

Warwick Public Schools
School Building Committee
Meeting Minutes of February 6, 2018
Open Session

The School Building Committee met at Gorton Administration Building, Room 110, Aldrich Conference Room, on Tuesday, February 6. There being a quorum, Mr. Ferrucci called the meeting to order at 7:35 a.m. Absent from the meeting were Steven Guglielmo, James Feeney, Bruce Keiser, and Brian Silvia. Additional attendees were Steven Gothberg, Eugene Nadeau and Victor LeErche.

Committee Chairperson

Anthony Ferrucci, Local Budget Official

James Feeney, Construction Member
Bruce Keiser, Construction Member
Sheryl Rabbitt, Education Mission Member
Brian Silvia, Municipality Representative

Steven Guglielmo, Saccoccio & Associates
Architect & Engineering

Committee Members

Committee Vice Chairperson

Beth Furtado, Member of School Committee

Gerald Habershaw, School Principal
Alfred Decorte, Local Building Official
Philip Thornton, Ed. D., Superintendent

Project Advisors

Steven Gothberg, WPS Dir. Bldgs & Grounds

Recommended Actions

1. Approval of Minutes – January 24, 2018

Beth Furtado moved that the January 24, 2018 minutes be approved as presented; Dr. Thornton seconded the motion. All were in favor, the MOTION passed.

Old Business: None

New Business.

1. Results of City Council Meeting

- City Council approved \$40 million for the bond to move forward.

2. Review of Stage II documents sent to RIDE

- By using the SC Adopted Budget Priority list, Mr. Ferrucci and Saccoccio & Associates started at the top and went down \$40 million. Mr. Ferrucci distributed a recap packet.
 - First document (Summary in Budget Priority Order) showed the order of those items included in the \$40 million: Fire & Life Safety; Interior; Asbestos Abatement; ADA; roofing; mechanicals. The lifts for Access to Stage are in Pilgrim and Vets auditoriums. This totaled \$25 million with \$15 million left to assign.
 - Mechanicals totaled \$34 million, which would put total in excess of the funds allocated.
 - After reviewing mechanicals, it was decided to add all secondary education mechanicals with the exception of Winman, and add the balance of Lippitt because it has the highest level of students with severe needs.
 - Moved ADA playgrounds above Winman mechanicals since Winman is in the best shape of all the schools with their HVAC system being the best functioning in the district. This brings the total to \$40 million.
 - This proposal is contingent upon School Building Committee and School Committee approval.
 - Mr. Ferrucci reviewed a document entitled “Summary by School by RIDE Categories” setting forth amounts allocated for each category for each school and indicates which schools will get mechanicals and playgrounds.
 - The fact that lawsuits are filed for ADA noncompliance was a consideration in deciding all elementary schools should get ADA compliant playgrounds under the \$40 million bond.
 - The document submitted to RIDE has a blueprint schematic design for the entire \$85 million requested.
 - Took advantage of capital reserve and presented to RIDE the next list of projects, which included mechanicals as well as outside site work at Francis. WPS references this as line 57202 – building improvements. RIDE uses the terminology of capital reserve.

Building Committee Meeting Minutes of February 6, 2018 continued

- Dr. Thornton emphasized that Mr. Ferrucci is seeking RIDE approval of a \$5 million capital reserve plan, which if approved, these projects will also be eligible for the state's 40% reimbursement.
- Mr. Ferrucci explained that RIDE's approval would be for five years, at forty percent (40%) reimbursement of the \$5 million, Warwick schools will be eligible for \$2 million in reimbursement. Getting RIDE's approval for the capital reserve plan will allow the school department to get \$5 million worth of work for \$3 million.
- WPS is seeking state approval for total capital projects worth \$45,215,000.
- Emergency opportunities are also available with RIDE.
- The "Five Year \$40M Bond Draw Capital Projects-Summary by School" was described by Mr. Ferrucci as a recap of original \$85 million school allocations, what the \$40 million school allocations are and how much was cut to arrive at that figure.
- The breakdowns of allocations confirms that every school is getting something.
- Mr. Ferrucci stressed that all documents are public and WPS will show transparency by posting on the school's website all approved plans, what each project budget is, when each project is to be completed and when the project is completed, what was actually spent on each project.
- Discussion ensued about the timeline of completing all of the proposed projects. Due to quality of work, the potential limited number of qualified vendors and the routine preparation of the buildings to open school each fall, it was clear that the projects would need to be spread out over a five year timeline. With referendum being presented in November 2018, timing is paramount in project planning. Ms. Furtado pointed out, all 37 R.I. districts will be vying for vendors and its important WPS be able to put bids out before other school districts.
- To avoid being gouged by vendors or vendors not having enough crews to accommodate WPS, plans and design work need to start before the November 2018 bond vote. For summer 2019 work, Mr. Ferrucci suggested starting as early as April 2018.
- Dr. Thornton was concerned about funding for those projects since the bond money wouldn't be released yet. The focus has to be on items that can be designed quickly and aren't expensive, which actually works well for the City as Brian Silvia pointed out at the last meeting.
- The last sheet reviewed was "Five Year \$40M Bond Draw Capital Projects-Summary by School," which set forth the yearly draws on the bond money in total and by school.
- Mr. Nadeau expressed concern that the five-year plan could actually become a ten-year plan. Mr. Ferrucci concurred that it could take more than five years and added PHASE II approval will start over again in 18 months.

PHASE II Time line:

August 2019, begin process again.

October 1, Stage I due to RIDE.

January 2020, Secure City Council Support for another bond.

February 1, 2020, Stage II due to RIDE.

May 2020, RIDE Plan Approval

June 2020, Enabling State Legislation

November 2020, Voter Referendum

- Dr. Thornton led a discussion on how best to communicate to the City Council so they may fully understand the scope and timeline requirements of the projects. He and Ms. Furtado offered suggestions to inform the City Council and the community: presenting a workshop, publicizing meetings, inviting City Council members, doing a short, ten-slide power point presentation and creating a brochure handout that can be taken into the community. Should promote that everyone is getting ADA playgrounds, bathrooms and ADA door handles.
- After discussion with the committee, Mr. Ferrucci affirmed that the committee will create a community tool within the next 30 days and then disseminate it. Specific suggestions consisted of hosting an April workshop and inviting City Council to it as a group as well as inviting them to all the PTA meetings and other public presentations as they are scheduled.
- Mr. Ferrucci encouraged all members to voice any concerns regarding the final prioritization being discussed. In particular, Winman's HVAC system being left off the list in order to accommodate the ADA playgrounds. It is acknowledged that people will want something fixed

Building Committee Meeting Minutes of February 6, 2018 continued

that isn't listed. The fact is \$40 million represents approximately 20% of the reported repairs needed.

- It was noted by Ms. Rabbitt that one of Winman's biggest complaints is door hardware. Discussion that Winman is being served last in Round I of the bond as well as Winman being in the best shape of all the schools. Ms. Rabbit agreed that all elementary getting ADA playgrounds is paramount, but voiced concern about Winman not getting new HVAC system. Mr. Gothberg spoke to Winman having the best functioning HVAC system in the district.
- Mr. DeCorte was asked if he had any questions or comments; he did not.
- Referencing the 2006 \$25 million bond money that the City wouldn't release until the School Committee agreed to pay the debt including interest, Mr. Nadeau was concerned City Council would do that again. Mr. Ferrucci indicated the City Council Resolution passed and stated it relies on current bond debt that will be retiring in the near future. When the old debt retires, the funds paying this old debt would then be used to make new debt payments. These old debt payments are from the City and thus the City should have the funds to apply to the new debt.

3. Adopt School Committee Recommendation – Identify Mechanical Projects to be completed under proposed bond.

- There being no amendments or changes, Ms. Furtado made a motion to adopt the plan as presented. Ms. Rabbitt seconded. There were no comments, it was VOTED to adopt the motion. The motion was passed unanimously 6-0.

Committee Member Requests for Future Consideration: None

Future Business: Once the power point presentation and hand-out brochure are prepared, the Committee will convene to discuss and approve the same.

Adjournment: There being no further business, Ms. Furtado moved to adjourn the meeting; Dr. Thornton seconded the motion. All in favor; MOTION passed. The meeting adjourned at 8:23 a.m.