

MINUTES ~ July 20, 2005

Ponaganset High School Library

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Glocester Regional Building Committee, called the meeting of the Foster Glocester Regional Building Committee to order at 7:00 PM in the Ponaganset High School Library.

2. Roll Call

Mrs. Kecia Pierce asked for the roll call. In attendance were Mr. Gregory Laramie of Glocester, Mr. George Jacques of Glocester, Mr. Raymond Fogarty of Glocester, Mr. Warren Ducharme of Foster, Mrs. I. Lorraine O'Connors of Glocester and Mr. William Abt of Foster. Mrs. Patti Fountain of Foster joined the meeting after the roll call. Mr. Dennis Chretien of Foster was absent.

3. Approval of Minutes: June 15, 2005 Meeting

Mrs. O'Connors moved and Mr. Fogarty seconded that the minutes of the June 15, 2005 meeting be accepted as presented. So voted, 6-0.

4. Chairman's Report

Mr. Laramie informed the committee that the option to purchase the property has been extended through December 2005 to allow for the final testing to be completed on the site. Crossman Engineering will be conducting a Phase 1 Survey of the property which tests for hazardous waste. Although this testing is not a legal requirement, the committee's Bond Counsel highly recommended it be completed.

Mr. Laramie informed the committee that three bids were received related to the services for well drilling. The bid was awarded to Mulcahey's of Harmony with the low base price of \$5,993. The other bidders were A&W Artesian for \$13,425 and D. L. Maher, a division of Boart Longyear, for \$34,497. Mr. Laramie informed the committee that so far they have drilled 500ft and found 2gal/min which is not sufficient. The site will be hydro-fraced for an additional cost of \$1,800. Also, the water is being sent out for testing related to the potability.

Mr. Laramie reported that the title search is complete and clear and that the engineers are working with the attorneys to provide the legal language for the property description and to include a description of the deeded right of way through the property.

Mr. Laramie informed the committee that the property is currently in the open space program. The committee will work with the town to get forgiveness on the penalty for taking the land out of farm forest designation. Also, during the purchase and sales period, the district had agreed to pay taxes on the property. The committee will be working with the town to get the taxes forgiven.

6. Sub-Committee Reports

A. A& E

Mr. Laramie informed the committee that the RFP for Construction Management Services has been posted on the building committee's website as well as advertised in the Providence Journal and with Reed Publication and the Dodge Report. Four preliminary responses have been received from the following companies: Dimeo, Gilbane, Ahlborg and Heery International. The mandatory pre-proposal conference will be held on Thursday July 21st at 2:00PM. Questions are due by August 4th with proposals due by August 11th. Interviews will be conducted the third week of August.

Mr. Laramie reported that he, Mr. John Aharonian, Dr. Cirillo, Ms. Pat Marcotte and Ms. Jan Ragno met to go through the Middle School EdSpec. They are in the process of coming up with more realistic numbers of spaces needed and prioritizing the list of necessities. The A&E meeting on August 10th will be the next viewing of plans for the HS and MS.

Mr. Laramie reported that the roof on the high school is in disrepair and portions of the roof in the middle school need work as well. After much discussion the committee agreed that the most financially sound plan is to patch a roughly 7,000 sq ft area in the middle school this year and wait until next summer to do high school roof replacement. The high school job is projected to take 3 to 4 months to complete, and includes removal of all insulation in the interior of the building as well as the ballast, rubber roof, rigid insulation and two tar and gravel roofs on top of the roof deck. It is too late in the season to prepare the specifications, go out to public bid, start the job and complete it before the first snow. Since the plans for the renovations of the high school are not yet complete and the structure of the new roof is not yet known, if the work were to be undertaken now, there is be a strong possibility that much of the new roof would have to be replaced in three years. The committee agreed that the staff of the high school should be made aware of the existing conditions as well as the plan of action.

B. A/PEH & Rec

Mr. Jacques reported that he received a bid of \$135k for the cost of lighting for the athletic fields including the tennis court and track. There is also a question as to whether the conduit is already in place or not which will affect the bid amounts. Mr. Jacques will be meeting with a representative from a company in New Jersey to get another estimate. Mr. Jacques is also hoping that this company will help identify sources of available funds for the lighting project.

Mr. Jacques informed the committee that he was extremely disappointed in the presentation from Aharonian regarding the field house and athletic placement. Mr. Jacques stated that all the work that he and the other sub-committee members put into the EdSpec was ignored in the plan presented by Aharonian. Mr. Ziemba assured Mr. Jacques that the presentation of the high school plan mislabeled portions of the existing middle school building (namely the gymnasium, cafeteria and locker rooms) as the Superintendent's Office. Mr. Laramie reminded Mr. Jacques that the old cafeteria had originally been slated to be the new central offices for the school district, since that portion of the building is the farthest away from any other portion of the school, but that Mr. Jacques was correct that it does not make sense to take a large space and sub-divide it into small offices when the physical education department needs large spaces with high ceilings. Mr. Ziemba apologized and indicated that this would be changed for the next presentation.

C. Energy

Mr. Ross McCurdy reported that communication is still ongoing regarding funding for a windturbine. The committee is also looking for grant money from the State Energy Office for a meteorology tower.

Mr. McCurdy reported on behalf of Mr. Rick Sparks that the committee is looking to coordinate grant funding for a biomass generator and has received interest in the project from Senator Chaffee's office. The committee is requesting \$500k in funding.

D. Finance

Mr. Laramie reported on behalf of Mr. Steve Winsor. Mr. Laramie distributed a list of bills paid to date totaling \$24k with more bills coming in including a large amount owed for bond council's assistance with the initial borrowing.

Mr. Laramie informed the committee that he and Mr. Winsor are working on a system for signing off on bills. As agreed with the committee, two officers will approve all bills before payment by the treasurer.

E. Resources

Mrs. Wynette Dahlquist reported that Joe Amaral has agreed to co-chair the committee. The committee now has leads for 11 of the 12 grant categories with the homeland security area still in need of a lead. Mrs. Dahlquist informed the committee that action plans are being developed and research for the grants is being conducted.

F. Site

All site updates were discussed in the chairman's report.

10. Adjournment

Mrs. O'Connors moved and Mr. Jacques seconded that the meeting be adjourned at 8:20 PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, August 24, 2005