

MINUTES ~ APRIL 12, 2005

Ponaganset High School Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Gloucester Regional Building Committee, called the meeting of the Foster Gloucester Regional Building Committee to order at 6:35 PM in the Ponaganset High School Library.

2. Roll Call

Mrs. Kecia Pierce asked for the roll call. In attendance were Mr. George Jacques of Gloucester, Mr. Raymond Fogarty of Gloucester, Mr. Warren Ducharme of Foster, Mr. William Abt of Foster and Mr. Dennis Chretien of Foster. Mrs. Patti Fountain of Foster joined the meeting at 6:55 PM. Mrs. I. Lorraine O'Connors of Gloucester was absent.

3. Adjourn to Executive Session

Mr. Fogarty moved and Mr. Abt seconded that the committee adjourn to executive session at 6:40 PM. So voted, 6-0.

4. Reconvene to Open Session

Mr. Laramie reconvened the meeting to open session at 7:05 PM.

Mr. Laramie reported that during the executive session, the executive committee discussed professional services of a surveyor and voted unanimously that professional surveying services that are required for the project to proceed be used as an additional service on the architect's fees. The added cost is \$10k less than the lowest bid received when these services went out to open bid. Mr. Fogarty moved and Mr. Chretien seconded that the motion taken during executive session to use Crossman Engineering as an additional services on the A& E contract be approved. So voted, 6-0-1 with Mrs. Fountain abstaining.

5. Approval of minutes: March 09, 2005 meeting, March 23, 2005 Executive Session and Meeting

Mr. Chretien moved and Mr. Ducharme seconded that the minutes of the March 9, 2005, March 23, 2005 executive session and regular meeting be approved as presented with the amendment of the March 23, 2005 executive session minutes as discussed during the executive session. So voted, 7-0.

6. Chairman's Report / Introduction of the Design Team

Mr. Laramie introduced Mr. John Aharonian of Aharonian & Associates Inc., the selected architect and engineering firm for the project.

Mr. Aharonian introduced several members of his project team as follows: Stephen Phillips, project manager from Maguire group, Joseph Giorgi, project architect from Maguire Group, Fabricio Caruso, project architect from Maguire group, Alex Ziemba, project

manager from Aharonian, Tami Hughes, consultant from Aharonian, Tom Bryda, MEP engineer from Maguire Group, Tom Grafe, structural engineer from CA. Pretzer Associates.

7. Sub-Committee Reports

A. A& E

Mr. Laramie informed the committee that the A&E sub-committee will be working on developing an RFP for the construction delivery method.

The committee will also be meeting with the EdSpec committee to review the middle school EdSPEC before sharing it with the architects. Once it is determined where changes need to be made, the EdSpec committee will discuss the changes with the people in the specific areas to see what their needs are.

Additionally, the committee will be the first sounding board for the design team for informal presentations.

B. A/PE & Rec

Mr. Jacques reported that the committee held a meeting on April 6th at which members of the physical education faculty, athletic directors and recreation people from the two towns presented the current status of the facilities and the needs of the facilities. The main concern was overcrowding and lack of facility combining for ineffectual programs in winter months. In addition, regarding the recreational component, it was noted that there was not enough room for all teams; more and more age groups are being excluded because of the lack of space. The committee will use this information as a base for what is needed. The middle school EdSPEC related to A/PE & Rec has already been submitted, the committee will be working on the high school EdSpec.

C. EdSpec

Anne Ejnes reported that the middle school EdSpec draft is complete and has been given to the committee for review. A meeting will be scheduled to review and revise the middle school EdSpec.

The committee has begun working on the high school EdSpec by identifying the main areas to focus on. A schedule of meetings and the related topics will be published on the website.

D. Energy

Mr. Richard Sparks reported that he and Mr. Bruce Payton visited the Mount Wachusett Community College which utilizes a biomass generator to heat the facility. Based on information learned in the visit, Mr. Sparks and Mr. Payton feel that this will be favorable economically but will need to do a feasibility study and provide a report to the committee.

E. Finance

On behalf of Mr. Steve Winsor, Mr. Laramie reported that he, Mr. Winsor, Mr. Fogarty and Dr. Cirillo met with the financial advisor and with a representative from the Bank of America, the apparent low bidder on the bond anticipation notes. Once the legal opinion relating to the legal authority to issue bonds is in writing, Bank of America will open an account with a line of credit for the project then the formal

process of the obtaining the first bond anticipation note of \$9M will begin. The \$9M will cover the anticipated spending for the next year.

F. Resources

Mr. Howard Rosenberg reported that the Elevator Pitch event will be held on May 17th. This event will be a way to get the community involved and to promote new comments and concepts for the new school.

Mr. Rosenberg reported on his meeting with Mr. Kaplan of the Rhode Island Economic Development Corporation. The meeting related to the EDC's innovation at scale project and how the Foster/Glocester project can be the model project for this program. Mr. Rosenberg explained that in order for this project to be the model for the innovation at scale, a pilot project on how education can be delivered differently needs to be identified. The committee will be working on this over the next month. In addition, the community needs to support the program and be open to outside advisors and ideas. Mr. Fogarty presented some examples of pilot projects as follow: foundation for education, model library funded by grants, model IT program, fire suppression, energy efficiency programs, wind turbine, faculty development, wetlands restoration, forest management.

G. Site

Mr. Ducharme reported that they need to meet with the consultant and with Mr. Jacques to discuss the outdoor element and the education element related to the site.

H. Technology

Mr. Chretien reported that the technology committee is hoping to get information out to people about what is possible, not just what they are already familiar with and to begin raising the questions of how technology can change the education, modify the curriculum. The goal is to revise and complete the district technology plan.

Members of the committee visited Bryant College to review what they installed for networking, the entire campus is wireless.

Mr. Chretien reported that the next meeting is April 27th. They would like to have someone from the project team attend the meeting to discuss infrastructure needs and due dates.

8. Unfinished Business

A. Surveying

This was reported on in the executive session.

9. New Business

A. Schedule for Construction

Mr. Laramie informed the committee that it is in the best interest of the district to achieve substantial completion before June 30th of any given year because of the way the state reimburses the district. June 2007 becomes the first cut off date for trying to get substantial completion of the middle school. Mr. Aharonian has created a calendar of events to be completed based on this date.

Mr. Aharonian discussed the timeline for construction. He noted that this is an aggressive schedule and the committee needs to keep moving and stick to the schedule.

Mr. Laramie summarized the timeline for the new construction with the ground breaking slated for March 06 with the certificate of occupancy in June 07 with the first class enrolling in Fall of 07.

B. Construction Delivery Methods / RFP

Mr. Laramie informed the committee that during the interview process with the architects, many recommended using a construction manager at risk due to the tight budget and time frame for this project. With a construction manager at risk, they agree to a guaranteed maximum price and participate with the committee and design team as the project is being developed to keep tight cost control. The alternative is a general contractor. With a general contractor, the services would go out to bid with the hope that the price comes in under budget.

Mr. Ducharme moved and Mr. Abt seconded that the committee proceed with the preparation of the qualifications for the RFP for construction management services at risk. So voted, 6-0 (Mr. Fogarty was absent).

10. Adjournment

Mrs. Fountain moved and Mr. Ducharme seconded that the meeting be adjourned at 8:20 PM. So voted, 6-0 (Mr. Fogarty was absent).

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, May 10, 2005