

Lincoln Public Schools Renovation Projects

Lincoln, RI

LINCOLN PHYSICAL EDUCATION CENTER BUILDING COMMITTEE

MEETING DATE: 5.4.22
MEETING NUMBER: 5
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	X	Lincoln PEC Building Committee	AM
Phil Gould	X	Lincoln PEC Building Committee	PG
Kevin McNamara	X	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		Lincoln PEC Building Committee	BT
Michael Gagnon	X	Lincoln PEC Building Committee	MG
Jim Jahnz		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	X	Lincoln PEC Building Committee	DC
Tiffany McCloskey	X	Lincoln PEC Building Committee	TM
John Picozzi	X	Lincoln PEC Building Committee	JP

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Al Ranaldi	X	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 <p>1.3.3 – Interview (May 4, 2022, 6:30pm)</p> <ul style="list-style-type: none"> Ahlborg/RGB team interview – introduction, presentation and Q&A D-B team presented staff that will be representing Ahlborg and RGB for the project D-B team presented qualifications and recent related projects completed D-B team presented a pre-engineered metal building approach with insulated metal panels; this was delivered as an economic approach with material availability in mind LBC questions related to product durability, scope of work as related to the budget provided by D-B team in the RFP response, building orientation within the selected area of the site LBC recommended the request to submit the Ahlborg/RGB team to council meeting on Friday, May 7, 2022 at 5:30pm LBC requesting letter from D-B team that David DeQuattro of RGB not be involved in any part of the Lincoln PEC project Next meeting will be Thursday, May 19th, 2022 to have the D-B team present options of the Lincoln PEC building orientation and adjacency to the existing school LBC shall recommend who will be participating in weekly OAC (Owner/Architect/Contractor) meetings DCC will provide Town of Lincoln with sample contract that will be utilized between Ahlborg Construction and the Town of Lincoln. Town of Lincoln council to review When formerly approved, DCC suggested a letter of intent be issued to Ahlborg Construction immediately so that they can commence with the project 		
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>	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>	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); Thursday, May 19, 2022 @ 6:30pm

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

Copy To: All Attendees
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