

SECTION 09

Commissioning Agent- OPM-Clerk of the Works





COMMISSIONING AGENT – OPM – CLERK OF THE WORKS

Commissioning Agent Services/Owners Project Manager/Clerk of the Works.

Commissioning Agent:

As defined in RIDE's Necessity of School Construction guidelines for Stage II, South Kingstown Public Schools will procure the services of an independent commissioning agent prior to Stage III. The commissioning agent will provide the following services:

- Local reporting required to implement state enforcement of the regulations for the project during the design, construction, and operational acceptance process to ensure compliance with the regulations during integrated design.
- Verify all design standards have been met through meetings with the design team and plan reviews.
- Monitor compliance with regulations through development of construction documents and through the construction process to ensure that all building systems, mechanical, and lighting equipment, and all specification are in compliance with regulations, included in and consistent with plans, construction documents, and cost estimates.
- Work closely with the selected Owners Project Manager (OPM).
- Bring the owner's needs and project requirements to the forefront at each phase of the project to ensure that the finished project will meet expectations
- Improve the building's overall performance by optimizing energy-efficient design features and directly addressing issues like equipment performance testing and system integration.
- Verify that building staff members are well-trained and possess the documentation they need to operate and maintain the building's systems and equipment after turnover.

Owner's Project Manager:

As defined in RIDE's Necessity of School Construction guidelines for Stage II, South Kingstown Public Schools has procured the services of an Owners Project Manager agent prior to Stage III, namely ***LeftField Project Management***.

The Owner's Project Manager will provide the following services:

The "Owner's Program Manager" is defined in statute (RIGL 37-2-7 (32)) as: *"an entity engaged to provide project management services on behalf of a state agency for the*



construction and supervision of the construction of a building project. The owner's program manager acts as the owner's agent in all aspects of the construction project, including, but not limited to, architectural programming, planning, design, construction, and the selection and procurement of an appropriate construction delivery method. The owner's program manager shall have at least seven (7) years' experience in the construction and supervision of construction of buildings of similar size and complexity. The owner's program manager shall not have been employed during the preceding year by the design firm, the construction firm, and/or the subcontractors associated with the project."

The Owner's Program Manager will

- Provide project management services
- Monitor procurement procedures, design, construction and other related activities
- Facilitate, coordinate and manage the Project schedule
- Monitor the quality of services and workmanship
- Recommend courses when contractual requirements are not being fulfilled.

Per the School Construction Regulations, the OPM will assist the LEA in ensuring *"that construction will be completed in a timely, cost-effective manner and that buildings will be occupied within the timelines established during the approval process."*

Services shall continue through substantial use and occupancy by the Owner, and Project closeout. As part of Basic Services, the OPM shall ensure projects are in compliance with the School Construction Regulations and the LEA's Memorandum of Agreement. The OPM will provide information as requested during final auditing as conducted by the School Building Authority at the Rhode Island Department of Education.

Commissioning Agent/Owners Project Manager Exhibits:

1. Executed Initial Compliance Certification dated September 2022
2. Agendas of School Building Committee and of School Committee Meeting recommending Left Field as OPM

Exhibit 1

Compliance Certification



INITIAL COMPLIANCE CERTIFICATION

This Initial Compliance Certification ("ICC") must be completed by all Applicants, as defined by RIDE School Construction Regulation (SCR) 200-RICR-20-05-4.3.A.1, who intend to submit a Necessity of School Construction application to the Rhode Island School Building Authority (the "Authority"), as defined by to R.I.G.L. 16-105.2. The Authority will not consider a District, as defined by RIDE School Construction Regulation (SCR) 1.01, to be eligible for School Housing Aid or School Building Authority Capital Funding until after the District has properly submitted an ICC and received Council on Elementary and Secondary Education approval.

1. The District hereby acknowledges and agrees that in order to qualify for any funding from the Authority, the District must comply with R.I.G.L. 16-7-35 through 16-7-45 and RIDE SCR 200-RICR-20-05-4 *et seq.* which require the Authority's collaboration and approval at each step of the Necessity of School Construction approval process and further acknowledges and agrees that any actions taken, costs incurred or agreements entered into for the repair, renovation or construction of school facilities without the explicit prior written approval of the Authority shall not be eligible for state aid.
2. The District hereby certifies that it will study and consider all available options for remedying the deficiencies identified through the Necessity process, including, to the extent applicable, regionalization or tuition agreements with adjacent school districts, district assignment policies within the school district, rental or acquisition and any necessary rehabilitation or usage modification of any existing building which could be made available for school use.
3. The District hereby acknowledges and agrees that, before the Council on Elementary and Secondary Education can grant final approval of a Project, the District must submit documentation of community support, including City/Town Council and School Committee approvals, vote to authorize and appropriate the full amount of funding for the Proposed Project that is necessary to meet the total project budget, as agreed to by the Authority and as described in RIDE SCR RIDE SCR 200-RICR-20-05-4.
4. The District hereby acknowledges and agrees that, in connection with a Proposed Project or an Approved Project, it shall use any standard forms (certifications, statements, affidavits, and agreements) established or developed by the Authority.
5. The District hereby acknowledges and agrees that it will notify RIDE in writing six months prior to the sale, lease, demolition or other removal from service of any school facility in the district's jurisdiction, or portion thereof. Where a building that has received school construction payments from RIDE for a building that has not remained in service for 50 years, RIDE may recapture at its discretion a portion of the State aid.
6. The District shall undertake a Feasibility Study to investigate potential options and solutions, including cost estimates, to the School's deficiencies and issues, as identified through the Necessity of School Construction process, or as otherwise determined by the Authority. The District hereby acknowledges and agrees that, as part of a Feasibility Study where a new school option is among the options that may be studied, the District shall study potential sites for the Proposed Project and hereby acknowledges and agrees that it shall base its site selection for a Proposed or Approved Project on, among

other things, cost and environmental factors, including an awareness of soil conditions and their probable effect on foundation and site development costs, transportation effects, dislocation of site occupants, and relationship to other community facilities in accordance with the School Construction Regulations.

7. The District hereby acknowledges and agrees that any Approved Project for the construction of a new facility, or for the addition to or renovation of an existing school facility, shall have a useful life of fifty (50) years as a public school in the District as required by RIDE SCR 200-RICR-20-05-4.
8. The District hereby acknowledges and agrees that it shall procure the necessary professionals to conduct any necessary assessments, develop an educational program and specification, design and engineer Approved Projects, and manage construction. The necessary professional must monitor compliance with the regulations through the design and construction process to ensure that all building systems are in compliance with regulations and are consistent with all plans, construction documents, and cost estimates as required by RIDE SCR 200-RICR-20-05-4.
9. The District hereby certifies that it has specifically read the provisions of RIDE School Construction Regulations RIDE SCR 200-RICR-20-05-4 and certifies that it has met or will meet each of the requirements described therein and further acknowledges and agrees that the District's failure to comply with each requirement, as determined by the Authority, may be grounds for disapproval of the District's application.

District Name: South Kingstown School District

By signing this Initial Compliance Certification, I hereby certify that I have read and understand the terms of this Initial Compliance Certification and further certify on behalf of the Applicant that each of the above statements is true, complete and accurate.



Title: Superintendent of Schools
Date: September 2022

By signing this Initial Compliance Certification, I hereby certify that I have read and understand the terms of this Initial Compliance Certification and further certify on behalf of the Applicant that each of the above statements is true, complete and accurate.



Title: Chair of the School Committee
Date: September 2022

Exhibit 2

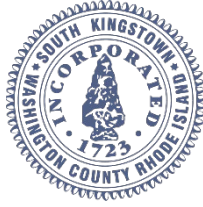
OPM Recommendation



Posted 6/6/2023

SOUTH KINGSTOWN SCHOOL BUILDING COMMITTEE MEETING ANNOUNCEMENT

Lucas Murray
Chair
Kate Macinanti
Vice-Chair, Secretary
Brian Silvia
Member
Brian Mahoney
Member
James Manni
Member



Danielle DeSimone
Member
Chip McGair
Member
David Palazzetti
Member
Mark Prince
Member

Visit Our Website: www.southkingstownri.com/sbc

EVENT DETAILS

TOPIC:	School Building Committee - Regular Meeting
DATE/ TIME:	Thursday, June 8, 2023 @ 5:00 PM
LOCATION:	Town Council Chambers, Town Hall, 2 nd Floor, 180 High Street, Wakefield, RI 02879
LIVESTREAM:	https://www.youtube.com/@ksbc/streams
PUBLIC COMMENT:	Public comments must be made in-person. Comments must be kept to the agenda topic being discussed at that time. The committee chair may limit the duration of comments to ensure members have adequate time to address business items.

MEETING AGENDA

Item	Topic
1.	Call to order/ Roll call
2.	Approval of meeting minutes
New Business Items:	
3.	Review, discussion, and/ or action regarding public correspondence
4.	Chairperson's general correspondence and ongoing activities report
New Business Items:	
5.	Review of Owners Project Manager (OPM) interview process and recommendation of OPM firm for further negotiation of fee and contract award by the South Kingstown School Committee
6.	Presentation by Studio JAED – update regarding the Stage II report preparation and associated tasks
7.	Scheduling of next meeting
8.	Adjournment

A VOTE MAY BE TAKEN ON ANY ITEM ON THIS AGENDA

The public is welcome to any meeting of the School Building Committee. For those members of the public needing auxiliary aids for effective communication, please contact the Executive Assistant to the Superintendent, 401-360-1307 (TTY 1-800-745-5555) at least 72 hours in advance.



Tuesday, June 20, 2023
South Kingstown School Committee Executive Session and Business Meeting

South Kingstown High School Cafeteria
215 Columbia Street
Wakefield, RI 02879

Members of the public wishing to access this meeting may do so at
http://www.clerkbase.com/RI_SouthKingstown_Live_SchoolCommittee.html

PUBLIC COMMENT can be done in person at the meeting (South Kingstown High School Cafeteria)

1. 5:00 PM - 6:00 PM - Retirement Reception

Subject **A. The School Committee and Administration will hold a reception in the Library to honor the faculty and staff that have retired this school year. Please join us in celebrating their hard work, dedication, and commitment to the students and families of South Kingstown.**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

2. 6:00 PM - Executive Session

Subject **A. The School Committee may seek to convene in executive session in accordance with R.I. Gen. Laws for the purpose(s) of: Discussion: NEASK negotiations (RIGL 42-46-5(a)(2)); Discussion: SKESP Tentative Agreement on Successor Contract (RIGL 42-46-5(a)(2)); Discussion/Action: Personnel /Job Performance: Administrator contracts (RIGL 42-46-5(a)(1)); Discussion/Action: Superintendent Evaluation and Job Performance (RIGL 42-46-5(a)(1)); Discussion/Action: Job Performance- Director of Student Services (RIGL 42-46-5(a)(1))**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

2. 6:00 PM - Executive Session

Subject	B. Adjourn Executive Session and Reconvene Open Session
Meeting	Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting
Type	

3. 7:00 PM - 7:05 PM - Call to Order

Subject **A. Call to Order**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type Procedural

South Kingstown High School Cafeteria
215 Columbia Street
Wakefield, RI 02879

Members of the public wishing to access this meeting may do so at
http://www.clerkbase.com/RI_SouthKingstown_Live_SchoolCommittee.html

PUBLIC COMMENT can be done in-person at the meeting (South Kingstown High School Cafeteria)

3. 7:00 PM - 7:05 PM - Call to Order

Subject **B. Pledge of Allegiance to the Flag**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

3. 7:00 PM - 7:05 PM - Call to Order

Subject	C. Motion to Seal Minutes of Executive Session
Meeting	Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting
Type	

3. 7:00 PM - 7:05 PM - Call to Order

Subject **D. Disclosure of Votes Taken in Executive Session**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

4. 7:05 PM - 7:35 PM - Comments from the Community

Subject	A. Comments from the Community (Please Sign Clipboard)
Meeting	Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting
Type	

5. 7:35 PM - 7:42 PM - Consent Agenda

Subject **A. Approval of Minutes - 5/2/23; 5/3/23; 5/9/23; 5/20/23; 5/23/23 and 5/30/23**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

File Attachments

[SK School Committee Meeting Minutes - May 2, 2023.pdf \(84 KB\)](#)

5. 7:35 PM - 7:42 PM - Consent Agenda

Subject **B. Personnel Actions**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

File Attachments

[Personnel Action Form.pdf \(127 KB\)](#)

5. 7:35 PM - 7:42 PM - Consent Agenda

Subject **C. Purchases Over \$4,000**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

File Attachments

[Purchases Over \\$4000.pdf \(68 KB\)](#)

5. 7:35 PM - 7:42 PM - Consent Agenda

Subject **D. Financial Update/Vendor Contracts**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

5. 7:35 PM - 7:42 PM - Consent Agenda

Subject **E. CTE Bid Awards**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

File Attachments

[Bid 2441 Bid Award.pdf \(237 KB\)](#)

[Bid 2441 Additional Career and Technical Education Award.pdf \(153 KB\)](#)

5. 7:35 PM - 7:42 PM - Consent Agenda

Subject **F. Wrap Around Services Summer Program - Bid Award**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

5. 7:35 PM - 7:42 PM - Consent Agenda

Subject **G. SKHS Football Fundraiser - Adrenaline Fundraising**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

File Attachments

[SKHS Football Fundraiser - Adrenaline Fundraising.pdf \(248 KB\)](#)

5. 7:35 PM - 7:42 PM - Consent Agenda

Subject **H. CCMS Field Trip Update**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

6. 7:42 PM - 8:15 PM - Superintendent's Report

Subject **A. Discussion/Action: PDES Reduce, Reuse, Recycle Club Presentation**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

6. 7:42 PM - 8:15 PM - Superintendent's Report

Subject **B. Discussion/Action: Peace Dale Elementary School - School Improvement Plan**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

6. 7:42 PM - 8:15 PM - Superintendent's Report

Subject **C. Discussion/Action: Matunuck Elementary School - School Improvement Plan**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

6. 7:42 PM - 8:15 PM - Superintendent's Report

Subject **D. Discussion/Action: Learning Inside Out Outdoor Classroom Initiative - Matunuck and Peace Dale Elementary Schools**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

6. 7:42 PM - 8:15 PM - Superintendent's Report

Subject **E. Discussion/Action: Introduction Math Curriculum Specialist - Dana Lepley**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

6. 7:42 PM - 8:15 PM - Superintendent's Report

Subject **F. Discussion/Action: School Nurse of the Year (Rhode Island Certified School Nurse/Teachers Association - Sharon Pyne, BSN, RN)**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

6. 7:42 PM - 8:15 PM - Superintendent's Report

Subject **G. Discussion/Action: District Teacher of the Year (RIDE) - Fritz Benz**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

7. 8:15 PM - 9:00 PM - School Committee Business

Subject **A. Discussion/Action: Superintendent Evaluation and Job Performance**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

7. 8:15 PM - 9:00 PM - School Committee Business

Subject **B. Discussion/Action: Job Performance - Director of Student Services**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

7. 8:15 PM - 9:00 PM - School Committee Business

Subject **C. Discussion/Action: SKESP Tentative Agreement on Successor Contract**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

7. 8:15 PM - 9:00 PM - School Committee Business

Subject **D. Discussion/Action: School Committee Update/Owner's Project Management Services**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

For the latest information on the School Building Committee, please visit the SBC webpage at:

<https://www.southkingstownri.com/972/School-Building-Committee>

Owner's Project Management Services

For more information, please visit:

[LeftField](#)

7. 8:15 PM - 9:00 PM - School Committee Business

Subject **E. Discussion/Action: Broad Rock Middle School Update**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

7. 8:15 PM - 9:00 PM - School Committee Business

Subject **F. Discussion/Action: Policy - Tutoring - Second Read**

Meeting Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting

Type

8. 9:00 PM - Adjournment

Subject	A. Adjourn
Meeting	Jun 20, 2023 - South Kingstown School Committee Executive Session and Business Meeting
Type	Action, Procedural

The order of business maybe altered or suspended at any meeting by a majority of those present. A vote may be taken on any item on this agenda. Each regular meeting shall continue until such time as all matters on the agenda have been considered and acted upon, provided, however, that at 10 pm the chair shall call for actions required before adjournment and a subsequent motion to adjourn. The school committee may go into executive session under Title 42, Ch. 46, Section 5 of the General Laws of Rhode Island.

The South Kingstown School Department does not discriminate on the basis of race, religion, color, sex (including pregnancy, gender identity, and sexual orientation), parental status, national origin, age, disability, family medical history or genetic information, political affiliation, military service, or other non-merit based factors, in accordance with applicable laws and regulations.

Any changes to this Agenda will be published on the school district's website, at the two public locations required by R.I. Gen. Laws § 42-46-6, and transmitted to the Secretary of State's website at least forty-eight (48) hours in advance of the meeting.