

Town of Bristol Capital Project Commission
Meeting Minutes
September 6, 2022
1st Floor Conference Room at 235 High Street

The meeting was called to order at 5:00 p.m.

Present were:

CPC members:

Diane M. Williamson
Don Hemond
Chuck MacDonough
Charles Coelho
Sara Hassel
Susan Rabideau

Alternate CPC Member: Myra Page

Also Present were:

Chris Vitale, Project Manager for the Walley School Project
Nate Ginsberg, Architect for the Walley School Project from Brewster Thornton Architects

Absent: CPC Member Matt White

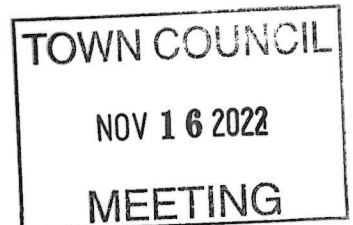
Motion by Susan Rabideau, seconded by Don Hemond to approve the minutes from the August CPC meeting.

Voting in Favor: All

Voting Against: None

Chris Vitale introduced the architect for the Walley School Project. Mr. Vitale gave an overview of the project and turned the meeting over to Mr. Ginsberg. Mr. Ginsberg explained that the first priority was to stabilize the building which was \$3,000,000 in costs. He discussed the previous uses from other groups that the Town had considered that weren't funded couldn't move forward and the feasibility study to use the building for municipal offices which proved unfeasible. The Town is now moving forward with the plan for a resource center that is much needed. The uses will include a cross section of services which the Parks and Recreation Department will oversee including a community resource office, a nurses office, bathroom, library and activity rooms on the second floor. In addition there will be a warming kitchen and flexible spaces on the first floor. These uses will supplement the current offerings at the Quinte Gamelin and some of those programs will be moved here.

The RI State Historic Preservation and Heritage Commission will be reviewing the building as well since the grant funding received requires this. Local Historic District Commission approval will be required for the exterior of the building as well.



Mr. MacDonough questioned the parking. Mr. Vitale responded that the parking can be accomplished based on the programming and the same number of people using the services. The time that the building is open will not overlap with the busy time for the school across the street. It is expected that more of the downtown seniors will walk or bicycle to the building as well.

Mr. Vitale explained that the funding has come from a mix of grants and town bonds as well as proceeds from the sale of the other town buildings. There was a CDBG grant for the ADA compliance including ramps, doors with ADA pushbuttons, an elevator. There was also earmark funding provided.

There was a question about phasing the project which could be a possibility if needed but one phase is what is currently being planned.

Mr. Ginsberg explained that they had done a cost estimate in April 2022 and were updating that. The goal was to have the bid design in October and go out to bid in December subject to the release of funds from the grants. He noted that the current supply chain will require more funding and they were reviewing with a contingency and in consideration of construction escalation. The cost estimates for the structural were not thought to change much.

Mr. Ginsberg will have the budget breakdown with more refinement in October and will break out the items that are structure and more “not negotiable” and those that are regulatory requirements with options for different customization. The State Historic Office will be involved in the process as well and there will be code compliance requirements.

Ms. Williamson outlined the CPC duties from the Charter for the review of the expenditures of funds. The Brewster Thornton invoices will now be reviewed and approved by the CPC going forward.

It was the consensus of the CPC to schedule the next meeting upon receipt of the cost estimate from the architect.

Respectfully submitted,

Diane Williamson

Approved: November 1, 2022