

## Lincoln Public Schools Renovation Projects

### Lincoln, RI

#### LINCOLN PHYSICAL EDUCATION CENTER BUILDING COMMITTEE

**MEETING DATE:** 4.6.22  
**MEETING NUMBER:** 3  
**TIME:** 7:00 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	X	Lincoln PEC Building Committee	KM
Rob Mezzanotte	X	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		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.		Lincoln PEC Building Committee	BO
Jimmy Frost	X	Lincoln PEC Building Committee	JF
Greg O'Conner	X	Lincoln PEC Building Committee	GO
Deidra Carreno		Lincoln PEC Building Committee	DC
Tiffany McCloskey	X	Lincoln PEC Building Committee	TM
John Picozzi	X	Lincoln PEC Building Committee	JP

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

	<p>DCC shall provide “Pro’s &amp; 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"> <li>• PECBC voted for Design/Build delivery method <ul style="list-style-type: none"> <li>- DCC to prepare D/B RFP</li> <li>- DCC to prepare Commissioning agent RFP <ul style="list-style-type: none"> <li>✓ Reviewed RFP</li> <li>✓ 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</li> <li>✓ Discussed liquidated damages – not to be included in the RFP</li> <li>✓ Bids will be due on 4/26 and committee members can pick up the bids at town hall on 4/26 between 3-6pm</li> <li>✓ Score sheets shall be filled out by committee members and brought to the 4/28 meeting</li> <li>✓ Develop interview agenda</li> <li>✓ Contract award to be made on or before 5/17/22</li> <li>✓ Reviewed what will be included in the responses when received; design fee, preconstruction fee, general conditions and general requirements, contractor’s fee including overhead</li> </ul> </li> </ul> </li> </ul>		DCC DCC
1.4	<p><b>Budget/Funding</b> Project budget is currently 8.3 million dollars. Fundraising was discussed to potential add to the budget.</p> <p>1.4.1 – PECBC to determine how donations are to be handled</p> <ul style="list-style-type: none"> <li>- Encouraged that a subcommittee be organized for fundraising and consultant brought on board to participate</li> </ul>	Open	Lincoln
1.5	<p><b>Schedule</b> DCC to provide master schedule for review</p> <p>1.5.1 – DCC issued and reviewed master schedule indicating 6/30/23 substantial completion date and project milestones</p>	Open	DCC
1.6	<p><b>Site Visit</b> Site visit to review the project and logistics is scheduled for Friday, 3/11/22. DCC and SBC members to attend</p>	Closed	DCC/Lincoln
1.7	<p><b>Selection Committee</b> PECBC to develop a selection committee for the selection of the Design/Build Team</p> <p>1.7.1 – A separate selection committee will not be developed</p>	Closed	Lincoln
1.8	<p><b>Vote</b> A motion to concluded the meeting.</p>	Closed	
1.9	<p><b>Questions</b> Members of the Committee asked about RIDE review time.</p>	Closed	

**Next meeting(s); Thursday, April 28, 2022 @ 6:00pm**

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

Copy To: All Attendees  
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