

+Barrington School Building Committee

Meeting Minutes

July 18, 2023 | 6pm

Barrington Middle School PD Room

Mr. Peck called the meeting to order at 6:04pm

Present at the meeting tonight: Ms. Crean, Dr. Dillon, Mr. Dwyer, Mr. Fiore, Mr. Gerbi, Mr. Glum, Mr. Hanchar, Mr. Hurley, Ms. Kennedy, Mr. McCrann, Mr. Peck, Mr. Pomeranz, Ms. Roskiewicz, Mr. Sangiuliano,

## AGENDA

### A. OPM Update - Downes ..

RIDE will be introduced and looped in and continue to be updated on the overall project over the next week

### B. Architect Update -

Tecton Representative - Justin

Discussion:

- *Building Summary - Benchmarking our buildings - Year Built, Grade Level, Building Area, Enrollment FY23, Highest Enrollment over the ten year forecast, RIDE (Max Allowance) are all topics that need to be considered For this project.*
- *Existing Demographics and Enrollment - Useable Area & Core Spaces need to be researched*
- *Benchmarking - Space, RIDE Standards & Enrollment numbers*
- *RIDE Stage II Bonuses - Bonus Incentives School Safety & Security, Health & Safety, Educational Enhancements, Replacement, Newer & Fewer*
- *Possible Options - Maintain, "Break Fix", "Add, Renovate, Right Size", "Replacement with New", Reconfigure & Renovate", "Consider Consolidation" .. "Others"*
- *Cost & Site Analysis -*
  1. *Costs are based upon mid range of historical averages, current market conditions and include a 10% design / scope contingency*
  2. *Costs are escalated to the year 2025 (based upon 6.25% average per year), or the potential midpoint of construction for any "Step 1" of a plan.*
  3. *Final Adjustments shall be made once a preferred option is selected.*
  4. *Costs contemplate projects built out to the max. RIDE allowable area*
  5. *Includes premium for occupied site (phasing and logistics) as well as flood plain remediation / modifications*
  6. *Reimbursement rate is calculated at max allowable for all options: Barring RI Base Rate (35+ Incentive) - 55 percent*

**Click on the Link below to review the entire 7/18 Tecton presentation:**

[RIDE STAGE II SERVICES](#)

**Next Steps:**

1. *Programming discussion to validate needed SF and SF/ Student*
2. *Further discussion on the desired level / extent of renovation*
3. *Further discussion on contingency*
4. *Refined construction schedule for escalation*
5. *Identify the critical path for the High School (Projects & Costs)*

### C. Discussion & Action: Bond Update

Continue to keep the bond @ 250 Million .. Barrington will be responsible for their portion of the bond and the State will reimburse on a monthly basis - The vote will go on the November ballot.

### D. Approval of Minutes 3.4.23 and 6.20.23

Mr. Peck asked for a Motion to approve Minutes from 3/04, 2023 and 6/20, 2023

Mr. Dwyer made a motion to approve and Mr. Gerbi seconded the motion.

### E. Public Comment

- Megan Lavigne 17 Highview Ave was looking for clarity on what the committee felt that the Town would be comfortable approving financially? - *Tax impact chart per \$100K was posted and published to the community .. 10 - 15% inflation is a big jump .. Barrington receives a smaller reimbursement than others due to the demographics .. The budget needs to be reviewed and balanced based on Taxes from FY 2022*
- Megan also stated that she would like to see the Building Committee to put forth some Improvement options and ideas for the High School .. What can be done to improve the high school?  
The committee feels Space is not the issue with the high school however improvements definitely need to be done and what would be the best at this time is being considered.

8:18 Mr. Peck asked for a motion to adjourn the meeting ..

Mr. Dwyer made the motion | 2nd Mr. McCrann - Approved Unanimously.