

MINUTES ~ March 13, 2006
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 6:35 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, Mr. Warren Ducharme of Foster and Mr. Dennis Chretien of Foster. Mrs. Patti Fountain of Foster was absent due to a prior commitment. Mrs. O'Connors left the meeting early to attend another meeting.

3. Chairman's Report

Mr. Laramie reported that there continues to be job meetings on a weekly basis. Mr. Laramie informed the committee that a letter of continuance has been issued to the forester as he was unable to meet the deadline for completion due to site constraints. All of the clear cutting has been done but there are logs that need to be removed and a pile of brush to be chipped.

4. Review and discussion of Middle School project progress

Mr. David Berryman presented the committee with an update report on the middle school project which includes information on the early bid documents package, the geotechnical report, permits, exterior elevations, ideas for potential construction cost savings, well design and final construction documents package. The full report is attached as reference #1. In addition, Mr. Berryman presented updated drawings of the exterior elevations.

Mr. Laramie informed the committee that the early bid documents are for sitework, foundation and structural steel and include drawings and the project manual. Mr. Bob Grzyb explained that the project manual includes such items as bid procedures, samples of forms, subcontractor agreements, the project schedule and trade specifications. Mr. Laramie reported that the A&E subcommittee will meet to review finish schedules, materials, colors and other details before the next set of bid documents go out which is scheduled for April 28th.

Mr. Laramie reported that upon request he has provided the Providence Journal with the current plans and list of statistics related to the project. There will be an article about the project in the paper this week.

Mr. Grzyb agreed to provide the committee with an updated estimate for the April 11th meeting. The estimate will include the three bids and updated drawings from the design team. The guaranteed maximum price (GMP) for the middle school will be known in mid

June after the bids are received related to the final construction documents. The GMP means H.V. Collins signs a contract stating that they will build the school the way it has been drawn for the agreed upon price.

Mr. Laramie expressed his thanks to the design team for their efforts in meeting the first deadline by providing the necessary information to H.V. Collins for the first bid documents to be released.

5. Discussion of Building Committee Policies during construction of the Project

Mr. Laramie presented the committee with a draft policy concerning a single owner's representative to the Architects and Construction Managers as discussed at the special meeting held on March 09. The policy identifies the chair of the committee as the Building Committee Representative and outlines the responsibilities of the representative. The document is attached as reference #2. Mr. Chretien moved and Mr. Fogarty seconded acceptance of the building committee representative policy as presented. So voted, 6-0.

Mr. Fogarty noted that he agrees with the need for a representative but wants to be sure the committee is kept up to date on any changes and the financial status of the project.

6. Approval of Minutes

Mr. Fogarty moved and Mr. Abt seconded that the minutes of the February 15, 2006 regular meeting be approved as presented. So voted, 6-0.

Mr. Fogarty moved and Mr. Ducharme seconded that the minutes of the March 9, 2006 special meeting be approved as presented. So voted, 6-0-1 with Mr. Chretien abstaining.

7. Adjournment

Mr. Chretien moved and Mr. Abt seconded that the meeting be adjourned at 7:15 PM. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, April 11, 2006

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Building Committee Update – Ponaganset Middle School

Date: 3/13/06

▪ **Early Bid Documents Package**

This package, which includes Sitework, Foundation and Structural Steel drawings along with a Project Manual, has been completed and delivered to H V Collins. Progress drawings (to be used for reference only) include Architectural Floor Plans, Elevations and Building Sections, and underslab Plumbing drawings. This package will be put out for bids by H V Collins on Wednesday, March 15, 2006 with Bids due on Thursday, April 6, 2006 at 4 PM. A Pre-Bid Conference is scheduled for March 16, 2006 at 3:15 PM at the PHS library.

▪ **Geotechnical Report**

The Geotechnical Report is being prepared by Fairbanks Engineering. It will be issued as an Addendum to the Early Bid Documents package as soon as it is completed.

▪ **Permits**

The Erosion Sediment Control Plan has been submitted to the Building Inspector as required for obtaining a Foundation Permit.

We have received comments on the submission packages from the following agencies and are currently revising the submission packages or scheduling meetings with the reviewing agencies to discuss proposed revisions prior to making the final submissions:

- DEM - Preliminary Determination: Preparing final submission package
- ISDS (septic design): Scheduling a meeting
- Groundwater Quality Certification: Preparing final submission package
- RI DOT - Physical Alteration (right of way): Preparing final submission package

▪ **Exterior Elevations**

The exterior elevations for the building have been finalized based on the comments received from the A/E Subcommittee and the Building Committee. We have prepared color renderings for publication by the Building Committee.

▪ **Potential Construction Cost Savings**

The Design Team has proposed a design consideration to the A/E Subcommittee relative to the water and septic systems that would result in a reduction in the cost of construction. Both the domestic water system and the septic system could be designed based on a student population of 875 (7 teams of 125 students) in lieu of the current design that is based on an 1100 student population (future).

- Domestic Water System: This proposal would reduce the water storage requirements (a 25,000 gallon tank down from a 30,000 gallon tank) which would reduce the number of wells required and the related manifold piping, pumps and controls. The underground storage tanks could either remain the size they are now, which will accommodate the water storage capacity required for an

1100 student population, or be reduced in size by 5000 gallons and replaced at a future date when the additional capacity is needed.
- ISDS (septic design): The leaching field portion of the system could be reduced in size to accommodate an 875 student population, but leave all other structures and equipment as designed to accommodate the 1100 student population. Additionally, an alternate leaching system (Elgin In-Drain Geotextile Sand Filter) is being proposed and a meeting is being scheduled with DEM to review the potential of using this system, which could reduce the size of the leaching field footprint, if approved by DEM with the reduced design calculations being proposed.

Both water and septic systems could be easily enlarged in the future to accommodate the increased student population by adding more wells and increasing the leaching field footprint.

- **Well Design**

A Hydrogeologist has been engaged to prepare the design of the well system. A scientific approach, known as Very Low Frequency Electromagnetic Surveying, will be employed to locate the best potential well locations. It is believed that the VLF Survey will have a better chance at locating significant water sources than would the “shotgun” approach.

- **Final Construction Documents Package**

The Design Team is continuing with preparation of this package, which will include the Architectural, Mechanical, Plumbing and Electrical drawings along with a Project Manual. The target date for release of these Bid Documents is April 28, 2006.

End of Report

REFERENCE 2

Building Committee Representative

The Chair of the Foster Gloucester Regional Building Committee shall be designated as the single representative of the Owner (Foster Gloucester Regional Building Committee) to the Architect (Aharonian and Associates) and Construction Manager (H. V. Collins Company), and all sub-contractors to either entity.

The Funds Disbursement Policy already adopted by the Building Committee, requiring signatures of two officers of the committee (Chair, Vice Chair and/or Secretary), shall include requisitions for payment for construction work.

The Chair shall have the authority to act on behalf of the Committee and shall consult with the Vice Chair when rendering decisions with the following matters:

- Schedules

- Budgets

- Changes to the Work of the Project (up to \$50,000)

- Changes to the Work requiring draws from the Contingency Funds (up to \$50,000)

- Review of Bidders Lists

- Evaluation of Bids

- Approval or Rejection of Bids

- Determination of Qualifications of Bidders

- and, determining the best interests of the Owner with respect to bidding.

Decisions shall be rendered promptly and information furnished expeditiously so as to avoid unreasonable delay in the services or Work of the Construction Manager or Architect.

The Chair may call a special meeting or defer decisions to the regular monthly meeting at his discretion.

The Chair shall report monthly to the entire Building Committee on decisions rendered on its behalf during the preceding month.