

Lincoln High School Add/Reno Building Committee

Committee Meeting – September 13, 2017 Minutes

Lincoln High School – Exhibition Room #1, 135 Old River Road

Attendees Present:

Town Administrator T. Joseph Almond

School Committee Member Mary Anne Roll

Town Planner Al Ranaldi, Jr.

Business Manager Lori Miller

School Committee Member Kristine Donabedian

School Committee Member Julie Zito (Building Committee Co-chair)

Town Councilman Bruce Ogni

Facilities Manager Armand Milazzo

Town Councilman Arthur (TJ) Russo, Jr. (Building Committee Co-chair)

Lincoln High School Principal Kevin McNamara

Committee Member Laurie Cullen

Absent:

Superintendent Georgia Fortunato

Finance Director John Ward

Budget Board Member Mike Babbitt

Town Councilman James Jahnz

School Committee Member John LaFleur

Director of Public Works Michael Gagnon

Guest Speakers:

Jennifer Howe – SMMA

Lorraine Finnegan – SMMA

Joe daSilva - RIDE

Business:

The Committee was called to order at 6:35 PM by Chairwoman Zito.

Joseph daSilva from Rhode Island Department of Education (RIDE) discussed the overall process of designing and building a school complex with a focus on delivery models. Mr. daSilva explained the relationship between the Client/User and the Architects and the Contractors. He explained that there are several types of complicated business contracts that must be followed. Payment for work completed is dictated within each contract. Mr. daSilva highly recommended hiring someone to manage the project for the town.

RIDE requires a Commissioning Agent. The regulations add more responsibility to the Commissioning Agent's duties.

The traditional model of building delivery is the architect designs the building and a contractor bids on one defined project. Lincoln's challenge is the phasing of our project. There will be occupancy challenges at different phases and different times of the project.

Joe Almond stated that the committee decided that we will hire a project manager.

Mr. daSilva explained that a General Contractor will price the job

based on the lowest bids.

A Construction Manager (Open Box) has relationships with sub-contractors and their price is based on what the town's priorities are for the final project (stay within a certain budget, meet a certain time frame, high finishes, etc...).

A Construction Manager at Risk will present the town with a guarantee maximum price for the project. It is their job to meet this maximum price any way they see fit.

Owner's Construction Manager coordinates the project for the town – they coordinate scheduling of the sub-contractors, vendors, and procurement of materials.

Commissioning Agent is responsible for making sure the HVAC systems and the Mechanical, Electrical, and Plumbing (MEP) systems are tested and work according to the specifications.

Mr. daSilva left the meeting at 7:29 PM.

SMMA reported that the proposed gym addition was conceptually designed based on orthophotos. Based on the orthos, there are enough space between the existing bleachers and the existing building to add the proposed gym addition (48 feet).

SMMA stated that they have resources we can use when developing the “get out to vote” campaign. Public bodies cannot advocate for a project. Public bodies can only offer information on the project.

A Public Action Committee (PAC) can organize a “get out to vote” campaign as well as advocate for or against the project – vote yes, vote no.

The PAC needs a Frequently Asked Questions (FAQ) handout as soon as possible.

Joe Almond stated that he would like to have two public meetings. A public meeting held by the Town Council was scheduled for their October 17th meeting.

On October 11, the school department will host the “Life of an Athlete” program which is a required presentation for all parents of students participating in a sport.

Mary Ann Roll stated that she and Georgia will meet as liaisons to the PAC.

PAC has an outline prepared and a template handout.

It was decided that the next public meeting will be held at the October 16th School Committee meeting.

It was decided that another public meeting will be held at the High School on November 1st at 7:00 PM

Next meeting of the Lincoln High School Add/Reno Building Committee will be October 4th at 6:30 PM in the Exhibition Room #1, 135 Old River Road.

An additional meeting of the Lincoln High School Add/Reno Building Committee will be October 26th at 6:30 PM in the Exhibition Room #1, 135 Old River Road.

Members of the public asked if there was a website for the project. They need the facts of the project for the PAC to refer residents to.

Motion was made by Julie Zito and seconded by Arthur Russo to adjure the meeting at 8:21 PM