

Lincoln Public Schools Renovation Projects

Lincoln, RI

LINCOLN PHYSICAL EDUCATION CENTER BUILDING COMMITTEE

MEETING DATE: 4.28.22
MEETING NUMBER: 4
TIME: 6:00 pm
LOCATION: Zoom Meeting call
CONDUCTED BY: Lincoln School Building Committee

Name	Present	Company	Abbrev.
Keith Macksoud	X	Lincoln PEC Building Committee	KM
Armand Milazzo		Lincoln PEC Building Committee	AM
Phil Gould	X	Lincoln PEC Building Committee	PG
Kevin McNamara		Lincoln PEC Building Committee	KM
Rob Mezzanotte		Lincoln PEC Building Committee	RM
Mike Babbitt	X	Lincoln PEC Building Committee	MB
John Ward	X	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	X	Lincoln PEC Building Committee	MG
Jim Jahnz	X	Lincoln PEC Building Committee	JJ
Bruce O.	X	Lincoln PEC Building Committee	BO
Jimmy Frost	X	Lincoln PEC Building Committee	JF
Greg O'Conner		Lincoln PEC Building Committee	GO
Deidra Carreno	X	Lincoln PEC Building Committee	DC
Tiffany McCloskey		Lincoln PEC Building Committee	TM
John Picozzi		Lincoln PEC Building Committee	JP

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Al Ranaldi		Lincoln PEC Building Committee	AR
George Boudjouk	X	Lincoln PEC Building Committee	GB
Joe Desanti		Downes Construction Company, LLC	JD
Tony DeMelo	X	Downes Construction Company, LLC	TD

Items Discussed:
(responsibility)

BIC = "Ball in court"

<u>Item</u>		<u>Status</u>	<u>BIC</u>
1.1	<p>Coordination with Stakeholders DCC outline "Next steps" with the committee. Reviewed the following:</p> <ul style="list-style-type: none"> • Review project goals • Documentation; obtain files from LPS • Develop schedule • Verify budget • Schedule meeting with PEC, LPS & RIDE • Construction delivery • RFP/RFQ for design, construction and commissioning <p>RGB has developed a preliminary design for the LPS</p>	Closed	DCC
1.2	<p>Scope Committee provided project needs. Possible expectations as follows:</p> <ul style="list-style-type: none"> • Gym shall have a minimum of 2 courts • Accommodate 60-100 kids • Multi-purpose floor/space • Walking track • Restrooms/lockers • Connectivity to the existing building/gym • Storage • Building structure options; steel, concrete, masonry etc • No Varsity sports • Other considerations <ul style="list-style-type: none"> ▪ Training room ▪ Bleachers ▪ Office ▪ Potential 3rd court ▪ Strength & Conditioning ▪ Turf 	Closed	DCC
1.3	<p>RFP Discussed construction option deliverables:</p> <ul style="list-style-type: none"> • Design-Bid-Build • A/E procurement with CM at Risk procurement • Design – Build 	Open	DCC

	<p>DCC shall provide “Pro’s & Con’s of each deliverable; based on the project schedule with a substantial completion, Design – Build may be the preferred method.</p> <p>1.3.1 – DCC presented Pros/Cons to the Construction delivery methods, Design/Bid/Build, CM at Risk, CMa, and Design/Build</p> <ul style="list-style-type: none"> • PECBC voted for Design/Build delivery method - DCC to prepare D/B RFP - DCC to prepare Commissioning agent RFP <ul style="list-style-type: none"> ✓ Reviewed RFP ✓ Change dates in RFP – Review score cards and select top 3 at PEC meeting on 4/28/22 at 6:00pm and Interviews of the top 3 bidders on 5/4/22 at 5:30pm ✓ Discussed liquidated damages – not to be included in the RFP ✓ Bids will be due on 4/26 and committee members can pick up the bids at town hall on 4/26 between 3-6pm ✓ Score sheets shall be filled out by committee members and brought to the 4/28 meeting ✓ Develop interview agenda ✓ Contract award to be made on or before 5/17/22 ✓ Reviewed what will be included in the responses when received; design fee, preconstruction fee, general conditions and general requirements, contractor’s fee including overhead <p>1.3.2 – RFP Responses</p> <ul style="list-style-type: none"> • Received one (1) bid from the RFP solicitation, Ahlborg Construction from Warwick, RI was the only respondent • Scorecards we not completed as there was one (1) bidder • Reviewed pros/cons of the receipt of one (1) bid; the bid received was suggested by DCC that the costs in the RFP response were competitive to the current market for projects of comparable size and type. • Reviewed alternative to accepting the one bid and going out again for responses; this would extend starting of the project by 3-4 weeks with possibly having the same result • Discussion on lack of responses; DCC showed that multiple contractors were contacted and that they declined due to their overbooked schedule and the conflict to the Lincoln PEC schedule • It was noted that Ahlborg was to be interviewed regardless of being the only respondent to the RFP. Interview will be 5/4/22 at 6:30pm • Reviewed RGB participation as part of the design-build team, concerns with pending issues with RGB litigation. To be vetted and further discussion • Discussed to have a response from the design-build team of any past litigations going back 5 years 		<p>DCC DCC</p>
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	<ul style="list-style-type: none"> Discussed the further understanding of the contractor's design expectations and concepts; this will be vetted thru the design process and left to decisions of this committee 		
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	Open	Lincoln
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	Open	DCC
1.6	Site Visit Site visit to review the project and logistics is scheduled for Friday, 3/11/22. DCC and SBC members to attend	Closed	DCC/Lincoln
1.7	Selection Committee PECBC to develop a selection committee for the selection of the Design/Build Team 1.7.1 – A separate selection committee will not be developed	Closed	Lincoln
1.8	Vote A motion to concluded the meeting.	Closed	
1.9	Questions Members of the Committee asked about RIDE review time.	Closed	

Next meeting(s); Wednesday, May 4, 2022 @ 6:30pm - Interview

Prepared By: *Tony DeMelo, Project Executive*
Owner's Project Manager

Copy To: All Attendees
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