

**CAPITAL PROJECT COMMISSION
WALLEY SCHOOL REHABILITATION INTO COMMUNITY RESOURCE AND SENIOR
CENTER
MEETING NOTES
May 21, 2024
5:00 P.M.
REYNOLDS SCHOOL FIRST FLOOR CONFERENCE ROOM
235 HIGH STREET, BRISTOL**

Attending

Diane Williamson, Director of Community Development/Chair
Carl Carulli, Acting Treasurer/Member
Chuck MacDonough, Member
Don Hemon, Member
Alan Spen, Member
Charles Coelho, Member

Warren Rensehausen, Director of Parks and Recreation
Nick Toth, Notetaker
Steve Greenleaf, Building Official
Christine Shea, Project Architect

- I. Pledge of Allegiance
- II. Previous Meeting Minutes
 - a. Don Hemon Motion makes motion to accept, Chuck MacDonough Seconds
 - i. Passes Unanimously
- III. Architect's Update
 - a. Mechanical, Plumbing and Electrical are awarded and Underway
 - b. Fire Suppression Out to Bid
 - c. Communications Waiting On Grants, will be meeting with BFD and BPD
 - d. Elevator Shaft Underway
 - e. Roof Underway
 - f. RI Energy has been on site and has preliminarily approved pole mounted transformer
 - g. Questions

- i. When the town receives a grant, is it available for a specific project or Can it be applied generally?
 - 1. Must go to specific project
- ii. Don - Plumbing Bid – Was PEX used or Metal?
 - 1. Negotiated Price, stuck with original spec

IV. Finance Update

- a. Costs based on Estimate from a few years ago
- b. All major items have come in under budget save for the elevator and plumbing
 - i. Elevator has had issues with water in basement
 - ii. Plumbing bid is about 25k over, but has been negotiated down \$142k from bid from Value Engineering
 - iii. Since we are acting as the general contractor, we are paying contractors directly rather than through GC.
 - iv. Elevator bid expected to go over as the shaft is built
 - 1. May consider looking into Masons at Mount Hope Self Storage
 - 2. Rob West is speaking with additional Mason

V. Review of Door Bid

- a. Considering Following Changes
 - i. Originally Stained wood mahogany with Glass above
 - ii. Recommended that glass to wood panels for savings of \$6,000
 - iii. Considering additional options for materials by mahogany is considered best option for warranty and longevity
- b. Discussion
 - i. Eliminating glass may be safety issue, cannot see the interior/exterior
 - ii. \$6,000 not major savings
 - iii. Manufactured by Horner
 - iv. Five openings, four double doors and one single
 - v. Costs brought up possibly by issues fitting doors in openings, brick was cut to fit
 - vi. Exterior Closet door will not have glass
 - vii. Traditional hardware will be on doors, with crash bars on ADA doors
 - viii. Back doors are not full double doors, will have 3 ft door with sidelight door, will still open but will be locked unless needed
 - ix. Doors are 2 ¼ in thick
 - x. Transom is tempered insulated glass,
- c. Chuck MacDonough made motion to go with glass on doors and transom, Don Hemon Seconds

- i. Passes Unanimously
- VI. Gutters substituting Copper with copper colored aluminum
 - a. Concerns about theft and vandalism
 - b. Aluminum with a patinaed copper look
 - c. Manufactured with patina
 - d. \$2,700 credit over Copper
 - e. Round like Traditional Copper
 - f. State Historic approves of Aluminum
 - g. Chuck MacDonough Made Motion to use patina copper colored Aluminum,
Don Hemon Seconds
 - i. Passes Unanimously
- VII. Ben Church Senior Center Request to Speak Withdrawn
- VIII. Chuck MacDonough Made Motion to Adjourn, Alan Spen Seconded
 - a. Passes Unanimously
 - b. Adjourned 5:31 PM

Minutes by Nick Toth

Approved June 25, 2024