

Barrington School Committee Meeting with the Barrington Middle School Building Committee January 25, 2016

The Barrington School Committee met with the Barrington Middle School Building Committee in open session on Monday, January 25, 2016 in the Barrington Middle School Library. School Committee Chair Kate Brody called the School Committee meeting to order at 7:04 p.m. Present were Mrs. Brody, Mrs. Clancy, Mr. Guida, Mr. Messore and Mr. Tarro. Absent were Mr. Alessandro and Dr. Shea.

The purpose of the joint meeting was to approve a bid for Owner Project Management Services per recommendation of the Building Committee and to approve the recommendation of the Building Committee for the Rhode Island Department of Elementary and Secondary Education (RIDE) Stage II Application to include Two Building Options – New and Renovation with Addition.

Building Committee Co-Chairs Mr. Patrick Guida and Mr. Marc Zawatsky noted that the Building Committee subcommittee is in the process of evaluating three candidates, one of whom may have a primary benefit, for the provision of Owner Project Management Services; the bid approval will be tabled for this meeting pending a review by the entire Building Committee. The School Committee will not consider the bid approval at this meeting pending its notification of the recommendation of the Building Committee.

Mr. Larry Trim of Kaestle Boos Associates (KBA) introduced the Pre-Schematic (conceptual) Estimate documents for a new building and a major addition and renovation with a projected middle school enrollment of 900 students. The Pre Schematic Estimate total cost for a new building, with an assumption of June 2018 start of construction including cost escalation, is \$80,724,507; of that total cost, \$78,724,507 is eligible for RIDE housing aid. The Pre Schematic Estimate total cost for a major addition and renovation, with an assumption of June 2018 start of construction including cost escalation is \$89,607,755; of that total cost, \$87,607,755 is eligible for RIDE housing aid. KBA provided an escalation summary document as a reference to reflect the escalation in construction costs for a 2010-2018 timeline with incorporation of the following factors: cost of inflation, labor rate increases and competitiveness in the construction industry.

Mr. Trim noted that the increased cost of the major renovation and addition option reflects the increased cost of building construction due to the constant process of creating new entrances and signage to reflect the general conditions of and interruptions throughout the course of construction. Mr. Guida noted that the Pre Schematic (conceptual) design cost is high level and is not considered to be a hard bid figure, as there will be an opportunity to revisit the design costs with budget parameters. The schematic, design and construction documents will include more specific associated costs throughout the process.

Discussion focused on the following topics: a more detailed review of conceptual programming to identify costs with specific program components, consideration of prudent economics

relative to the potential to be the first large construction project with new School Building Authority at RIDE, evaluation of initial costs and long term lifecycle costs and operating expenses, evaluation of the project cost per square foot as compared with education industry data, and the critical need to provide data relative to the projected cost per household and impact on the annual bill to taxpayers in Barrington.

Mrs. Brody requested clarification relative to the option to bond only the local share of the project as per the practice of the School Building Authority in Massachusetts. Mr. Tarro noted that he will seek clarification from the RIDE School Building Authority at the next meeting.

It is the expectation of KBA that the traffic study will be completed within the next week or two; KBA will schedule another meeting with abutters in the near future to address and clarify concerns.

Mr. Brenner moved to make the following recommendation to the School Committee: (1) to approve the conceptual plans and preliminary cost estimates for the Barrington Middle School Building Project as presented by KBA to include both the New Construction and Addition with Renovation designs to be presented to the Rhode Island Department of Education in a Stage II Application; and (2) to authorize KBA to proceed with providing more specific future cost estimates for both proposals with a focus on a new construction design as the Building Committee's preferred design approach. The Building Committee, by unanimous vote, approved the motion by Mr. Brenner.

Mrs. Clancy moved, and Mr. Guida seconded the motion, that the School Committee approve the recommendation of the Building Committee (1) to approve the conceptual plans and preliminary cost estimates for the Barrington Middle School Building Project as presented by KBA to include both the New Construction and Addition with Renovation designs to be presented to the Rhode Island Department of Education in a Stage II Application; and (2) to authorize KBA to proceed with providing more specific future cost estimates for both proposals with a focus on a new construction design as the Building Committee's preferred design approach. Mrs. Brody, Mrs. Clancy and Mr. Guida voted in the affirmative for the motion.

Mr. Guida moved and Mrs. Clancy seconded the motion to adjourn the School Committee meeting at 9:06 p.m. The motion passed with Mrs. Brody, Mrs. Clancy and Mr. Guida voting in the affirmative for the motion.