

Woonsocket Building Committee Meeting
Thursday, April 3, 2008
Woonsocket City Hall, 2nd Floor Conference Room, 4:00 PM
MINUTES

The meeting began at 4:00 PM.

Present: P. Fontaine, T. Gray, M. Keegan, J. Mathews, Dr. McGee,
A. McGuire Forcier, E. Nadeau, G. Nasuti, T. Wrona

Also present: J. Gallishaw, Director of Technology for Woonsocket Schools
Representatives from Gilbane, Ai3, and Pare Engineering

Approval of Minutes for February 28, 2008

Motion to Approve: Dr. McGee Second by: G. Nasuti (Unanimously Approved)

Summary of Miscellaneous Project Issues – Mr. Mathews

Mr. Mathews distributed a revised, detailed project budget which had been updated by Gilbane Construction. The project budget reflected recent increases in the demolition and asbestos abatement components of the project as well as a substantial increase in legal costs due to the complex documents and negotiations on the acquisition of the various parcels. An amendment was also specified in the property acquisition which reflects a decrease from the original budget and a change was made in the current contingency amount to an approximate reduction of \$2.68 million.

Mr. Mathews noted that the final negotiations had been completed on the purchase of the former Miller Electric Mill from Primary Properties Inc. as had been previously approved by the building committee. The Woonsocket City Council will hopefully approve legislation at the next meeting of April 7, 2008, and similar legislation will be presented to the School Committee on April 9, 2008.

Mr. Mathews distributed copies of site maps that had been previously discussed at the last committee meeting which indicated the various roadways and sidewalk closure that would be required during the school construction project. There was discussion by committee members regarding various aspects of the plan; concern was expressed by several members on the crossing of Hamlet Avenue at two locations by the Middle School students to and from their way to school. Mr. Mathews noted that this phase of the planning would not be implemented until September 2008 and that the school department working with the Woonsocket Police Dept. would have to formulate a final plan for this work.

Presentation by Ai3 of Design Development Drawings – Scott Dunlap, Jim Jordan

Mr. Dunlap gave a brief overview to the committee members concerning the timing of the development of architectural plans; he noted that the committee had given approval of the schematic design plans at a recent meeting approximately 6 weeks ago. He noted that several meetings had been held with designated educators and the school administration to evaluate and review the floor plan and spatial allocations that would be required. He noted that individual meetings had been held concerning the library and other specialized program

areas. Jim Jordan then gave an overview of the floor plans that had been further refined since the schematic design plans had been presented to the committee. He noted mostly minor changes in and around the cafeteria, electric and mechanical rooms, the gymnasium locker rooms, and other technology related modifications that were based upon discussions with Mr. Gallishaw of the School Department.

During this presentation Mr. Andrew Chagnon from Pare Engineering briefly discussed the revised site plan. Mr. Mathews summarized the discussions that had taken place with RIDOT regarding the city receiving ownership of a small state-owned piece of land at the intersection of Florence Drive and Hamlet Avenue. Mr. Mathews questioned Pare Engineering on whether their final site plans had included widening of Florence Drive at the Hamlet Avenue intersection to include right-hand-turn traffic lanes. Mr. Chagnon indicated that had been the case and also noted other provisions had been made for mechanical equipment needed for the proposed traffic light at this intersection. Mr. Chagnon noted other minor changes that had been made and stated that the circulation pattern remained the same. Parking to accommodate 356 spaces remained the same also.

Jim Jordan presented samples of proposed exterior brick, the polished concrete aggregate block, and the split-faced block that would be used on the exterior. All committee members found the colors and textures of the proposed materials to be most acceptable and they were fully approved. Also presented were the color masonry highlights, using primary colors yellow, blue and red. Mr. Mathews indicated his approval of the color choices with the exception of red, which in his opinion contrasted with the proposed selected brick. This assessment was generally supported by the committee members and it was requested that Ai3 give further consideration to replacing the red highlight with green or another color selected and approved by the Building Committee.

There were specific questions raised by committee members that were addressed by Pare and Ai3. **After further discussion by the committee a motion was made by P. Fontaine, and Second by E. Nadeau for the acceptance of the design development plans as presented. This motion was unanimously approved.**

Closing discussions

After approval had been given of the final development plan, there were individual questions raised by the committee members. Of great concern was the safety of the children walking to school that would be forced to cross Hamlet Avenue. There was discussion on the possible use of a shuttle bus; Mr. Gagnon suggested the use of jersey barriers along the northerly side of Hamlet Avenue to permit a walking lane within the street however this was recognized as still being too close to the demolition taking place. Mr. Mathews questioned the need for the closure of the sidewalk through 2009 and asked Gilbane to explore whether the sidewalks could be reopened upon the conclusion of demolition of all buildings which was anticipated for mid-fall. After further discussion it was recognized that if the sidewalk could not be reopened at that time, perhaps it could be reopened upon the conclusion of the erection of structural steel.

The meeting adjourned at 5:45 PM.