

Lincoln High School Add/Reno Building Committee

Committee Meeting – January 11, 2018 Minutes

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

Attendees Present:

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

Superintendent Georgia Fortunato

Finance Director John Ward

Director of Public Works Michael Gagnon

School Faculty Jayson Schofield

Absent:

Committee Member Laurie Cullen

Town Councilman James Jahnz

Business:

The Committee was called to order at 6:39 PM by Co-Chairwoman Zito.

The committee briefly discussed how the meeting will proceed for the second round of interviews with the two Owner's Project Manager (OPM) companies.

Jon Winikur, a representative from Colliers International presented first. Explained how they structured their proposal to follow the draft legislation being considered by the State. They will bill by the hour.

Joe Naughton, a representative from Hill International presented next.

Explained how they feel that a Buildings Commissioner should be independent from all other companies working on the project. Hill will prepare the RFP and publicly bid the job. They will bill by the hour.

Member Roll noted that the distinguishing factor between the two companies was Charlie Roberts.

Member Miller asked if the scope of work was the same. Member Ranaldi said yes, they prepared their bids on the same scope of work.

Member Miller made motion to recommend Colliers International as Owner's Project Manager (OPM) to the Town Council. Member Miller noted that the company had extensive Rhode Island experience and a local resident will be assigned to the project. Member Ranaldi seconded the motion.

Members McNamara and Fortunato were absent from the original interview and they abstained from the vote. All other members present voted in favor of the motion. There were no votes against the motion.

SMMA Representative Joel Seeley began their portion of the meeting. He noted that the hazardous materials consultant went through the school over winter break and the samples are at the lab. The property survey is underway.

SMMA Representative Chris Racine noted that the geotech company should be onsite on Monday, January 15. The traffic study is scheduled to start within 2 weeks.

SMMA Representative Seeley noted that they conducted two mandatory NECHPS workshops.

SMMA Representative Ann Loiseau presented the latest set of plans for the building and campus.

SMMA Representative Seeley presented the updated project estimate.

SMMA Representative Seeley noted that all RIDE funded projects must follow the town's Land Development and Subdivision regulations. It was determined by the Administrative Officer to the Planning Board that the project does not meet the percentage of new construction that is required for a project to be reviewed by the Planning Board. Member Ranaldi suggested that the project go in front of the board as another level of review. However, Member Ranaldi stated that the committee should vote on it.

Member Gagnon made motion not to send the project to the Planning Board for their review. Motion seconded by Member Donabedian. All members except Member Ranaldi and Ogni voted for the motion not to send the project to the Planning Board. Members Ranaldi and Ogni voted against the motion. Motion passes.

Co-Chair Russo made motion to adjourn and seconded by Member

Ogni. All members present vote in favor of the motion. Meeting adjourn 8:15 PM.