

MINUTES ~ December 13, 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 7:05 PM in the Ponaganset High School Library.

2. Roll Call

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

3. Chairman's Report

Mr. Laramie reported on the significant accomplishments of the committee over the past 11 months noting that the completion of the middle school design allows for a 77% larger middle school than we currently have and the school will meet the needs of the middle school curriculum. The high school component is almost within budget and will feature an additional 80k square feet and renovations throughout the current buildings. Both schools will offer energy efficient spaces and the quality of space will be improved. Mr. Laramie thanked the committee, consultants and all those involved in the project for their hard work to date.

Mr. Laramie discussed the new meeting table arrangement which fosters the team approach to this project. In addition to the building committee members, the table will include Mr. Steve Winsor, finance manager, Dr. Mario Cirillo, Superintendent, Mr. Bob Grzyb from H.V. Collins and Mr. John Aharonian from Aharonian & Associates.

In response to questions regarding the approval/decision making process, Mr. Laramie reminded the committee that per the charter the final decisions are made by the building committee however, there are meetings in between formal building committee meetings at which the architects will meet with various people involved in the project as needed. The administration is informed of these meetings and administrators and staff members are given the opportunity to attend.

Mr. Laramie reported that the forester has conducted a tree count on the middle school property and will reduce that count by the trees marked in the areas to be saved. Once he has a final count the forester will provide the committee with an estimate of the worth of the board footage. Within the next week an RFP will go out for forestry clearing services.

Mr. Laramie informed the committee that there was an informational meeting last Wednesday night, December 7th, with neighbors abutting the middle school property. Mr.

Laramie reported that the meeting went well and was a good informational session for the neighbors.

Mr. Laramie reported that the building committee will be asking for a special use permit at the Zoning Board hearing on Wednesday, December 14th. The special use permit will allow the school to be built on the property. The district's attorney will represent the committee at this meeting.

Mr. Laramie informed the committee that he, Mr. Mark Humphrys, Mrs. Cindy Bauman and Mr. Michael Weremy have been attending the planning board meetings. Although the board seems inclined to approve the project, there has not yet been a motion to approve as the board needs time to write the motion.

Mr. Laramie reported that members of the energy sub-committee presented the ESCO concept to the school committee. The school committee voted unanimously to approve the use of an ESCO and to have the building committee interview the various ESCO providers. Mr. Abt will work with Mr. Tom Bryda in putting together the RFP for ESCO services. Mr. Abt explained that they will contact the four ESCO vendors approved by the State of Rhode Island, review their proposals and conduct interviews on as many of the vendors as necessary. In addition, the committee may have the selected vendor do some preliminary work before making a recommendation to the school committee.

Mr. Laramie reported that he, Mr. Winsor, Dr. Cirillo and the architects met with the furniture, fixtures and equipment supplier, School Specialties. School Specialties has offered to come and take an inventory of the existing FFE, see what is salvageable and plan out the needs for new items. The committee agreed to invite representatives from School Specialties to the next building committee meeting for a presentation of their services.

4. Asbestos Abatement Consultant Proposal

Mr. Laramie advised the committee that before any work can be done on the high school renovations an asbestos report and plan are needed. Mr. Alex Ziemba reported that they received asbestos services proposals from EnviroScience, LFR Levine-Fricke and R.I. Analytical. Mr. Ziemba informed the committee that R.I. Analytical was the only company that came out and conducted a site visit which allowed them to get a good idea of the scope of the project. R.I. Analytical's bid of \$5,300 was the least expensive of the three bidders. Mr. Abt moved and Mrs. O'Connors seconded that the committee enter into agreement with R.I. Analytical per their proposal dated December 5, 2005. So voted, 7-0.

5. High School Project

CM Discussion of Construction Phasing

Mr. Laramie reported that construction on the high school addition will take place sooner than originally planned. Mr. Bob Gryzb from H.V. Collins has developed a phasing schedule for the project which he distributed to the committee members. The project has been identified in 3 stages: Phase 1 runs from March 06 through August 07 and includes the major construction of the middle school and additions to the high school; Phase 2 runs from June 07 through December 07 and includes renovations of the existing North building; Phase 3 runs from December 07 through October 08 and includes renovating the existing South building. Mr. Laramie reported that the most disruption to the students would be in the Fall of 07 when the renovations to the North building are taking place and again in the spring of 08 when the kitchen and cafeteria renovations are underway. Mr. Chretien moved and Mr. Fogarty seconded that the proposed timeline by H.V.Collins be accepted as presented. So voted, 7-0.

Proposed Site and Landscape Plan

Mrs. Bauman reviewed the site plan for the high school explaining that the two existing entrances will be maintained with the front main entrance providing a more direct view of the building. The loop around the front of the South building will be maintained and there will be stacking for 18 buses and possibly more around the ring road if necessary. Parking spaces have been increased from 312 spaces to 352 spaces with existing parking areas being widened and a parking area added to the side of the South building. The existing parking area between the North and South buildings will be removed and grassed. The access road in the back will remain paved but this would not be maintained as a parking lot.

Mr. Weremey reviewed the proposed landscaping for the high school site. He explained that there will be an 8 foot sidewalk along the length of the bus stacking area in front of the buildings with intermittent handicapped access. There will also be sidewalks from each parking area to allow for direct access to the buildings. There will be a landscape plaza at the intersection in the road at the main entrances. The plans show a paved plaza on the side of the gymnasium and pavement at the main entrances. The auditorium and school entrance will be brought to the same level and there will be stairs at the main entrance. There was discussion regarding the location of the paved area for senior privileges whether it be outside the cafeteria toward the rear of the building or on the side of the North building near the foot bridge connecting the two buildings. The committee agreed that the preferred location for the senior privilege area would be between the buildings.

Mr. Weremey explained that the existing forest will be maintained around the perimeter and near the current wetlands. Traffic islands in front of the gym will be shaded with trees and plantings. Greenery will be planted along the face of the North building and parking lots and entrances will be softened with shading trees. The landscaping plan will extend along the driveway to the main entrance. Mr. Fogarty moved and Mr. Chretien seconded acceptance of the engineering and landscape plans for the high school as presented. So voted, 7-0.

Report from A&E Sub-Committee meeting of November 22, 2005

Mrs. Tami Hughes presented a report summarizing meetings held with the A&E Sub-Committee and another with Administrators. The focus of those meetings was the cafeteria/kitchen area, PE/athletics and student locker areas. The full report is attached as reference #1.

6. Middle School Project

Design Progress Review

Mr. Humphrys discussed the revisions to the floor plan. The square footage of the classrooms has increased and the organization of the administrative wing has been modified. The auditoria space has been rotated to allow for more outside exposure and additional space in the auditoria. The dining capacity will be at 430 students which allows for 2 lunch periods. There will be 690 seats for performances. There was some discussion regarding the purchase of multi use furniture for the auditoria, this will be discussed further with the FFE supplier.

Mr. David Berryman discussed the pod areas and changes to the team area. The team area will be separate from the classroom area, there will not be a need for movable walls. The team area can accommodate 2-3 classes. The classrooms have been bumped out a bit to allow for more space in the team area.

The committee discussed the middle school budget. Mr. Laramie explained that \$19.7m has been set aside for the middle school, however, this amount could increase or decrease based on changes in the estimates for contingencies. As the project goes on and more work is complete the contingencies will be reduced. The current schematic estimate for the middle school building is \$22.7M. Mr. Grzyb provided the committee with a listing of potential options for cost savings. 1) Delete the pre-engineered building at the classroom wing opting for a conventional building type and change the sloped shingled roof to a flat with rubber membrane roof for cost savings of \$300K. 2) Delete the pre-engineered building at Gym/Auditeria Wing and keep the sloped shingled roof resulting in cost savings of \$150K. 3) Change the sloped roof to flat/membrane roof at Gym/Auditeria wing for cost savings of \$194K. 4) Delete the metal panel siding at 2nd floor, use splitface CMU, building exterior is all splitface CMU, cost savings of \$69K. 5) Change HVAC design to Fintube at perimeter/FCU's w/DX units for savings of \$366K. The committee discussed each of these options at length and agreed to change the design to take advantage of these savings. With these cost savings the estimate for the middle school exceeds the targeted budget by \$930K. Mr. Laramie informed the committee that with the competitive bidding the estimator felt that the \$930K difference could come to zero. The next step is to make sure the estimates are reasonable.

Dr. Cirillo reminded the committee that there needs to be some discussion regarding plans for the location of the business office. In the previous set of drawings the business office was shown as an addition off the administrative wing of the middle school, however, current schematics do not detail this. Mr. Aharonian discussed the possibility of having this space built above the school to save money on an additional foundation . Mr. Aharonian and his team will work on a design showing how this addition could be accomplished.

7. Sub-Committee Reports

A. Resources

Mr. Fogarty reported on behalf of co-chairs Mr. Joe Amaral and Mrs. Wynette Dahlquist that the committee has had several meetings and has narrowed down the projects to twelve. Twelve teams have been formed and will be ready to go out and seek funding once the final numbers on the cost of the schools are known. At the January building committee meeting members of the resources sub-committee will present the twelve projects and will also discuss the results of some of the smaller fundraising efforts to date. Mr. Fogarty expressed his thanks to Mr. Aharonian for his \$12,000 donation to the project and thanked Mr. Howard Rosenberg for the donation of his services. Mr. Rosenberg has been working on developing a proposal format which will be used to approach other funding sources.

The next meetings for the resources sub-committee are scheduled for January 12th and February 9th.

B. Technology

Mr. Chretien reported that the sub-committee has been working on putting together a technology edspec for the middle school. The staff at the middle school has completed the document and is now responding to questions on the document from the sub-committee. Mr. Chretien hopes to have the final document after the technology meeting next Monday, December 19th. Mr. Chretien reported that the

committee is also working on creating a tool which will help in creating the specifications for each room and will also be used to determine a cost per room.

C. Finance

Mr. Steve Winsor presented a four page financial report showing a balance of \$8.3M in the money market account, \$23K in the checking account and \$125K of interest earned offset by \$157K of interest expense. The full report is attached as reference # 2. Mr. Fogarty moved and Mrs. O'Connors seconded acceptance of the treasurer's report as presented. So voted, 7-0.

8. Approval of Minutes: November 8, 2005 Meeting

Mrs. O'Connors moved and Mr. Jacques seconded that the minutes of the November 8, 2005 meeting be accepted as presented. So voted, 7-0.

9. Adjournment

Mrs. O'Connors moved and Mr. Fogarty seconded that the meeting be adjourned at 10:30 PM. So voted, 7-0.

The next regular meeting of the building committee will be January 10, 2006 at 7:00PM in the high school library.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, January 10, 2006

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NEW PONAGANSET MIDDLE SCHOOL

MEETING MINUTES

Meeting Date: December 7, 2005

Meeting Location: Ponaganset Middle School

ATTENDEES:

Greg Laramie - FGSBC
Pat Marcotte – Principal, PMS
Various Faculty members from PMS

John Aharonian, RA - Aharonian & Associates Inc
David Berryman, RA - Aharonian & Associates Inc
Mark Humphrys, RA - Aharonian & Associates Inc

ISSUES DISCUSSED:

Revised layouts for the Administration wing and Auditoria, along w/ plans and interior perspectives of a typical Team Pod were presented for review and comment. The following is a summary of the comments received and decisions made at this presentation.

AUDITERIA

1) The revised layout w/ the Kitchen/Servery/Storage area rotated (90 degrees) to give an exterior wall exposure to the Auditoria was approved. The Auditoria now has direct access to the controlled outdoor space.

ADMINISTRATION WING

- 1) Provide M & F Staff Lavs.
- 2) Make the R/R and Kitchen connect more directly w/ the Special Education Classrooms of the Functional Skills Suite by closing off the corridor linking these spaces.
- 3) The location of the Functional Skills Suite shall be confirmed by Pat Marcotte. (The location was approved as presented per Pat Marcotte on 12/9/05 via telephone call to Mark Humphrys)
- 4) General copy facilities will be located at the Work Center in the Admin. Wing w/ secondary locations in the Academic Wing at the Library and General Storage areas (1 per floor).
- 5) A common Waiting area for Guidance & Support is acceptable.
- 6) The general layout was accepted as presented.

TYPICAL TEAM POD

- 1) Provide storage for computer carts.
- 2) Bottled gas will be used at the lab stations in the Science Classrooms. Access to the gas shall be in a locked storage cabinet.
- 3) Combined Prep Rm/Storage is acceptable. General exhaust is required. Fume hoods are not required.
- 4) Provide projection screens at all Classrooms as well as the Team space.
- 5) The single Classroom adjacent to the Science classroom shall be designated as a Math classroom and will have both markerboards & chalkboards. No window seats at the Math classroom are required. Maximize storage/shelving.
- 6) Provide borrowed lites adjacent to Pod entry doors and a couple of additional lites at the Team/Corridor wall.
- 7) The movable partition shall be located between the Team space and a Classroom (not between 2 classrooms).
- 8) Special Ed. Should be labeled as "Resource Room".
- 9) Provide for computer stations in the Team space.
- 10) Provide 800 sf net in all Classrooms (not including storage). Move exterior walls as required to accommodate the required storage.
- 11) Provide more storage space than window seating at Classrooms.

OTHER AREAS

- 1) The amount of space allocated for the Locker Rooms, Staff & Dept. spaces will be reviewed and potentially reduced.
- 2) The location and layout of the Asst. Principal's Office was reviewed and accepted.

Please notify this office immediately if any of the above is contrary to your understanding of the issues as discussed. Otherwise, these minutes as written will be assumed to be correct. Thank you.

MINUTES BY: Mark Humphrys, RA 12/13/05

Cc: Attendees