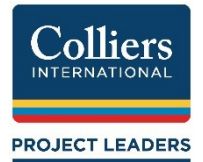


MEETING MINUTES

Town of Lincoln Lincoln RI High School



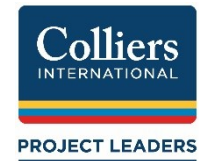
Renovation Committee

Meeting No. 35

Date: 11/18/2021 **Location:** Lincoln Town Hall - Council Chambers - 100 Old River Road, Lincoln, RI 02865
Time: 6:30 PM **Additional Details:**

Attendee Name:	Presence:	Company:	Email:	Phone:
Bruce Ogni	Present		bruceogni@gmail.com	
Chad Healey	Present		chad.healey@colliers.com	
Tony Murgida	Present		amurgida@gilbaneco.com	
John Ward	Present		jward@lincolnri.org	
Mike Gagnon	Present		mgagnon@lincolnri.org	
Rob Mezzanotte	Present		mezzanotter@lincolnps.org	
Kevin McNamara	Present		mcmamarak@lincolnps.org	
Mike Babbitt	Present		mbabbitt@dimeo.com	
Greg O'Connor	Present		oconnorg@lincolnps.org	
Ben Williams	Present		bwilliams@smma.com	
Phil Gould	Present		pgould@lincolnpoliceri.com	
Steve Carvalho	Present		stevecarvalho2121@gmail.com	
Keith Macksoud	Present		kmacksoud@cox.net	
Diedre Carreno	Present		dee906@aol.com	
Jim Jahnz	Present		jrjahnz@yahoo.com	
Bob Turner	Present		bobturner@turnersales.biz	
Joe DaSilva	Present	RIDE - Rhode Island Department of Education	joseph.dasilva@ride.ri.gov	
John Picozzi	Present		jpiclsc@cox.net	

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Agenda:

Item #	Name
1	Discussion with RIDE Regarding Reimbursement Opportunities
2	Meeting Minutes
3	Requisitions
4	OPM RFP Proposal
5	5 Year Plan

These minutes are intended to reflect the important issues and action items as discussed at the meeting on the referenced date. If there are any discrepancies, please respond by email to chad.healey@colliers.com within one week of publication.

Name	Item #	Item Date	Description	Responsible	Target Complete	Status
Discussion with RIDE Regarding Reimbursement Opportunities	1.1		Dr. Joe DaSilva joined this committee meeting at the request of the committee to resolve some questions the committee had regarding what amount of state reimbursement was available for a project like this and what would it require to be able to apply for such reimbursement. Joe provided a few handouts to help with the discussion. He confirmed that the Town of Lincoln would be eligible for a base reimbursement of 39.4% if submitting by the "Spring Deadline" February, 15th, 2022. Submitting by this Spring deadline also opens the doors for the possibility of as much as 20% in additional bonus points. If this deadline is missed and the submission is made for the Fall Deadline of 2022 instead, the percentages decrease to a 35% base & no more than 17.5% in potential bonuses. He recommended having the town/school hire a demographer or educational planner to help build the case for the need to have this facility. One example discussed is that the school could also have band practice there. Another is, would other schools in the district also frequently use it and does it solve a need for them as well as the High School? Joe said that RIDE does encourage	Renovation Committee		For Information Only

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Name	Item #	Item Date	Description	Responsible	Target Complete	Status
			community use of the facility as well, but made it clear that those numbers can't be factored into the case for why it's needed. RIDE does not recommend any particular contractors or vendors but did say to utilize the Division of Purchasing at the state to find companies that may be interested and capable of completing this work. There is a list of Pre-qualified "Prime" contractors that must be chosen from.			
Meeting Minutes	2.1		The meeting minutes from the 11/04/21 Renovation Committee Meeting were approved tonight, as amended based on a few comments/clarifications reviewed during tonight's meeting.	Renovation Committee	11/18/2021	Closed
Requisitions	3.1		Gilbane's Requisition #42 was presented again at this meeting in the same amount of \$119,152.37. Still representing 99% billed to date. This was signed by SMMA - certifying it. The letter issued to Gilbane earlier in the day regarding why this wasn't approved and instead tabled at the last meeting, was provided to the committee and discussed during tonight's meeting. The committee stands firm that the project's punch list needs to be 100% complete before they will approve another requisition. Tony from Gilbane explained that this wasn't a 100% billing and that the trades with outstanding punch list items have had money withheld already. The requisition is submitted only for completed work.	Renovation Committee		In Progress
Requisitions	3.2		Gilbane's Requisition #43 was presented for the first time tonight. In the amount of \$131,643.14 and also represents 99% billed to date. This has also been signed by SMMA - Certifying it. The Renovation Committee's stance as noted during the discussion of the two requisitions presented tonight, is to not approve another Gilbane Requisition until all punch list items on the project have been 100% completed.	Renovation Committee		In Progress
Requisitions	3.3		Along with the discussion of the two requisitions presented tonight, was further discussion regarding ATP-483 in the unchanged amount of \$27,200 (to be applied against construction contingency). This change is for Gilbane's subcontractor to provide a Final Property Survey. Not just the utility as-built plan that they agree is owed under their current contract. Gilbane is stating this is a "scope miss" and as such they have the right to apply construction contingency against it (acknowledging	Renovation Committee		In Progress

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Name	Item #	Item Date	Description	Responsible	Target Complete	Status
			that the GMP states committee approval is required for any such changes that exceed \$5,000). The committee is taking the stance that this should have been included in the first place and that it should be owed to the Town without any additional cost through a change. Since unable to get to a resolution during this meeting, it was discussed that the next step is likely to have the Town's Solicitor, Tony DeSisto, weigh in and provide his interpretation of whether or not this Final Property Survey is owed to the Town without using Construction Contingency to pay for it.			
Requisitions	3.4		Of the couple of punch lists that were provided, the focus was on the one page punch list compiled by Gilbane earlier in the day. A couple notes will be added to a revised list for the next meeting. It was requested at this Renovation Committee Meeting to have the floor drain and epoxy coating in the auto shop added back to the list again. The temperature concerns in the culinary space as well as in the high bay shops should be added to this list. Even though trends won't make a ton of sense to start taking until about a month from now as the temperatures drop and remain dropped over the course of multiple days. If the gym floor is not completed prior to the next Renovation Committee, that should be added to this list as well.	Colliers		In Progress
OPM RFP Proposal	4.1		Colliers excused themselves from the meeting at this time due to the possibility that they may submit a quote to provide OPM services for the Physical Education Complex (PEC). The rest of these minutes were provided to Colliers by Co-Chair Keith Macksoud to be included in the minutes Colliers generates at each of these meetings. The PEC was discussed. Mr. Babbitt is chairing the subcommittee to develop the RFP for the PEC. He handed out a draft of an RFP proposal for review by the entire committee. Members of the subcommittee are: Diedre Carreno, John Ward, Steve Carvalho, and Al Ranaldi. This subcommittee will present another draft at the December 2nd Meeting.	Renovation Committee		In Progress
5 Year Plan	5.1		Discussion was had regarding the 5 year plan, especially as it pertains to RIDE reimbursement. It was agreed that due to the RIDE time schedule, the committee will meet more frequently. Unanimously	Renovation Committee		In Progress

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Name	Item #	Item Date	Description	Responsible	Target Complete	Status
			agreeing that the December Meeting Dates will be as follows: December 2nd, December 9th, and December 16th. The meeting was adjourned at 8:56.			

The next meeting will be on 12/2/2021. Location will be Lincoln Town Hall - Council Chambers - 100 Old River Road, Lincoln, RI 02865