

Building (Capital) Committee Meeting
108 High Street
Woonsocket RI 02865
March 31, 2015 at 3:00

Attendees: Joel Mathews, Peter Fontaine, Dr. McGee, Angela Holt, Tom Wrona, Susan Pawlina, Cindy Johnston, Brad Peyera

Discussion prior to the meeting on estimate of roofing cost. Brad discussed a problem on the reimbursement adjusting roofing sections to adjust the cost over a five year plan. Brad discovers that there is a \$200,000.00 RIDE reimbursement obstacle and therefore will alter the previous roofing plan. Any projects that cost over \$200,000.00 will delay the reimbursement by an extra year, and therefore compound extra cost over five years. Brad handed out a spreadsheet of all fiscal year actual cost, and projections until FY 2020. The spreadsheet is a demonstration of incoming money and outgoing funds. This will change the overall cost of a five year Capital plan.

Meeting called to order: 3:10

1. Peter motion to approve minutes from March 26 meeting, and Tom seconded the motion; all in favor.
2. Brad discussed the RIDE reimbursement stipulation: that all separate projects have to be under \$200,000.00 for an 81% reimbursement for the following year. If the project are over \$200,000.00 the reimbursement will be over two years' time and will alter the five Year Capital funding plan and change the overall cost of the Capital improvements. One of the roofing projects are estimated at \$740,000.00 and can take up to four years of reimbursement, and change the Capital Budget Plan dramatically.
3. Joel addressed the \$200,000.00 implication with RGB Tracey from RGB states that there can be adjustments made. Brad reviewed the reimbursement schedule with Tracey, and stated that it makes a significant increase difference on the Capital funding plan.
 - Review all the roofing sections , window costs, and certain school repairs
 - Joel asked if there can be sub categories and line item for roof replacement and roof repair, and therefore be paid out in sections. (keep the cost under \$200,000.00)
 - Peter asked if the roof sections can be changed to keep the costs in regulation to the cost of \$200,000.00.
 - Discussion on what part of the WHS roof can be pushed off another year or so, in order to plan a conservable funding structure
 - Joel reviewed the itemized fund in all totaling 11.9 million dollars, and the committee was only budgeting funds for 9.9 million dollars. Discussion how the year expenses can be altered. Tracy mentioned how the WHS roof can be re-divided to reorganize the cost of all the roofs.
 - Joel stated that the RIDE reimbursement has changed the five year Capital plan, and therefore changes our position. We have a City Council meeting tomorrow night and need to reorganize and stick to the plan of only spending 9.9 million rather 11.9 million. RGB was asked to go back and make substantial changes to prepare for the City Council.
 - Joel asked about the replied attendee's status for the City Council meeting. Dr. McGee responded that as of right now all School Committee members were attending.

- Tracey said that she is going back to RGB to reorganize the changes for tonight and will e-mail them to all members for review in the morning. Peter and Brad will meet Joel at his office Wednesday in the morning to review.

Joel motioned to reconvene the meeting Wednesday April 1st at 5:00 pm at City Hall second floor conference room and continue; Peter seconded the motion; all in favor. 3:35pm.

April 1st 2015
City Hall
Reconvene Building Capital Meeting

Attendees: Joel Mathews, Peter Fontaine, Brad Preyea, Tom Wrona, Cindy Johnston, Angela Holt
Start time: 5:10

1. Joel started the meeting with a review on the corrections that were asked to be done by RGB.

- Discussion on WHS changed roof replacement sections (section E), completed roof work done in smaller increments, time schedule on all roof sections, and some priority codes changed.
- The biggest change is how RIDE will look at this proposal. If there are four large roof sections that need to be done in the first year, will RIDE consider it one project or four separate projects? Will RIDE consider that to be one project or four different projects? Joe daSilva from RIDE had a favorable response that it can be presented as one project and completed in four different phases, for reimbursement purposes.
- Joel asked Brad to ask Joe daSilva's office to draw up a memo that memorialized that discussion on specific stipulations of the funding reimbursement procedure. Brad had already had done so and handed out a memo that described the funding stipulations for reimbursements for such large expensive projects, Joel stated that the funding reimbursement commitment is crucial, if the funding changes than everything changes. RGB discussed they had a conversation with Manuel from RIDE and the information is somewhat different than Brad received from his conversation with RIDE. Tracey from RGB asked to compare notes with Brad to compare reimbursement stipulation. The different information consisted of separate bidding contracts, and project start times are a distinction on the determination of one large project or four different projects.
- RGB discussed the Up Front Capital money available that Manuel discussed with RGB
- Discussion on Savoie boiler installment payment
- Joel discussed the Bernon Heights school boiler condition, and Coleman is needed work changing future allocation if one of the schools closes.
- Peter asked Joel if the five year Capital Plan will be explained at the City Council Meeting tonight.
- Cindy motioned to accept the RGB changes, and approval of the five year Capital Plan, Tom Wrona seconded the motion; all in favor

- Joel stated the process of tonight City Council Meeting, introductions, full presentation, and a time for questions. Important to stay focused on the subject on hand. Peter pointed out that all approval of the planned work is based on RIDE approval.

2. No discussion on school closings tonight

- Joel stated that he wanted to avoid any discussion on school closings tonight
- The Mayor supports this committee to assume the function of deciding which possible school should be closed for the school year 16-17
- No school closing discussion can be started until a full study has been completed and all the facts have been submitted
- Discussion on the future school closings. Many implications come into play with the Beacon Charter School expanding, the Mayoral Academy program that may be established, and the excess room available in the middle schools
- RGB discussed the Stage 1 and Stage 2 submittal to RIDE procedure

Brad will be supply the Building Capital Committee his financial schedule for a hand out at the next Building Capital Meeting

The next Building Capital Meeting will be approximately one month from now. Joel reviewed the date for City Council Meeting (April 6th), and School Committee Meeting date (April 8th) , and we can assume and submit to RIDE by April 10th.

5:35 Joel motioned to adjourned the meeting, Peter seconded the motion, and in favor

Respectfully submitted:

Recoding secretary: Christine LeBeau