

Lincoln Public Schools Renovation Projects

Lincoln, RI

LINCOLN PHYSICAL EDUCATION CENTER BUILDING COMMITTEE

MEETING DATE: 5.25.22
MEETING NUMBER: 7
TIME: 6:30 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		Lincoln PEC Building Committee	MB
John Ward	X	Lincoln PEC Building Committee	JW
Steven Carvalho		Lincoln PEC Building Committee	SC
John Sharkey	X	Lincoln PEC Building Committee	JS
Bob Turner	X	Lincoln PEC Building Committee	BT
Michael Gagnon		Lincoln PEC Building Committee	MG
Jim Jahnz	X	Lincoln PEC Building Committee	JJ
Bruce Ogni	X	Lincoln PEC Building Committee	BO
Jimmy Frost		Lincoln PEC Building Committee	JF
Greg O'Conner	X	Lincoln PEC Building Committee	GO
Deidra Carreno	X	Lincoln PEC Building Committee	DC
Tiffany McCloskey	X	Lincoln PEC Building Committee	TM
John Picozzi	X	Lincoln PEC Building Committee	JP

Al Ranaldi		Lincoln PEC Building Committee	AR
George Boudjouk		Lincoln PEC Building Committee	GB
Joe Desanti		Downes Construction Company, LLC	JD
Tony DeMelo	X	Downes Construction Company, LLC	TD
Tracey Donnelly	X	RGB	TrD
Brian O'Connell	X	Ahlborg Construction	BO
Lee Matthews	X	Ahlborg Construction	LM
Glenn Alborg	X	Ahlborg Construction	GA
Joe Casali	X	Casali Engineering	JC
Dan DeCesaris	X	Casali Engineering	DD

Items Discussed:
(responsibility)

BIC = "Ball in court"

<u>Item</u>		<u>Status</u>	<u>BIC</u>
1.4	<p>Budget/Funding 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 - Encouraged that a subcommittee be organized for fundraising and consultant brought on board to participate</p> <p>1.4.2 – Fundraising – LSBC to continue efforts in fundraising; confirm DCC does not initiate/coordinate fundraising efforts</p>	Open	Lincoln
1.5	<p>Schedule 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> <p>1.5.2 – RGB presented look ahead schedule moving forward with weekly meetings to present to the committee design updates</p>	Open	DCC/AC
1.6	<p>Site Visit Site visit to review the project and logistics is scheduled for Friday, 3/11/22. DCC and SBC members to attend</p> <p>1.6.1 – AC/RGB team would like to schedule a site walk thru Monday or Tuesday to review MEP systems and site conditions particularly related to the throwing field</p> <ul style="list-style-type: none"> ➤ Site visit was performed on Tuesday 5/24 to review the site and utilities ➤ Positioning of the throw field was reviewed based on the positioning of the building as shown in option #2 	Open	DCC/Lincoln/AC
1.7	<p>Design</p>	Open	DCC/AC/Lincoln

<p>RGB presented 3 schemes indicating site location options for the proposed PEC building</p> <ul style="list-style-type: none"> • Option 1 – freestanding building off the existing drive • Option 2; same as #1 but with future connecting bridge • Option 3 – building located further west with connecting “concourse” <p>Reviewed potential center column building design to lower project cost; a clear span building with NO center support columns will be the path moving forward</p> <p>Reviewed proximity of throwing field to the proposed PEC; keeping the PEC further east shall mitigate the issues with the adjacent throwing field; it was determined that the permanent and/or temp solution to the throwing field shall be the responsibility of the Town of Lincoln and not the of the building committee and this project</p> <p>Parking concerns raised to insufficient spaces; agreed that parking should not be an issue that this project will resolve as there are ample spaces</p> <p>Reviewed possibility of relocating drainage to a location across the access road</p> <p>Reviewed potential acquisition of state owned property along Rte 116</p> <p>Building height proposed to have a clear height of 24 feet under all structures</p> <p>Potential master plan development; specifically related to the PEC only. Further discussions on the potential scope of such plan</p> <p>1.7.1 – Floor plan was presented, 160 sf of storage as shown is not sufficient. Potential to make storage larger:</p> <ul style="list-style-type: none"> ➤ Enlarge current storage are ➤ Add storage area to west side of the PEC ➤ Overhead door required to manage equipment in and out of the PEC <p>Variations of building elevations proposed; gable type roof deign most feasible and within budget</p> <p>Items ie: curtain partition, bleachers etc. will be vetted thru the SD estimate</p> <p>Bridge and Connector (Concourse) to remain as alternates to the design and shall be budgeted at the SD phase to determine path forward</p> <p>Site plan was reviewed indicating potential utility locations</p> <p>Throw field was overlayed on the site plan and proposed 15 degree orientation west which will allow the throw field and new PEC to co-exist with no interference</p> <p>GA presented that he will work with the TOL and the committee in aiding in the solution to the throw field which may include a new cage</p>		
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1.8	<p>Vote A motion to concluded the meeting.</p> <p>1.8.1 – decision to move forward with option 2 with the building to be rotated 90 degrees. Design development shall include alternate of the connecting concourse/bridge</p>	Closed	
1.9	<p>Questions Members of the Committee asked about RIDE review time.</p>	Closed	

Next meeting(s); Thursday, June 9, 2022 @ 6:30pm

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

Copy To: All Attendees
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