

ENCLOSURE **IV**

RYSE School Building Committee Meeting December 18, 2017

In Attendance: Chair Lisa Macaruso, Vice Chair Erick Davis, John Dobson, Craig Louzon, Bruce Loeckler (arrived at 5:34 PM), William Day, Ryan Callahan, Fred Stanley and Etta Zasloff. Absent: Arthur Nelson, Marie Glass and Gary Wright.

Also in Attendance: Superintendent Barry Ricci, RYSE Director Jeanne Ross, Director of Administration and Finance Susan Rogers, RGB Associate Principal John Racine, RGB Representative Kathryn Mancini, Ahlborg Sr. Project Manager Lee Matthews, Project Manager Dan Daisy and District Clerk Donna Sieczkiewicz.

I. Meeting Call to Order/Pledge of Allegiance/Moment of Silence

Chair Lisa Macaruso called the meeting of the RYSE School Building Committee, which was held in the Administration Building Conference Room, to order at 5:30 PM. The Pledge of Allegiance was followed by a moment of silence.

II. Approval of Minutes of November 16, 2017

William Day made a motion, seconded Fred Stanley and it was

VOTED: To approve the minutes of November 16, 2017. In favor: Dobson, Day, Stanley, Zasloff and Macaruso. Abstained (due to absence): Callahan, Davis and Louzon. The motion passed by a vote of 5 in favor with 3 abstentions (Loeckler was not in attendance for the vote).

III. Bill Review

Chair Macaruso noted there was nothing to approve. As there were no questions, the Committee moved on to Architect's Report.

IV. Architect's Report

1. Construction Meeting Report – Dan Daisy provided an update on the progress of the building. The roof is about 90% complete and plumbers have started their work on the roof drains. The walls are going up and there are a number of different subcontractors on site now. He has nothing but good news to report. Ahlborg is where they are supposed to be and there have been no change orders. Erick asked when full enclosure was expected to which Dan responded that the weather-tight roof will be completed within two days, temporary windows are in along with temporary lights and they will tent the scaffolding and provide heat. The masons are expected to begin at the end of the month. Erick noted how nice it was to hear that there have been no change orders.

2. Value Engineering Approvals – Lee Matthews reported that there are still several items open; mostly around color selection. They have brought more samples with them this evening. Chair Macaruso stated they will go line by line and recommendations/motions can be made. Lee began with item #23 – linear metal ceilings. If eliminated entirely and you go with an acoustical tile, this will result in a credit of \$20,000. If the Committee keeps the linear metal, Ahlborg will provide a \$3,000 credit. If you go with a wood-type linear, this will also save \$3,000. Chair Macaruso questioned the motive behind the credit offered by Ahlborg; has this item already been ordered? Lee noted that there was no motive on the part of Ahlborg and the item has not been ordered. Sue noted there was some confusion around this as she believed that if they went with the Armstrong product, Armstrong was going to give a \$20,000 credit. Lee acknowledged the confusion around this. Armstrong is not giving a \$20,000 credit or reduction. Fred questioned how long with this product be around to which Kathryn responded that it has been in Armstrong's line for ten years so it will be around for a while. She did not think this would be an issue. The metal ceiling does look like a wood product. The other option, the wood product costs less than the metal but the metal one is perforated so it helps with sound. Chair Macaruso stated that she would like recommendations from the Committee. John Dobson commented that while they probably look about the same, he is looking at acoustical value and he feels the metal, because it is

perforated, is probably better. Kathryn agreed. Craig questioned how high the ceilings were because RIC has this and the kids have beat the heck out of the stainless steel. Kathryn noted that the ceilings are 9' while the ones at RIC are about 8'. Etta asked what the difference was between these two products to which Kathryn replied it is mainly aesthetics. They do provide a visual warmth that you won't get with just the white tile. Erick asked about the life span. Kathryn explained that with this roof, you can just replace a slat if need be. Both have a ten-year warranty. Bruce asked if that meant they had to replace it in ten years to which Kathryn responded that the ten years is just the warranty. The roof should last longer than that. Ryan made a motion, which was seconded by Bill, to accept the linear metal perforated ceiling with a credit of \$3,000. Etta questioned how the Committee will get to the \$250,000 reduction and they don't take this credit of \$20,000? The Superintendent explained that the National Grid energy savings of \$7,055.00 will be added in as a savings and you haven't touched your contingency other than for the solar panels. You will, most likely, go over the \$5.2 million. As the project as had an impact on the Middle School, RIDE may allow us to take the capital budget amount for the Middle School and apply it to this project. Craig questioned if the Superintendent could speculate on how much that is to which the Superintendent replied that he thinks it is around \$170,000. Jeanne noted that her main concerns were acoustical and damage if the students should fling something. Kathryn responded that if the kids fling something, it would probably do more damage to an acoustical white tile. The Superintendent noted that the Committee could think about not putting this in areas that are susceptible to damage (i.e. entrance to the gym, etc.).

Ryan Callahan made a motion, seconded by William Day and it was VOTED: To accept the linear metal perforated ceiling with a credit of \$3,000. In favor: Callahan, Day, Zasloff, Louzon, Dobson, Davis and Macaruso. Abstained: Stanley. The motion carried by a vote of 7 in favor with 1 abstention.

Lee moved on to item #25 – change Armstrong tile to CertainTeed. He noted that Armstrong will want them to use their product; Ahlborg will deal with Armstrong. You can't really tell the difference between the two and this will result in a savings of \$2,500. A consensus of the Committee revealed that all were in favor of going with the CertainTeed product for items #25 and #26 for a total savings of \$3,400. Lee explained item #30. It was proposed that they go with a thick 6" base and if they changed to a 4" base, there would be a savings of \$2,800 but this was not what the credit was for. There is a hard porcelain panel that goes on top. He would suggest that the Committee go with the 6" vinyl base in classrooms and closets and go with the thicker 6" material in the hallways. Craig asked if both products are glued on to which Lee replied "yes". Chair Macaruso asked John Racine for his recommendation to which John noted that was fine so long as the insulation and glue are the right temperature. There was no opposition from the Committee so this change will result in a savings of @ \$2,800. Lee noted that the colors can be selected later and he moved to item #31 – carpet. The change to this item was in the pattern (change from a herringbone pattern which will save on labor costs. This will save \$1,100. Bill made a motion, which was seconded by Craig, to go with the recommendation to change the pattern to reduce labor costs. Bill noted an issue he had with the Middle School project. Things were put in there for aesthetics and they have no value at all but resulted in additional costs. Chair Macaruso questioned if they had enough of a design with the walls and ceilings to take away from the floor to which Kathryn replied "yes".

William Day made a motion, seconded by Craig Louzon and it was VOTED: To change the carpet pattern (not do the herringbone pattern) for a savings of \$1,100 on labor costs. In favor: Unanimous.

The next item discussed with #32 – a change from Altro Whiterock FRP to a standard FRP in the back of house rooms (Altro would be used in the restrooms) for a savings of \$5,000. Lee explained that the rooms where this change will occur are rooms 109 (storage), 118 (lunch prep), 119 (storage), 120 (gym storage) and 135 (custodial storage). He noted that this FRP has been installed in other schools across the state. John Racine recommended the change as these are mainly storage areas.

Craig Louzon made a motion, seconded by Erick Davis and it was

VOTED: To change from Altro Whiterock FRP to a standard FRP in the back of house rooms (109, 118, 119, 120 & 135) with Altro being used in the restrooms for a savings of \$5,000. In favor: Unanimous.

Lee noted that Item #33 is to reduce the height of the porcelain tile in the vestibule/lobby area to 4' for a savings of \$1,000. Chair Macaruso stated that Dan made a recommendation that because this is a high traffic area, he was not sure that they would want to reduce this to save \$1,000. John Dobson questioned if there would be sheetrock above to which Kathryn responded "yes". Etta suggested they consider murals. Kathryn noted that this would be less expensive than tile but more expensive than just paint. Chair Macaruso recommended they table this item because only she and Etta actually saw the murals. Bill stated that this area will be well patrolled so they could go with 4' of tile and have our artists paint the walls. If we tile all the way, we won't be able to hang any art work. Chair Macaruso felt that Bill made a good point.

William Day made a motion, seconded by Craig Louzon and it was

VOTED: To reduce the height of the porcelain tile in the vestibule/lobby area to 4' for a savings of \$1,000. In favor: Unanimous.

Lee stated that item #44 will take some explaining as this would be additional value engineering or cuts. This will have to be adjusted as not all of the items listed were cut. Chair Macaruso stated that, for the time being, they have settled the value engineering list but may have to look at additional cuts in the future. Craig noted that the goal was to cut \$250,000. Will the Middle School capital money savings help? The Superintendent replied that the Committee hasn't touched the contingency money yet so that pot remains. The Middle School money won't be a savings; it will come off housing aid.

3. Solar Panel Roof Array – Lee informed the Committee that Ahlborg engaged Newport Renewables after interviewing both companies. They felt that Newport had a better quality product and warranty and their experience was better. They have had a 100% success rate in getting the grant money; the other company (WattSun) has never applied for a grant. The Superintendent noted that there is \$284,900 in the contingency fund to which Sue added that they need to subtract the \$124,000 for the solar from this amount. Chair Macaruso recommended that they pause and wait and see where they end up with the contingency fund. Dan added that they are in very good shape. He would not add anything but they haven't used any of this money either. Bill asked for clarification on Craig's concern regarding the Middle School capital project money. The Superintendent explained that suppose the project is approved for \$5.2 million but the project comes in at \$5.3 million. The District will only get the 61% Housing Aid reimbursement on the \$5.2 million it was approved for; \$1 million is not reimbursable at 61%. If you spend money on Middle School projects, that amount can be added to this figure from the capital fund.

4. Removal of Portable Classrooms – Nothing to report.

V. Status of Housing Aid

Superintendent Ricci updated the Committee on the work of the Task Force of which he was a member. The group has passed its work on to the Governor. Included are incentives to build and fix buildings. If this is approved, the District could get additional % savings. Approvals will go back 5 years and will cover projects that have not yet broken ground. Legislation has not yet been written. It should be 5 years back regardless of whether or not ground has been broken. What the legislation will end up looking like may not be the same as the report that went to the Governor. There is \$179,000 of work done on the Middle School or Middle School property so we can ask for this amount to be transferred over to this building plan. We will have to get School Committee approval first.

Discussion then centered on the scheduling of the next meeting. Lee felt it would be necessary to meet as soon as possible with the architect so that colors can be decided. Bill suggested that members view the building as it may help with the selection of colors. Kathryn noted that she does have three color

palettes with her this evening. The Committee decided that it would be best to try to select colors tonight so it does not hold up the project. A consensus of the three options (scheme 1 – more neutral, scheme 2 – more blue, and scheme 3 – more green) revealed that scheme 3 was selected by more members. Craig asked Kathryn for her opinion to which she stated that she started with scheme 1 but has not gravitated toward scheme 3 as she feels it would be more energetic for kids. It was decided to move forward with color scheme 3.

VI. Next Meeting Date

The next meeting was scheduled for Monday, January 22, 2018 at 5:30 PM in the Administration Building Conference Room.

VII. Adjourn

Craig Louzon made a motion, seconded by Erick Davis and it was VOTED: To adjourn at 7:06 PM. In favor: Unanimous.

Donna J. Sieczkiewicz, Clerk