

Meeting Minutes

**Town of Lincoln
Lincoln RI High School
Renovation Committee**

Date: 01/26/22

Time: 6:30 PM

Meeting Minutes

Location: Lincoln Senior Center, 150 Jenckes Hill Road, Lincoln, RI 0286

Attendance

Members Present: Keith Macksoud, Co-Chair; John Picozzi, Co-Chair; Mike Babbitt, George Boudjouk, Diedre Carreno, Steve Carvalho, James Frost, Mike Gagnon, Phil Gould, Tiffany McCloskey, Kevin McNamara, Robert Mezzanotte, Greg O'Connor, Bruce Ogni, Al Ranaldi, John Sharkey, Bob Turner, John Ward. Additional attendees: Chad Healy, Ben Williams, Joel Sealy, Jason Bagley, Jonathan Brenton, Andy Oldeman

Meeting Minutes

It was voted to approve the 1/26/22 minutes on a motion by Mike Babbitt, and a second by Mike Gagne.

Communications

To be discussed later in meeting.

Physical Education Complex

Review, discuss, score Applicants for OPM Position

John Ward reported there were four responses: Downes Construction Company with an average score of 75; City Point Partners with a score of 65; Construction Advocacy Professionals with a score of 63; Prime Consulting Inc. with a score of 52.

Decide top three Applicants to Interview

The top three will be invited for an interview: 1) Construction Advocacy Professionals 2) City Point Partners and 3) Downes Construction.

It was voted to approve meeting Wednesday, February 16th for interviews on a motion by Mike Babbitt, and a second by Kevin McNamara. It was agreed to meet at 5:00 PM.

Discuss questions for Interviews

A list of questions was sent out by Mike Babbitt. There were no additional questions.

Discuss process for Interviews

Discussion ensued regarding the order of interviews and time allotted. John Ward suggested interviewing in the order he received the applications. It was agreed to allow 30 minutes for presentation and 30 minutes for questions. Downes failed to include a cost breakdown. John Ward will contact them to forward that information prior to the 17th. All interviewees will need to advise if they require any equipment or a screen for their presentation.

Bruce Ogni volunteered to contact two people from two projects for each applicant. Suggested questions will be sent to Bruce Ogni and he will use the same questions for each contact. Deidra Carreno suggested he ask where they are in the project. Discussion also ensued regarding any industry complaints or reports to OSHA, but Mike Babbitt stated that would be more appropriate for the subcontractors.

**Lincoln High School
Renovation & Addition**

Mike Babbitt reported in the architect's conference today, it was acknowledged the engineering is not adequate for the room and they will assist in paying to remedy. Mike Babbitt pointed out there is \$1,500,000 in E&O and they know that discussion is coming. He emphasized that he made no concessions. Keith Macksoud reported the Solicitor met with Gilbane. He keeps adding items to the list, but it is difficult since the architect has signed off. There are implied warranties. Question is if this Committee will be in place to handle future problems or if it will be handled by the school department. He recommended handing over to the school department and discussed this with Ben Scungio, the school department's attorney.

**Review status Punch
List Completion**

Chad Healy's arrival is noted at 7:26 PM and he reported on the following:
#01 – The tank is working; they think the piping needs changing and is being scheduled with Delta. Ben Williams explained where the cold water supply comes in at the master mixing valve there is a problem and the piping needs to be changed. #02 – Chad will make a revision to keep on list. #04 – The smoke damper needs to be wired. #05 – The blind was installed. #06 – Being put out to bid. #07 through #10 – Will be in the spring. #11 – The door snags and won't open wide. It was agreed this is a safety issue and should be taken care of immediately. #12 – For spring. #13 – Materials are needed and they hope to have done by April. #14 – The hood has been received. #15 – Installed and waiting for Griffin to wire. #16 – For spring. #17 – Joel Sealy reported there have been a lot of tweaks for incoming air and outgoing air to create a warm environment. He feels some supplemental air heat should be added to the space and they can push air down; they aren't sure it can be done just with de-stratification fans. Architect Engineers will assist in the cost that will fix the problem but with current delivery and delays may not be installed until April vacation, but more likely in the summer. He expressed his concern and would like to continue to come to an agreement. Bruce Ogni asked if it was a design issue and Joel Sealy stated when the fans come on or below degree the system struggles. When asked about noise level, Joel Sealy said it might increase slightly. Mike Babbitt noted they need to pay attention to noise and this will add to the energy cost and also commented it should not go through Gilbane. He also suggested bringing in big fans to solve the issue.

Chad Healy reported he added #20 through #22, but they didn't print. #20 – The glycol leak has been resolved. #21 – Ben Williams explained the drainage in the gender neutral bath was designed for the shower to be aimed a certain way. Gilbane has been asked to resolve the lip at the drain. Greg O'Connell asked if the drain could be moved closer to the edge, but was told it is in the proper position. #22 – Michael Babbitt asked why some had catwalks and not others. Joel Sealy explained the unit on the dunnage has a catwalk; the one on the roof doesn't. Discussion ensued regarding dunnage and requirements. They will check to see if there is a code issue at Mike Babbitt's request. Bob Turner asked if there isn't an accessory that could be added. Rob Mezzanotte asked about his text to Chad on the leak in the storage area. Greg O'Connor noted the athletic storage with cracks in the wall and inches of water on the floor. Chad Healy contacted Gilbane but they said they aren't required to make that waterproof.

Requisitions/changes

Chad Healy noted he did send a requisition from Gilbane for \$65,882.02 to Tony DeSisto.

CM Contingency Sub-Committee report

Chad Healy reported they met last Wednesday. Mike Babbitt said they asked why, who, when. They will be broken up into categories for review for funding, financing. Chad will email the committee suggesting they meet Monday the 21st.

Schedule next meeting February 16th, 5:00 PM for Interviews (with Monday, February 21st if needed)
February 23rd, 5:30

Public Comment None.

Vote to Adjourn **It was voted** to adjourn at 8:39 PM on a motion by Steve Carvalho, and a second by Mike Gagnon.

Respectfully submitted,
Shirley Harris