

MINUTES ~ September 14, 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 7:05 PM in the Ponaganset High School Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Gloucester, Mr. Raymond Fogarty of Gloucester, Mrs. I. Lorraine O'Connors of Gloucester, Mr. William Abt of Foster, Mr. Dennis Chretien of Foster, Mrs. Patti Fountain of Foster and Mr. Warren Ducharme of Foster. Mr. George Jacques of Gloucester was absent.

3. Chairman's Report

Mr. Laramie informed the committee that he reported on the building committee's progress to date to the school committee. He talked about what the various issues have been and discussed the roof conditions and what the options were and the preferred way of handling the issues. In addition Mr. Joe Maruszczak and Dr. Mike Barnes made presentations to the school committee regarding the Innovation at Scale pilot program and Mr. Steve Winsor talked about the RI Foundation project

Mr. Laramie reported that he gave a presentation to the faculty at the convocation to give them an overview of what progress has been made. The proposed plans for the middle school will be presented to the staff of the middle school on Monday, September 19th at 2:30pm during the faculty meeting. Plans will be presented to the high school faculty at a future date and the architects will make a presentation to the school committee during their October meeting.

Mr. Laramie reported that he and members of the A&E team had an informal meeting with the town planner regarding the project and then went before the planning board last week with informal plans to give an overview of the project to date. The initial feedback from the planning board was positive. Mr. Laramie and representatives of the design team will meet with the board next Monday to discuss how the project will be handled as this is the first project to go through the new Development Plan Review process of the Gloucester zoning regulations.

Mr. Laramie informed the committee that the closing on the property has been delayed because the owners are out of town and also because there is a question as to what has been recorded regarding the right of way between Rustic Hill and Ide Road, adjacent to the property. Town council minutes show this as a public road however it is not deeded as public. Regardless of what is determined to be correct, the owners will give permission to develop the road as needed in the event that it is not a town road.

Mr. Laramie reported that Mulcahey, the well drilling company, will be working with Mr. Gary King to look for an appropriate site to dig the second well.

4. Architects' Presentation

High School

Mr. Alex Ziemba updated the committee on the progress regarding the high school. For the past few weeks teams have been looking at the conditions of the existing buildings, taking inventory of the rooms, including photos and measurements for actual square footage of classrooms. This work is expected to be completed next week. Mr. Ziemba reported that he and the team have also met with Mr. Maruszczak and other department heads to get a better sense of how spaces are used and what the requirements will be. Due to budget constraints, the 'want list' documented in the EdSpec needs to be prioritized.

Mr. Laramie informed the committee that the current high school/middle school complex will be referred to as the North building (current MS) and South building (current HS) for renovation purposes. Mr. Laramie explained that the high school renovation process is broken down into 6 areas as follows:

1. Deferred maintenance---repairs and other maintenance costs which would have been incurred regardless of whether the new building/renovation project was being undertaken. Examples of deferred maintenance are fixing the roof, mechanical systems, heating systems, window replacement, ADA compliance, asbestos abatement, etc.;
2. Classroom component—square footage allocated to classrooms, updating, painting, technology infrastructure, ceiling tile replacement, demolition of walls to make classrooms bigger;
3. Major renovation-core of South building including moving the library and the cafeteria expansion, and bringing more light in from above;
4. New construction-the link between the North and South buildings along with the proposed addition to the South building, the new entrance and control points;
5. Major construction-addition of the field house and auditorium changes;
6. Site work—parking lots, drives, roadwork, signs.

Given budget constraints, parts of each of these areas can be done, but not everything. Each area will need to be reviewed and the renovations prioritized.

The committee discussed possible DEM issues involved in building the bridge between the North and South buildings. The A&E team informed the committee that DEM has informally been made aware of the project but submissions have not yet been made.

Middle School

Mrs. Cindy Baumann of the A&E team presented drawings showing the proposed site plans for the middle school. Parking lots, bus routes and entrances were discussed. The proposed plans allows for students to either enter in the front or back of the school, for safety concerns the preference from some committee members that students be dropped off and enter in the rear of the building.

Mrs. Baumann informed the committee that her team had been working under the assumption that 24 buses would need to stack around the building, however, based on the traffic study conducted there are actually 34 buses for the middle school drop off. The roadway around the proposed school will still accommodate 34 buses however this discrepancy will be looked into further. Mrs. Baumann will be working with the bus companies to get accurate information regarding the number of buses.

Mrs. Baumann discussed the grading of the land, and as presently designed, it does not appear that a lot of fill will be needed for the roadway as there is a natural grading. However, the leach field will require more fill to level the large area anticipated for the system.

As the budget is a major factor in the building process, Mrs. Baumann offered some ways in which the plans could be modified to save money. Suggestions included narrowing the width of the road and the ring road to decrease paving costs. She also presented a second drawing in which the entrance and building were shifted forward to reduce the cost of pavement for the entrance way. Initial response from the committee was to hopefully not have to go with the second option as the feeling was it takes away from the rural character of the building.

The committee discussed the possibility of beginning to clear cut the property as soon as possible before winter. It was agreed that major areas could be staked out and clear cut but there is still additional work to be done before the final footprint is certain.

Mrs. Baumann informed the committee that her team will be working to get the site work passed through the planning board.

Mr. Mark Humphreys informed the committee that since the last building committee meeting in August, the focus has been on finding ways to alter the proposed plans to reduce the estimated cost as the budget is a concern. The square footage of the administrative wing has been reduced for some cost savings. In addition, Mr. Humphreys recommended using a pre-engineered structure for the gym and auditeria areas generating a cost savings. Mr. Humphrey's presented 4 different drawings of how the proposed plan could be modified to reduce costs. The first scheme, option A, is the way the plans were initially presented at the August meeting. Option B would be to use the pre-engineered structure for the gym and auditeria areas. Option C would be to move the library under the auditeria which would mean the library would be a bit larger but it would be included in the less expensive pre-engineered structure. The final scheme, option D would be to take the angle out of the building and reduce lobby space in the front of the auditeria. The committee agreed to have the estimator give prices for options B and C.

Mr. Humphreys informed the committee that the square footage now stands at just over 120k from the original 147k in the feasibility study. The committee agreed that the sq footage cannot be further reduced, so cost savings will need to come in other areas.

Mr. Abt noted that there is a discrepancy between his calculation of the of the estimated available construction cost for the middle school and the figure provided by the A&E team. Mr. Abt calculated the amount at \$19.8M while the architects are showing \$21M. Mr. Abt will be working with the architects to resolve this difference.

Mr. Fogarty moved and Mrs. O'Connors seconded that committee support the continued efforts of the architects from the last official meeting to this meeting and efforts going forward. So voted, 7-0.

5. Sub-Committee Reports

A. Technology

Mr. Chretien reported that there has been some difficulty in scheduling meetings due to a lack of response from the staff. Mr. Chretien informed the committee that they need input from the staff to help determine what type of technology is needed for the curriculum. Members of the committee suggested that publishing an agenda

should help to get people more interested. Also Mrs. Marcotte asked Mr. Chretien to include her on the meeting emails, she will help generate interest amongst the staff.

B. Site

Site issues were already discussed under the chairman's report.

C. Resources

Mr. Fogarty informed the committee that the resources committee will be meeting again on September 27th and October 25th. Both meetings are scheduled for 6:30pm in the PHS library.

Mr. Fogarty reported that the focus of the committee has been on the biomass and alternative energy projects for which they will be asking the Federal government for \$2M. Mr. Fogarty has generated interest in the project by meeting with Senators Reed and Chaffee, Congressman Langevin and representatives from Congressman Kennedy's office. They are interested in seeing the request.

Mr. Fogarty reported that Mr. Jacques will be holding an A/PEH & Rec meeting at 6:30PM on Tuesday September 20th, to discuss the middle school fields. Mr. Jacques will be looking for a recreation grant to get the towns to help pay for the fields.

Mr. Fogarty reported that Mr. Joe Amaral has contacted FM Global on the fire suppression project however, due to the hurricane issue support from FM Global is in question. The committee is also looking into contacting CVS and Brooks to see if they will fund a \$500K grant to fund a general science lab.

Mr. Fogarty reported that the Innovation at Scale project has been approved and meetings have been held with the EDC at which Mr. Maruszczak, Mr. Barnes, Mr. Rosenberg, Dr. Cirillio and other faculty members have participated. The initial scope of this project is \$110k but this is not the amount that the EDC will give us for the project. They have a staff member assigned to this project to assist us in finding a strategy to get other people to fund innovative educational projects.

Mr. Fogarty reported that the RI Foundation has committed \$25k to this project but there are some issues with this program in the way the funds need to be managed. Mrs. Wynette Dahlquist will be making a presentation to the committee on this program and an alternative to see how to proceed.

Mr. Fogarty reported on the Innovative Space Program under which they have come up with some ideas to get music programs funded. Mr. Fogarty referenced the document written by Dan Coyne which articulates each proposal to get funded for music ideas such as a music technology room.

Mr. Fogarty reported that Mr. Rosenberg will be the recycling coordinator. There is a small grant available if we can increase our recycling materials.

Mr. Fogarty reported that the private ask project is ready to go, using the Dan Coyne document. This letter can be tailored to each specific request.

Mr. Rick Sparks reported that the feasibility study for the biomass system for both schools should be complete this week. The estimated costs will be \$900k for the HS and \$600k for the MS with a payback of 8 yrs for the MS and 7 years for the HS based on oil costs of \$1.69 which is the current price. Mr. Sparks reported that the estimated net present value of the savings over 30 yrs is \$1.1M for the HS and \$.5M

for the MS. More specific numbers will be available when the results of the feasibility study are available.

Mr. Fogarty reminded the committee that they are looking for more people to help with the grant writing.

D. Finance

Financial situation of the committee

Mr. Steve Winsor distributed the year to date activity report for the account showing a balance of \$9.16M in the money market account. Revenues for the project have been \$61K with expenses of \$156K. Mrs. O'Connors moved and Mr. Fogarty seconded that the report be accepted as presented. So voted, 7-0.

E. Energy

Mr. Sparks reported on behalf of Mr. Ross McCurdy that the RFP for the feasibility study for the wind energy study has been postponed another month. In addition, Mr. McCurdy has had some meetings regarding a grant for a solar station at the high school.

F. EdSpec

Mr. Laramie informed the committee that the EdSpec is not complete, the section on the cafeteria needs to be finished. Mr. Laramie reported that Mr. Maruszczak has advised that the document will be complete by the end of the week.

G. A/PEH&Rec

Ms. Becky Walsh reported that there will be a meeting September 20th at 6:30 PM in the high school library to discuss the outdoor recreation fields at the middle school. There will be some discussion regarding purchasing a second lot across from the middle school site for recreation use.

H. A&E

Mr. Laramie reported there will be a second pre-proposal conference for the CM RFP bidders September 15th at 3:00PM in the library. The due date for proposals is October 4th.

6. Approval of Minutes: August 24, Meeting

Mrs. O'Connors moved and Mr. Chretien seconded that the minutes of the August 24, 2005 meeting be accepted as presented. So voted, 5-0-2 with Mr. Ducharme and Mrs. Fountain abstaining.

7. Adjournment

Mrs. Fountain moved and Mr. Fogarty seconded that the meeting be adjourned at 9:45 PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, October 11, 2005