

School Building Committee

Tuesday, August 30, 2019 – 5:30 PM

Ms. Boatwright called meeting to order at 5: 32 at the Pell Elementary School Cafeteria .

Members Present: Candace Andrade, Louisa Boatwright, Jamie Bova, Lynn Ceglie, Raymond Gomes, Jo Eva Gaines, Thomas Harrop, Colleen Jermain, Ed.D., Patrick Kelley, William Kimes, Kendra Muentner, Joseph Nicholson (arr. 5:35), Jim Nolan, Jessica Rosa, Jared Vance, Robert Young.

Members Absent: Rebecca Bolan, Dan Herchenroether, William Riccio, Brian Rochelle, Brian Russell, Traci Westman.

Kyle Lentini of Downes Construction provided an update on activities and scheduling for Rogers High School.

Pre-construction/Design team meetings are ongoing. A future neighborhood meeting will be scheduled. Estimates will take approximately 3 weeks. On October 1 a reconciled estimate should be ready to share with SBC for review. Funding sources continue to be explored. Design development is anticipated to be ready in mid-February. Construction Document package is estimated to be ready end of July 2022. Early bid packages: abatement and demo (March 2022), site (April 2022), steel and foundation (May 2022).

Architectural, civil and landscape drawings and outline specifications were completed today to share out for estimates by Gilbane and an outside estimator. Written narratives are also provided for all components of the building. Estimations will be completed independently and then reconciled together.

SLAM update: Design team meetings are ongoing as well as surveying for soil testing, site planning and athletic field discussion, and geothermal design. Energy modeling has been completed for different systems. Sustainability workshops are ongoing. IT and Security meetings are scheduled.

Discussion followed on geothermal, solar, and solar parking lots. Clear information will be needed to understand the actual cost and budget implications related to production and cost for each option. More information will be gathered for a future discussion with the School Building Committee.

Cathie Ellithorpe of SLAM explained the geothermal well field options. A geothermal system would require 140 wells. The options are in the pricing package. A discussion on student lockers followed. The consensus is to not include lockers because students do not use them. The building is being priced with 400 lockers and will be discussed at a later date. STEM and Lab classrooms are larger than a regular classroom (approximately 1,100

square feet). Space is reserved for the Tree Conservancy. One extra field is contained in the current design. The design is being refined to allow for best function of the building.

Next steps: Reconciliation of design to estimates; suggestions will be made by OPM, SLAM, and Gilbane and options will be presented to the School Building Committee.

Conversations will continue with outside funders before a final Schematic Design package is submitted to RIDE.

Discussion followed on Plan A – add alternates funded by bond (need estimates to determine ability), Plan B – alternate funding sources for add alternates (need estimates to determine ability); and Plan C – utilize NACTC building for automotive, cosmetology, central office, and ALP to reduce construction costs.

Weekly updates from Co-Chairs will continue.

Claiborne Pell Elementary School - Addition

Kyle Lentini explained the recommendation of Downes Construction for testing and inspections required by the statement of special inspections and the building code.

Three firms are on MPA 507; all were contacted. The recommendation is to contract with Fenagh Engineering and Testing as the Independent Testing Lab for Special Inspections for the Pell Elementary School Addition project, based on a cost of \$19,000 and anticipated quantities of tests and on-site inspections that were provided.

A motion was made by Mrs. Gaines, seconded by Mrs. Muentner, to acknowledge and agree with Downes Construction Company's recommendation for award of the Independent Testing Lab for Special Inspections for the Pell Elementary School Addition Project as Fenagh Engineering and Testing and authorizes the Owner's Project Manager (Downes Construction Company) to facilitate, negotiate and complete the final contract with Newport Public Schools Attorney and Fenagh upon and subject to such terms and conditions that the Newport School Committee deem appropriate and in the best interests of the Newport School Building Committee, Newport Public Schools and the City of Newport. Furthermore, Newport School Building Committee will forward this recommendation to the Newport School Committee for approval.

The motion passed (12-2) with Mr. Harrop and Mr. Nicholson opposed. Mr. Gomes and Mr. Kelley were not present for the vote.

The meeting adjourned at 7:06 PM.