

Woonsocket Building Committee Meeting
Thursday, May 25, 2006
Woonsocket City Hall, 2nd Floor Conference Room, 4:30 PM
MINUTES

The meeting began at 4:36 PM.

Absent: Owen T. Bebeau, Michel Del Rossi, Miriam Goodman, Thomas Gray, Dr. Maureen Macera, John Ward

Also present: Representatives from Gilbane, Ai3, and Pare Engineering

Approval of Minutes for February 16, 2006 meeting

Motion to Approve: P. Fontaine Second by: M. Keegan (Unanimously Approved)

Review of current status of Middle School Replacement Project

The School Committee and City Council have approved the final contract with Gilbane; Ai3 will be serving as a subcontractor for Gilbane. This contract is for the evaluation and project implementation or construction phase. The not to exceed figure for the evaluation phase is \$119,625. Funding has been identified in the city budget. A final plan and application will need to be ready for submittal to the State Board of Regents in October, 2006.

Discussion of Building Options

1. Former Bonin Spinning Mills, Corner of Aylsworth Avenue and Mendon Road
2. Property at the end of Ricard Street (mills)
3. Barry Field
4. Woonsocket High School – retrofit for new middle school
5. Existing Woonsocket Middle School/Partial Rehabilitation
6. Portion of former French Worsted Mill Complex on southerly side of Hamlet Avenue
7. Tech Industries, Fairmount Street
8. Corners of Bernon Street and Manville Road

The potential for developing Renaud Field in some capacity could be included in the consideration of Bonin Spinning Mills and Ricard Street. Inclusion will depend on a detailed title examination to see if use for school purposes is allowed.

There was a great deal of discussion and consideration of each site. The committee agreed that by reviewing and eliminating 2 sites, this would allow the design team to move forward with a thorough investigation of 6 sites, as negotiated in the contract.

Removal of option number 6 – French Worsted Mill Complex, southerly side of Hamlet Avenue

Mr. Mathews recommended removing option 6, the former French Worsted Mill Complex. Mr. Dunlap and Pare Engineering agreed with Mr. Mathews, as did the Building Committee members who were in attendance. The present owner has spent a considerable amount of money to acquire this property, and will not allow any initial soil testing. Also, it is not as large or desirable for a school site. The cost of acquisition and site cleanup could be prohibitive. All members present agreed to remove this site from further consideration.

Removal of option number 5 – Rehabilitation of existing middle school

After further discussion option number 5 was also eliminated from the list of potential sites. This school site is only 2 acres. Mr. Dunlap agreed. The cost to retrofit this building, and bring it into compliance with ADA regulations would be extreme. The school population would also need to be temporarily relocated to an undetermined location during building rehabilitation.

When asked about the final decision of 1 middle school, 2 middle schools, or a new high school, Mr. Dunlap stated that without the knowledge of which sites would still be considered after in-depth evaluation, it would not possible to make that determination at this time. From a cost and time perspective, the evaluation phase will, in all probability, identify the elimination of some sites. Phase 2 will include detailed cost analysis of the viable existing sites.

Mr. Fagnoli provided the committee with a summary of the schedule for the evaluation period. The schedule was divided into 2 phases, Phase 1A and 1B.

Phase 1A, to commence on May 30, will include extensive research on the educational program, existing facility analysis, and preliminary site and environmental investigations. A report outlining an opinion of the suitability of each will be prepared for July 21, 2006.

Phases 1B, to commence on July 24, 2006 includes developments of preliminary conceptual floor plans for a new middle school (one or two), and test plans on sites that remain viable after completion of phase 1A. September 29, 2006 is the target for presentation of these plans to the School Committee and City Officials for input and review. The application to the Rhode Island Board of Regents will be submitted in October of 2006.

The next Building Committee Meeting will be held on Thursday, June 22, 2006 in the 2nd floor conference room at City Hall.

The meeting adjourned at 6:50 PM

Respectfully submitted by:

Linda Houle