woonsocket Schools. Joel did state that as part of the award to RGB it can include a stipulation of having Mr. DeQuattro, and Mr. Donaldson on staff as well as on our time schedule of completion. Peter seconded the motion. Discussion on the basis of school board and city council approval; George did state that we need to seek approval from School Board and City Council., and do we need to submit to Budget Commission.

Tom asked a question regarding stage one and two cost, and when it needs to be submitted. Discussion continued on actual cost, consulting, and the bidding process on particular jobs. Continued discussion on where the money is coming from, \$450,000 in capital improvements separate from school committee approval that is in a written letter, and a reminder that there is an 81% reimbursement from the State. Joel stated that unless we do this plan we will not collect the reimbursement, I suggest we put this on the next school committee meeting of January 14, 2015. Peter stated he will prepare the Letter of Intent for school committee, and Joel stated he will prepare a Letter of Commitment to go out to RGB. George did state that we need to keep the Budget Commission informed because they do not meet on a regular basis. All Building Committee members agreed.

Discussion on when the voting on the five year menu capital wish list will take place. We all need to agree with the city council, and school committee, and agree where the money will be spent when we are in the submitting and planning stage. All improvements fall under the umbrella of health, safety, and energy conservation. All work needs to be put in writing by April 1, 2015 and to the legislation May 1, 2015. Joel motioned RGB, Peter seconded the motion and no one disagreed; all in favor. Joel stated he will send a letter to Peter with guidelines for school Committee for January 14, 2015. Discussion for a 8-10 foot Mural in a stairwell in the WMS and possibly outside on the back wall of the guard house. Joel did commit to a Mural within the school property.

Next scheduled Building (Capital) Meeting will be January 15, 2015.

Joel motioned to adjournment, all in favor.

Meeting adjourned: 3:45
Respectfully submitted

Recording Secretary: Christine LeBeau