

**Lincoln Public Schools Renovation Projects
Lincoln, RI
LINCOLN PHYSICAL EDUCATION CENTER BUILDING COMMITTEE**

MEETING DATE: 3/6/24
MEETING NUMBER: 38
TIME: 6:00 pm
LOCATION: Lincoln High School Media Center
CONDUCTED BY: Lincoln School Building Committee

Name	Present	Company	Abbrev.
Keith Macksoud	X	Lincoln PEC Building Committee	KM
Phil Gould		Lincoln PEC Building Committee	PG
Kevin McNamara	X	Lincoln PEC Building Committee	KM
John Cimino	X	Lincoln PEC Building Committee	JC
John Ward		Lincoln PEC Building Committee	JW
Steven Carvalho	X	Lincoln PEC Building Committee	SC
John Sharkey	X	Lincoln PEC Building Committee	JS
Bob Turner	X	Lincoln PEC Building Committee	BT
Michael Gagnon		Lincoln PEC Building Committee	MG
Jim Jahnz	X	Lincoln PEC Building Committee	JJ
Madison Flaxington	X	Lincoln Public Schools	MF
Jimmy Frost	X	Lincoln PEC Building Committee	JF
Greg O'Conner		Lincoln PEC Building Committee	GO
Deidra Carreno		Lincoln PEC Building Committee	DC
Tiffany McCloskey		Lincoln PEC Building Committee	TM
Leslie Quish	X	Lincoln PEC Building Committee	LQ
Tony Feola	X	Lincoln PEC Building Committee	TF
Caitlyn Choiniere		Lincoln PEC Building Committee	CC
Joe Desanti	X	Downes Construction Company, LLC	JD

Tony DeMelo		Downes Construction Company, LLC	TD
Brian O'Connell		Ahlborg Construction	BO
Lee Matthews		Ahlborg Construction	LM
Glenn Ahlborg		Ahlborg Construction	GA

Items Discussed:
(responsibility)

BIC = "Ball in court"

<u>Item</u>		<u>Status</u>	<u>BIC</u>
1.4	Budget/Funding Project budget is currently 8.3 million dollars. Fundraising was discussed to potential add to the budget. 1.4.1 – PECBC to determine how donations are to be handled - Encouraged that a subcommittee be organized for fundraising and consultant brought on board to participate 1.4.2 – Fundraising – LSBC to continue efforts in fundraising; confirm DCC does not initiate/coordinate fundraising efforts 1.4.3 – Requisitions shall be submitted to the Lincoln PEC committee for review 1.4.4 – Ahlborg Construction issued an RTA for the release of the pre-engineered metal building contractor. The RTA was submitted to TD on the evening the day before the PEC meeting. TD made Ahlborg aware that it was not to be presented at said PEC meeting and that it will be reviewed by the PEC sub-committee meeting. 1.4.5 – Review of the RTA process ➤ RTA process was clarified with Ahlborg Construction previous to this meeting ➤ RTA's are to be prepared for all trades expecting to be procured by Ahlborg Construction as part of early procurement process. ➤ RTA's will be presented up until the GMP is issued and amendment for the GMP is accepted. RTA's will not be required after the acceptance of the GMP amendment ➤ RTA's are to be prepared by Ahlborg Construction for all trades/vendors for any value ➤ Change Order process reviewed ➤ Change orders are prepared when change of scope for the project is delivered after the GMP is accepted ➤ Additional work will be priced by Ahlborg Construction and presented to the committee for approval ➤ On occasion, when unforeseen circumstances arise and time of the essence, the contractor may be directed to proceed with work on a time and materials basis and a formal change order to follow. 1.4.6 – Ahlborg presented updated budget; delivered it as a "pre-gmp" ➤ Number included allowances that that need to be reviewed to ensure they are adequate ➤ Ahlborg noted the subcontractor numbers are trending lower than what is being carried in the updated budget ➤ Ahlborg noted a GMP will be presented in a few weeks ➤ Upcoming RTA's; sitework, concrete and gym floor	Closed	Lincoln

	1.4.7 – Commissioning agent responses to the RFP were presented to the committee. Two bids were reviewed, SES and Synergy ➤ SES was low bidder and recommended to the committee to award ➤ 3rd party testing agent proposals were presented to the committee. ➤ Pricing is established via rate sheets by all bidders ➤ Bids are reasonably similar and it was recommended to award to the firm that can service the project ➤ Geisser Engineering was recommended to be awarded a purchase order for the work 1.4.8 – DCC presented invoice #1 for OPM services in the amount of \$52,385.00 for work thru August of 2022 – approval requested 1.4.9 – Reviewed RTA Log dated 10/5/22 with committee: ➤ RTA 1 – Pre-engineered metal building \$1,760,000.00 ➤ RTA 2 – Builder’s Risk insurance - \$7,435.00 ➤ RTA 3 – Site Work - \$665,000.00 ➤ RTA 4 – Concrete Work – \$535,000.00 1.4.10 – Presented Ahlborg Construction requisition #2 for approval - Presented Sustainable Engineering Solutions requisition #1 for commissioning services 1.4.11 – Presented Downes requisition #2, for work thru 11/30/22 for \$31,035.00 - Presented Ahlborg draft requisition #3, work completed thru 11/30/22 for \$668,718.00 Reviewed RTA Log, recommendation to amend date of document and issue to the committee ➤ Reviewed GMP as presented by Ahlborg Construction; GMP value of \$7,750,000.00. GMP inclusive of design, allowances, permitting and equipment. Contingencies are not included within the GMP figure, owner is carrying all contingencies. 1.4.12 – Review Ahlborg requisition #4; work thru 12/31/22 in the amount of \$388,786.00. Pencil/draft requisitions are reviewed at the weekly construction meetings - Reviewed Geisser Engineering requisitions 1 & 2 for testing services; invoice 111321 in the amount of \$5,616.25 and invoice 111840 in the amount of \$3,275.38. Invoices are for testing service thru 12/3/2022 - Reviewed language recommended to be inserted into the contract between the owner and contractor. Language to stipulate a shared savings provision to the GMP. The recommendation which will provide incentive the contractor to lower costs will issue 65% of the savings back to the owner with 35% to the contractor. This applies to trades costs not yet procured to date. The final decision will be made at the council meeting with a recommendation from the PEC committee. 1.4.13 - Review Ahlborg requisition #5; work thru 1/31/23 in the amount of \$167,306.00. Pencil/draft requisitions are reviewed at the weekly construction meetings - Presented Downes requisition #3, for work thru 1/31/23 for \$34,080.00 - Reviewed master budget 1.4.14 - Review Ahlborg requisition #6; work thru 2/28/23 in the amount of \$464,073.00. Pencil/draft requisitions are reviewed at the weekly construction meetings - Presented Downes requisition #4, for work thru 2/28/23 for \$16,430.00		
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1.4.15 - Review Ahlborg requisition #7; work thru 3/31/23 in the amount of \$428,861.00. Pencil/draft requisitions are reviewed at the weekly construction meetings - Presented Sustainable Engineering Solutions requisition #2 for commissioning services thru 3/31/23 1.4.16 - Review Ahlborg requisition #8; work thru 4/30/23 in the amount of \$528,693.00. Pencil/draft requisitions are reviewed at the weekly construction meetings - Presented Downes requisition #5, for work thru 4/30/23 for \$32,860.00 1.4.17 - Review Ahlborg requisition #9; work thru 5/31/23 in the amount of \$796,637.00. Pencil/draft requisitions are reviewed at the weekly construction meetings - Presented Downes requisition #6, for work thru 5/31/23 for \$16,430.00 - Review SES invoice for work completed thru 5/31/23 in the amount of \$980.00 - Review Geisser invoice for work completed thru 5/31/23 in the amount of \$1,858.05 ➤ Review updated PCO log ➤ Review updated Master budget and make adjustment to testing services line item 1.4.18 - Review Ahlborg requisition #10; work thru 6/30/23 in the amount of \$1,284,623.00. Pencil/draft requisitions are reviewed at the weekly construction meetings - Presented Downes requisition #7, for work thru 6/30/23 for \$16,430.00 - Review SES invoice for work completed thru 6/30/23 in the amount of \$980.00 ➤ Review updated PCO log ➤ Review updated Master budget 1.4.19 - Review Ahlborg requisition #11; work thru 7/31/23 in the amount of \$124,010.00. Pencil/draft requisitions are reviewed at the weekly construction meetings - Presented Downes requisition #8, for work thru 7/31/23 for \$16,430.00 - Review Geisser invoice #114737 for work completed thru 7/31/23 in the amount of \$160.00 - Reviewed updated PCO log ➤ Placeholders for Added parking areas, added floor mitigation and audio systems are incorporated into the PCO log ➤ PCO 19 was presented for gym equipment (6 pickleball nets) was reviewed 1.4.20 - Review Ahlborg requisition #12; work thru 8/31/23 in the amount of \$100,188.00. Pencil/draft requisitions are reviewed at the weekly construction meetings 1.4.21 Payment application for Ahlborg Application #13 in the amount of \$294,940 approved and Payment application for Downes Application #13 in the amount of \$2800 approved Discussion regarding Ahlborg's request to decrease retainage amount from 5% to 2.5% was deferred to next meeting. 1.4.22 Payment application for Ahlborg Application #14 in the amount of \$250,092 approved which included reduction of retainage		
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	Request from Mr. Turner to have the following sent to the committee prior to next meeting: ○ Update on budget ○ Update on percentage of budget spent to date ○ Recap of all contingencies 1.4.23 Downes distributed and reviewed updated budget with percentage spent and recap of contingencies.		
1.4.5	Change Orders 1.4.5.1 – PCO's (Potential Change Orders) were presented to the committee ➤ PCO 1 – add \$17,445 for the relocation of the transformer pad for its original location; new location approved by RI Energy ➤ PCO 2 – add \$28,974 to construct parking area along each side of access road ➤ PCO 3 – add \$12,795 to construction partition to conceal exposed wall insulation ➤ PCO 4 – add \$53,395 to construction partition with acoustic panels to conceal exposed wall insulation ➤ PCO 5 – add \$7,589 to add bleachers (price is per section) ➤ PCO 6 – add \$4,818 to GMP security allowance of \$100,000 for added scope ➤ PCO 7 – add additional gym equipment; scoreboards, shot clocks including electrical power ➤ PCO 8 – add \$25,000 for gym floor cleaning equipment ➤ ACC to provide additional information on the scoreboards and shot clocks ➤ ACC to provide layout for bleachers to determine quantity and address bleacher storage ➤ AF to provide final pricing on the gym floor cleaning machine 1.4.5.2 – New PCO's were presented as well as revisited old PCO's: ➤ PCO 5 – bleachers were revisiting including a bleacher layout ➤ PCO 7 – add \$38,368 additional gym equipment; scoreboards, shot clocks including electrical power was revisited including cut sheets reviewed ➤ PCO 9 – add \$10,535 option 1 to mitigate run off from new parking; regrade existing field ➤ PCO 10 – add \$9,599 option 2 to mitigate run off from new parking; develop small swale along paving loading area ➤ PCO 12 – add \$10,000 allowance to construct missing drain structure or rebuild if encountered ➤ Bleachers are to be deferred until the end of the project when contingency is defined at the project completion ➤ MG noted the town can provide a camera to locate the existing catch basin than is shown on the plan but not visible at the site 1.4.5.3 – PCO 8 in the amount of \$23,388.00 was presented for a floor cleaning machine and miscellaneous supplies for the school - PCO 14 was presented for the new dedication plaque, in the amount of \$7,661.00 - PCO 15 was presented to add sub-framing at the scoreboards, in the amount of \$2,048.00		

	- Items to add to the PCO log; gym equipment, review added parking 1.4.5.4 – PCO 16 – Reconciliation of allowance to rebuild the existing drainage structure (allowance of 10k per PCO 12) – Credit/Deduct of \$4,646.00 - PCO 17 – Removal of the existing island as created by the new parking area, island to be paved over and restriped to create one additional parking spot; Add \$5,421.00 1.4.5.5 -PCO19 – added gym equipment (6 pickleball nets) 1.4.5.6 -PCO20 – Revised Moisture Mitigation add \$9,177 PCO21 – Add 10 portable bleachers Not to Exceed \$76,000		
1.5	Schedule DCC to provide master schedule for review 1.5.1 – DCC issued and reviewed master schedule indicating 6/30/23 substantial completion date and project milestones 1.5.2 – RGB presented look ahead schedule moving forward with weekly meetings to present to the committee design updates 1.5.3 – Ahlborg/RGB presented a schedule with anticipated early procurements - Ahlborg anticipating on mobilizing the site mid August; School will need to remedy the throwing field orientation prior to the mobilization ➤ School shall determine best method of handling visitors going to the admin area ➤ School to provide Summer/Fall schedule ➤ Ahlborg to issue RTA's that will be reviewed by DCC and PEC sub-committee 1.5.3 – ACC has started with the modifications to the hammer throw cage, will be completed when the remaining components are delivered - Sitework to commence in 1-2 weeks, RTA for sitework to be submitted - Pre-engineered building scheduled for mid November delivery 1.5.4 – ACC construction schedule update: ➤ Site bulk excavations underway ➤ Foundation excavations to start within a week ➤ Preliminary schedule for PEMB delivery is the week of 11/15/22 1.5.5 – Excavations for foundation systems near complete - Bulk excavation complete to the elevation of accepted material for foundation construction - Building footing formwork and concrete underway in conjunction with the foundation walls - Pre-engineered metal building delivery on schedule per previous update - RTA's prepared for approval for electrical, mechanical, glass and glazing and athletic floor - ACC to invite the athletic flooring contractor to the next PEC meeting to present information to the committee 1.5.6 – Continued construction of the building foundations - Pre-engineered building remaining on track to deliver the 2nd week of November - Water line has been installed 1.5.7 – Metal building delivered mid November and materials are on site - Foundation systems complete - Steel erection has started with building components being sorted and column installation - Continued site grading and drainage work	Closed	DCC/AC

1.5.8 – Structural steel is erected and 100% and wall panel installation underway - Underground plumbing in place - Temporary lateral bracing is installed in order to be able to install the roof panels - Switchgear delivery has not been confirmed; potential it may not be delivered until June; installation of the switchgear is 1 week. ACC to provide temp power if necessary to test systems 1.5.9 – ACC updated that the PEMB contractor is approximately 4 weeks behind schedule and looking to complete the roofing and siding by mid to end of February. Original timeline for this schedule was end of January. - DCC has directed to ACC to provide an updated schedule to indicate that the completion date to remain unchanged. - BT requested to confirm the declaration for substantial completion which is June 30, 2023. TD to connect with John Ward 1.5.10 – PEMB erection continuing and on track per schedule - Siding on going and preparation work for roof panel installation - ACC preparing for slab installation at the locker area in order to advance construction in the said area. 1.5.10 – PEMB erection ongoing roofing near completion and commencing onto trim etc - Fire protection work commencing along with MEP rough ins at the locker areas - Locker area framing underway and near completion - Gym slab area being prepped for future concrete pour 1.5.11 – PEMB erection ongoing with roof complete, trim and detailing ongoing - MEP work and fire protection work ongoing with fire protection near complete in the gym area. Slab preparation 50% and continuing to be on schedule for a slab pour in the gym area - Metal framing complete at locker area and near completion in the gym 1.5.12 – Continuing MEP work within the gym area - Tile and finish work ongoing in the locker area - HVAC units delivered and set on pads - Continuing drywall work in the gym area - Kalwall delivered and is on site for installation - Coordination with RISE ongoing with rough in and conduit work to start shortly 1.5.13 – Continued MEP work and gym equipment installations - Continued site grading and preparation for extended paving - Completion of inter finishes - Expected delivery for the switchgear remains the end of June 1.5.14 – Continued MEP work and gym equipment installations - Continued site grading and preparation for extended paving - Completion of interior finishes - Switchgear has arrived, however partial order. The remaining components are scheduled to arrive by the 1st week of August - Discussions on whether or not to bring in a generator to operate the HVAC units which would temper the space so that the athletic floor can be placed. Ballpark numbers for the cost would be 40 to 50 thousand dollars for a month rental including hook up and fuel usage. Decision to be deferred until next meeting. - No further update on RISE and the solar equipment installation		
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	- Potential dates for the ribbon cutting are 9/26 or 9/28 1.5.15 – Update on remaining switchgear to be delivered; new date for shipping is 8/18/23 1.5.16 – Switchgear components still scheduled for 8/18/23 1.5.17 – Ahlborg notified the committee that the switch gear was on-site and RI Energy was notified that they can energize		
1.7	Design RGB presented 3 schemes indicating site location options for the proposed PEC building • Option 1 – freestanding building off the existing drive • Option 2; same as #1 but with future connecting bridge • Option 3 – building located further west with connecting “concourse” Reviewed potential center column building design to lower project cost; a clear span building with NO center support columns will be the path moving forward Reviewed proximity of throwing field to the proposed PEC; keeping the PEC further east shall mitigate the issues with the adjacent throwing field; it was determined that the permanent and/or temp solution to the throwing field shall be the responsibility of the Town of Lincoln and not the of the building committee and this project Parking concerns raised to insufficient spaces; agreed that parking should not be an issue that this project will resolve as there are ample spaces Reviewed possibility of relocating drainage to a location across the access road Reviewed potential acquisition of state owned property along Rte 116 Building height proposed to have a clear height of 24 feet under all structures Potential master plan development; specifically related to the PEC only. Further discussions on the potential scope of such plan 1.7.1 – Floor plan was presented, 160 sf of storage as shown is not sufficient. Potential to make storage larger: ➤ Enlarge current storage area ➤ Add storage area to west side of the PEC ➤ Overhead door required to manage equipment in and out of the PEC Variations of building elevations proposed; gable type roof design most feasible and within budget Items ie: curtain partition, bleachers etc. will be vetted thru the SD estimate Bridge and Connector (Concourse) to remain as alternates to the design and shall be budgeted at the SD phase to determine path forward Site plan was reviewed indicating potential utility locations Throw field was overlayed on the site plan and proposed 15 degree orientation west which will allow the throw field and new PEC to co-exist with no interference	Closed	DCC/AC/Lincoln

	GA presented that he will work with the TOL and the committee in aiding in the solution to the throw field which may include a new cage 1.7.2 – RGB presented updated floor plan ➤ Storage layout remains concern; overhead door placement shall provide direct access into the PEC facility in lieu of storage room ➤ Pass door at SW corner was noted that it may be used for student access to the throwing field; security shall be maintained ➤ Reviewed interior concept for PEC floor color scheme; neutral color and additional striping should be included to show multi use events Reviewed exterior elevation options; 1A, 1B, and 2 ➤ Option 1A&B are similar in layout with minor changes to entrance, kalwall location and graphics. Option 2 represents multi roof heights ➤ Concerns to darker color as it may be a maintenance issue ➤ Kalwall shown can be located as desired as long as limit increasing quantity as it is a costly material ➤ RGB to bring a sample of Kalwall to the upcoming meeting ➤ Either option can provide future expansion Review throwing field; changed to 10 degree rotation from 15 degrees; in combination with new modified cage and screen/barricade at road side will eliminate objects going into the road. The execution of the throw field renovation is not included in this project but shall be presented to the school committee 1.7.3 – Committee reviewed elevations and selected option 1B with the entry design from 1A ➤ Color selections to proposed and decided on at a future time ➤ Finishes and warranties were discussed; with lighter colors maintaining color for longer as noted ➤ Final building color selections may have pricing impact ➤ Kalwall sample provided by RGB ➤ Updated floor plan presented by RGB which revealed larger storage and 2 sets of double doors ➤ Color options for the gym floor presented; consideration to wood floor was noted. NOTE: earlier meetings notes had the committee deciding a floor type for universal use; wood floor was not considered. Cost was another issue for a non-wood floor ➤ Elevation of the PEC was noted as lower than the existing gym. Consideration to building elevation is crucial with the “concourse” connector ➤ Connector may have to include educational space ➤ Comments to lockers was to have bigger lockers and have fewer so that they may be shared ➤ Approval to submit to DEM ➤ Meeting with RIDE to be rescheduled to review submission 1.7.4 – Meeting started at the site location to review building elevation in relationship to the existing gym ➤ Ahlborg/RGB to confirm existing grade of the site where the PEC is to be located ➤ Reviewed updated presentation by RGB		
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	➤ Reviewed locker counts ➤ Building can accommodate 1,000 people as an assembly space; hvac is to be designed as a Physical Education Center ➤ Potential signage at the north elevation gable end ➤ Bathrooms currently designed as “airport style” entrance; rgb to provide option to show entry doors to bathrooms ➤ Gutters and downspouts; currently the design indicates no gutters at the building eaves ➤ Building shall be supported as all electric; no gas ➤ Building shall be designed to support solar PV panels; discussion on potential “green energy” looped into other buildings within the town 1.7.5 – Exterior Color schemes presented; darker color scheme and light color scheme ➤ Wall and roof panel material samples were provided to reflect the type of panels used; final panel determination will be provided with the final selection of the metal building company ➤ Energy model is still being calculated by RGB and will determine wall thicknesses and insulation values ➤ Roof panel is standing seam with fiberglass insulation. Insulation shall have a reinforced backing/scrim to eliminate punctures ➤ Alternate for insulated sandwich for roof ➤ Potential soffit lighting was discussed 1.7.6 – Reviewed panel types as presented by Barnes Building Co. ➤ Reviewed wall systems and panel profiles; micro-rib, embossed panel and shadowline profiles ➤ Wall finishes are a 20 year Kynar finish ➤ Reviewed roof systems; insulated sandwich panel and standard standing seam panel with batt insulation system • Insulated sandwich panel is a +/- 350k premium • Painted finish on roof panel is a premium cost ➤ Reviewed Toilet and locker room layout showing doors in lieu of airport style ➤ Toilet rooms indicate pitched slab with floor drains 1.7.7 – Schematic Design approved by RIDE; exception to pedestrian and vehicular traffic patterns which need to be addressed ➤ TOL to visit with police and fire to address access road ➤ New access road may be issued as an alternate to the CD ➤ HVAC discussion ➤ Three (3) options presented; all electric – zero emissions ➤ All 3 options are similar with option 3 being the most efficient ➤ The gym areas will be serviced by two (2) pad mount units and air distributed via exterior duct installed vertically then penetrating the building ➤ Interior distribution via duct sock ➤ System to be connected to the exiting BMS ➤ Hammer throw to be enlarged and modified by AC to accommodate construction 1.7.8 – Review soffit color that was depicted in the site sign; blue in lieu of red is desired. Soffit to be blue		
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	- Meeting to be set up with police and fire departments to address RIDE requirement to have sign offs for the CD submission - Set up meeting to have a “page flip” review 1.7.9 – Meeting to be coordinated to review technology and equipment needs - Plan review shall be on the agenda for the next PEC meeting - Set of plans and specs to be delivered to the Lincoln HS so staff can review and make comment to the drawings 1.7.10 – Review RGB plans, permit set; comments as follows: ➤ Contractor to submit periodic erosion control inspections to the Town of Lincoln ➤ Remove swing gate and speed bumps ➤ No UG connections to the existing building are shown ➤ Narrative on how the drainage/bioretention pond functions ➤ Is there a rain run off collection device for the canopy ➤ Add coiling door at the interior wall of the athletic storage ➤ Three (3) exterior access points into the building; main entrance, stair entrance, and overhead coiling door ➤ Hand dryers to be located in locker rooms ➤ Toilet partitions to be composite material ➤ Lav sinks to be separate sinks and not integrated into the countertops ➤ Tile should be applied to the walls surfaces at the locker rooms and toilet rooms; 48” to 60” and full ht at wet walls ➤ TF to review toilet accessories ➤ TF to review door hardware ➤ Plumbing fixtures to match units installed in the existing high school ➤ All interior doors shown as wood need to be metal ➤ Ceiling light fixtures in lobby and locker areas etc to be lay-in type not recessed cans ➤ Confirm total locker count ➤ Exterior stair handrail design as shown on architectural drawings should be reflected on the civil drawings ➤ Batting catch shall be relocated to the long side of the track opposite sprint lanes ➤ Confirm installation of batting cage provided by Owner ➤ Coordinate ductwork with backboard supports (all) ➤ Lines on sports floor to include basketball cross courts ➤ HWH relocated to space above ceiling in locker area to make room for ice machine in utility room ➤ Review general lighting around exterior of building ➤ Delete SL1 pole mounted site lights ➤ Information of lighting operation; switching, night lights, motion sensors, BMS etc. ➤ Confirm locations of controls for backboards etc ➤ Confirm connectivity to existing building for telecommunications ➤ Review foundation design re: interior full depth walls which may be eliminated 1.7.11 – Interior Design Review: ➤ Reviewed lobby design – Carpet, ceiling and ceiling selections acceptable; consider logo projected onto floor ➤ Additional attic stock of ceiling material due to multiple colors		
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	➤ Locker area – Ceiling to be a standard ceiling with lay-in lighting, wall tile to be included on all walls and not just the “wet” walls ➤ Floor and ceiling tile pattern and type acceptable ➤ Sink is a “Bradley” type; RGB to send material to TF for approval ➤ Gym – Acoustical panels shall be designed with alternative design; work to be deferred as it is not currently in the budget ➤ Present alternative floor colors with added lines for pickleball and crosscourt lines ➤ Review adding of screens on the end court of the two basketball courts ➤ Wall impact pads with logo shall be modified to have less graphics ➤ Project to be named “Physical Education Center” 1.7.12 – Eliminate 3 point line at cross courts - Cross courts shall have only a small “marker” for free throw line only - Options for vestibule were presented which included graphics options etc - Locker area finishes presented as per previous meeting direction - Reviewed court area finishes including logo designs 1.7.13 – Confirmed that cross courts will not have boundary/out of bounds lines - Outlets and data to be added at center between the 2 main courts - American Sports floor presented proposed floor system ➤ Recommended that non-marking baseballs used in the batting cages ➤ Moisture mitigation is included as part of the system proposed ➤ American sports floor to include moisture testing; slab moisture to be no more than 85% ➤ Floor prep to be performed by ASF; it is recommended that a \$10,000 allowance be included within their scope of work ➤ Alternate is being provided to add a high strength coating which shall increase the puncture resistance of the floor; it is being recommended to accept it due to the multi-use nature of the facility ➤ Colors for floor markings shall be selected and determined during the shop drawing submittal process 1.7.14 – Reviewed new elevation of the low roof section; eave parapets have been eliminated due to the metal roof in the low section area. Modification made due to ACC changing the roof material to metal at the CD stage and side parapets were not removed in the architectural drawings. ➤ Front elevation indicates the location of the fire dept connections near the front entrance; RGB to review relocating to the elevation around the corner ➤ Reviewed court lines; modifications as follows: (per the presentation dated 1/12/23) ➤ Center circle to be 12’ diameter ➤ Court lanes RSF3 to be changed to RSF1 ➤ BB court line striping to be RSF1 ➤ Pickleball lines to be Dolphin blue ➤ Line hierarchy to be; BB, VB, Tennis, PB ➤ RGB to present additional layouts showing Pickleball courts turned 90 degrees; and 2, 3 and 4 PB courts on each BB court ➤ All basketball goals are to have to ability to lower rim heights ➤ RGB confirmed that BB goals when placed in the raised position will not interfere with VB ➤ Transformer location has yet to be determined; ACC to meet with RI Energy and present the desired location at next meeting. Three (3)		
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	options were presented; i.) transformer at temp drive location ii.) transformer at corner near the drain outlet, this location has the longest secondaries iii.) transformer near the back wall of the building. Service of the transformer by RIE shall dictate location 1.7.15 – ACC presented the transformer location which was indicated on the presentation drawing CSK-3 dated January 2023 by JCE Engineering ➤ Plan indicates its location considering accessibility and proximity to the potential rear access road. ➤ RGB presented new court layout to indicate multiple pickleball courts on each main court ➤ 2 and 3 crosscourt pickleball courts on each main court was presented ➤ RGB to present updated final version of layout which will be distributed to the committee 1.7.16 – Solar panel discussion for the PEC: ➤ RISE, the PV designer/contractor, requires \$70,000 deposit to commence engineering ➤ PV shall be installed on the PEC and the existing school to provide 100% energy independence. 1.7.17 – Reviewed 4 options of parking layouts which all incorporated varying added parking spaces. All options had budgets that exceed remaining contingencies - Discussed that there may be an add cost for a change in the mitigation system which is to installed prior to the athletic flooring application. The original system specified does not meet the requirements of the current moisture level in the concrete. Further testing to take place and will be monitored. If a new product is to be used it may have an impact of \$30 to \$40 thousand dollars to the project.		
1.8	State Property Procurement of State Property along Rte 116 was reviewed. Survey required and presented to Town Council.	Closed	TOL
1.9			
2.0	Vote A motion to concluded the meeting. 2.0.1 – decision to move forward with option 2 with the building to be rotated 90 degrees. Design development shall include alternate of the connecting concourse/bridge 2.0.2 – decision to move forward with elevations 1A & 1B ➤ PEC committee to present question to TD by Tuesday the 14th so that RGB can incorporate design changes into the next presentation for final vote 2.0.3 – PEC committee voted to maintain the elevation of the new PEC in approximate elevation of the existing grade in lieu of raising the floor elevation - PEC committee voted to move forward with building elevation option B as presented - PEC committee voted to allow Ahlborg Construction to engage in an early procurement of the pre-engineered metal building package - PEC committee voted to not include PV in the scope of work	Closed	

	2.0.4 – PEC committee voted to go in the direction of a lighter color scheme for the building as shown in the presentation 2.0.5 – PEC committee voted to proceed with the roof material to be standard galvalume standing seam roof no paint finish. Roof system to have batt insulation with reinforced scrim attached to the bottom of the purlins (secondary framing system) - PEC committed voted to proceed with Kingspan insulated panel. As the plans indicate different panel profiles, the bottom panel to be “Micro-Rib profile” and the top panel to be “Shadowline profile” - PEC committee voted to proceed with the following colors for the walls: ➤ Walls – bottom panel – “Dove Gray” – Kynar #432R1021 ➤ Walls – top panel – “Bone White” – Kynar #431R454 ➤ Gutter & Roof Trim – “Regal Blue” – Kynar #436R1030 ➤ Downspouts shall match each of the 2 walls colors 2.0.6 – PEC committee voted to accept commissioning proposal by SES in the amount of \$54,000 - PEC committee voted to accept 3rd party testing services proposal from Geisser Engineering based on the rate sheet presented 2.0.7 – PEC committee voted to approve DCC invoice #1 in the amount of \$52,385.00 2.0.8 – PEC committee voted to approve ACC requisition #2 in the amount of \$1,625,815.00 - PEC committee voted to approve SES requisition #1 in the amount of \$3,430.00 - PEC committee voted option 1 for the vestibule design which shall also include colored LED overhead projected downlight logo - PEC committed voted option 2 for the court area design, with log on the pads at the center of the building wall 2.0.9 – PEC committee voted to approve DCC invoice #2 in the amount of \$31,035.00 - PEC committee voted to approve ACC requisition #3 in the amount of \$643,718.00. This amount reflects an adjustment to RGB invoicing, design costs withheld until RIDE CD submission - PEC committed voted to approve ACC GMP presentation in the amount of \$7,750,000.00 2.0.10 – PEC committee voted to approve ACC requisition #4 in the amount of \$388,786.00 - PEC committee voted to approve Geisser invoices 111321 and 111840 in the amounts of \$5,616.62 and \$3,275.38 - PEC committee voted to approve the 65%/35% shared savings provision to the contract with 65% of savings to the GMP going to the owner and 35% to the contractor. This recommendation to go before the council committee for final approval. 2.0.11 – PEC committee voted to accept the transformer location as presented with the stipulation that the final location may be altered slightly as adjusted by the RI Power. - PEC committee voted to include 3 pickleball courts on each main court 2.0.12 – PEC committee voted to approve Ahlborg requisition #5; work thru 1/31/23 in the amount of \$167,306.00.		
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	- PEC committee voted to approve Downes requisition #3, for work thru 1/31/23 for \$34,080.00 - PEC committee voted to move forward with next steps and recommend to the finance committee to issue \$70,000 deposit to RISE to commence the engineering for the solar array 2.0.13 - PEC committee voted to approve Ahlborg requisition #6; work thru 2/28/23 in the amount of \$464,073.00. - PEC committee voted to approve Downes requisition #4, for work thru 2/28/23 for \$16,430.00 2.0.14 - PEC committee voted to approve Ahlborg requisition #7; work thru 3/31/23 in the amount of \$428,861.00. - PEC committee voted to approve SES requisition #2 in the amount of \$5,390.00 - PEC committee voted to approve PCO's 1, 2, 3 & 6 - PEC committee voted to table PCO's 5, 7 & 8 2.0.12 - PEC committee voted to approve Ahlborg requisition #8; work thru 4/30/23 in the amount of \$528,693.00. - PEC committee voted to approve Downes requisition #5, for work thru 4/30/23 for \$32,860.00 - PCO 7; committee approved add additional gym equipment; scoreboards, shot clocks including electrical power was approved; \$6,000 will be reimbursed to the project on July 1st - PEC committee also voted to approve PCO's 10 and 12 2.0.13 - PEC committee voted to approve Ahlborg requisition #9; work thru 5/31/23 in the amount of \$796,637.00. - PEC committee voted to approve Downes requisition #6, for work thru 5/31/23 for \$16,430.00 - PEC committee voted to approve SES requisition #3 in the amount of \$980.00 - PEC committee voted to approve Geisser invoices 113941 in the amount of \$1,858.05 2.0.14 - PEC committee voted to approve Ahlborg requisition #10; work thru 6/30/23 in the amount of \$1,284,623.00. - PEC committee voted to approve Downes requisition #7, for work thru 6/30/23 for \$16,430.00 - PEC committee voted to approve SES requisition #4 in the amount of \$980.00 - PCO 8; committee approved add gym cleaning machine and misc. supplies was approved in the amount of \$23,388.00 - PEC committee also voted to PCO 14 in the amount of \$7,661.00 for the dedication plaque. PEC committee voted to approve PCO 15 in the amount of \$2,048.00 for sub-framing for the scoreboards. 2.0.15 - PEC committee voted to approve PCO 16 in the amount of \$4, 646.00 which is a credit for the allowance within PCO 12 for the drainage structure repair - PEC committee also voted to approve PCO 17 in the amount of \$5,421.00 for the added pavement to eliminate the landscape island. 2.0.16 - PEC committee voted to approve Ahlborg requisition #11; work thru 7/31/23 in the amount of \$124,010.00.		
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	- PEC committee voted to approve Downes requisition #8, for work thru 7/31/23 for \$16,430.00 - PEC committee voted to approve Geisser invoice #114737 in the amount of \$160.00 - PEC committee voted to put PCO 19 in the pending column for further action at later date 9/14/23 - PEC committee voted to approve PCO 20 – Revised Moisture Mitigation add \$9,177 - PEC committee voted to approve PCO21 – Add 10 portable bleachers Not to Exceed \$76,000 - PEC committee voted to approve Ahlborg requisition #12; work thru 8/31/23 in the amount of \$100,188.00. - PEC committee voted to approve Ahlborg requisition #13; work thru 10/12/23 in the amount of \$294,940 approved and Payment application for Downes Application #13 in the amount of \$2800 approved - PEC committee voted to approve Ahlborg requisition #14; work thru 10/31/23 in the amount of \$250,092.00. 10/19/23 • Motion was made and seconded to purchase moveable pickleball and tennis nets in an amount not to exceed \$7500 with funds coming from the contingency fund. Motion passed unanimously • Motion made and seconded to purchase 8 player benches in an amount not to exceed \$14,500 with funds coming from the contingency fund. Motion passed unanimously 12/6/23 PEC committee voted to approve Ahlborg requisition #15 in the amount of \$198,007.00. 12/6/23 PEC committee voted to approve SES Application #5 in the amount of \$2,940.00 12/6/23 PEC committee voted to approve SES Payment Application #6 in the amount of \$10,780.00 12/6/23 PEC committee voted to approve application for Downes Application #10 in the amount of \$1,400.00 1/31/24 PEC committee voted to approve Ahlborg requisition #16 in the amount of \$25,000.00. 1/31/24 PEC committee voted to approve SES Application #7 in the amount of \$4,900.00 1/31/24 PEC committee voted to approve application for Downes Application #10 in the amount of \$325.00 1/31/24 Ahlborg provided electronic copy of close-out documents 1/31/24 PEC committee will convene a final meeting on March 6, 2024 to determine use of remaining funds		
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	3/6/24 The PEC Committee reviewed the request from LPS to add FF&E items. The items Below were reviewed and approved except for item#5, which was rejected. 1. First Place Portable Shot-Put Throwing Platform with Toe Board: Approved \$3,320.00 2. Throwing Elements: Approved \$1,374.00 • (4) Indoor Shot Puts • (4) Soft Medicine Balls • (6) PB Extreme Converta Balls 3. Indoor Tennis Net System (2): Approved \$868.00 • Zsignet 42 Full Size Portable Net System • \$353 each + \$162 shipping 4. Ice Machine - Ice-o-Matic (iceu220): Approved \$4,290.00 5. Indoor Netting for Throws program: REJECTED 6. Pickle Ball net & accessories: Approved \$3,021.87 7. Benches for basketball/volleyball/etc: Approved \$4,799.96 8. Badminton net & accessories: Approved \$5,501.30 9. Track item & accessories: Approved \$3,414.00 10. Downes (OPM) assistance with FF&E Procurement Approved \$4,650.00 (NTE) 3/6/24 PEC committee approved & closed all open minutes		
2.1	Questions/Comments PEC committee asked if RGB meeting notes be put on a share file system 2.1.1 - DCC to present commissioning and 3rd party testing recommendations	Closed	DCC

Next meeting(s): Closed

Prepared By:

Owner's Project Manager

Copy To:

All Attendees