

MINUTES ~ April 11, 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 6:30 PM in the Ponaganset High School Library.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. William Abt of Foster, Mr. Raymond Fogarty of Glocester, Mr. George Jacques of Glocester and Mr. Dennis Chretien of Foster. Mr. Warren Ducharme joined the meeting at 6:40PM. Mrs. Patti Fountain of Foster and Mrs. Lorraine O'Connors of Glocester were absent due to a conflicting School Committee sub-committee meeting.

3. Chairman's Report

Mr. Laramie informed the committee that he made a presentation to the Foster Planning Board updating them on the project. Overall the board expressed its pleasure with the progress to date.

Mr. Laramie reported that there will be a meeting on Friday, April 14th regarding the Solar on Schools project with engineers from the State and Julie Capobianco. The Middle School has received a grant for a solar insulation system and there will be discussions on how to incorporate this grant into the building project.

Mr. Laramie reported that there will also be a meeting on Friday, April 14th with the technical consultants, the technology sub-committee and Dr. Cirillo to discuss the technology needs for the middle school. The resources sub-committee has found information regarding a grant available for up to \$100k for technology in middle schools through the Champlin Foundation. The administrators and the school improvement team will work on writing up a proposal for this grant.

Mr. Laramie informed the committee that he and Mr. John Aharonian met with Captain Dennis Foster of the Chepachet Fire Department and learned that the fire department has retained a consultant to do the plan review and for the necessary construction inspections during the building process. The fee of the consultant is around \$80k. A set of plans has already been delivered to the fire department for preliminary review. The fire department has given a preliminary recommendation for wiring and equipment in the school which will allow the department to use their radios and other equipment inside the schools. The cost of this equipment is not yet known but Mr. Fogarty suggested that the committee look to see if funds would be available for this under a homeland security grant or other such grant.

Mr. Laramie reported that the committee has received a bill for \$2,750 from attorney Greg Piccirilli for services including his presence at the zoning hearing, the issue regarding the bid opening process for the land clearing and handling the open meeting violation process.

Mr. Laramie informed the committee that a copy of the Construction Manager's contract had been given to attorney Piccirilli for review, however he has determined that he is not qualified to review it and has contacted a construction law specialist, Chris Whitney of Little Mederios, Kinder, Bulman and Whitney. Mr. Whitney's review would take 3-7 hours at a cost of \$750-\$1,700. The board agreed that they should go forward with this legal review process.

4. ESCO Report

Mr. Abt reported that the pre-bid conference was held with Siemens, Chevron and ConEd in attendance. Noresco has decided not to bid the project. Mr. Abt has extended the due date for the bids by two weeks at the request of the bidders. Mr. Joe McGovern informed the committee that two of the companies will be doing more detailed walk throughs of the building this week. Mr. Abt reported that he is gathering information about possibly using a facilitator, someone who would work for the committee to make sure the committee gets the best deal in terms of ESCO financing. Mr. Abt has spoken with the facilitator that works with the state and will be getting a proposal from him for these services along with a proposal from another facilitator. Mr. Abt will review the proposals to learn more about the process and see if the use and cost of a facilitator is warranted.

5. Middle School Project Update

Mr. Mark Humphrys presented the committee with an update report on the middle school including information regarding the geotechnical report, early bid documents package, permits, well design, FF& E, IT Systems, Solar on Schools and final construction documents package. The full report is attached as reference 1.

The committee discussed the timing of the permits and the need to get the project started. Mr. Humphrys informed the committee that Mr. Paul Aldinger is working with Crossman Engineers to file the ISDS report for the design process for the Elgien system. The report will be submitted sometime next week (around April 19th) and will be in review for 45-60 days. Mr. Humphrys reported that during the initial informal meeting with the state regarding using the Elgien system, there wasn't any negative feedback, the state said that the Elgien system is an acceptable system. All the permits are being sought simultaneously and are all interdependent.

Mr. Grzyb reported that bids were received Thursday, April 7th relating to the foundation and structural steel RFPs. Six bidders were solicited for the foundation work with three received. The low bidder was John Strafach & Sons, Inc. with an amount of \$598,620 including alternates and bonds. The budget for foundation work was \$555k. A scope review has been conducted and there weren't any issues found. H.V. Collins is ready to enter into an agreement with John Strafach & Sons, Inc. for the foundation work. Eleven bidders were solicited for structural steel and seven bids were received. The low bid came from Shepard Steel Co. for \$1,081,600 including bonds and alternates. The budgeted amount was \$1.6M.

Mr. Grzyb informed the committee that the bid opening for site work will be Thursday, April 13th. The next phase of bids for the balance of the trades will go out early May and will be due June 1st. Once the site work bids are known Mr. Grzyb will be able to update the GMP, he will have this information ready for April 24th.

Mr. Fogarty moved and Mr. Ducharme seconded acceptance of both the report from Mr. Humphrys and Mr. Grzyb. So voted, 6-0.

6. High School Project Update

Mr. Alex Ziemba reported that the asbestos inspection report was completed and forwarded to the committee. Mr. Ziemba explained that the roofs on both buildings do not contain asbestos and there were no significant or surprising findings in the report. The next step is for the design team to finalize the design which will be needed to determine the asbestos abatement plan. Mr. Ziemba reported that RI Analytical will prepare the asbestos abatement plan and that some of the abatement work can begin this summer along with the roof work. The specs and construction documents for the roof will be ready May 3rd for bidding.

Mr. Ziemba informed the committee that he met with Dr. Cirillo and Mr. Joe Maruszczak to bring them up to speed on the design changes and in particular the elimination of the bridge connector. Both administrators expressed that having a connecting link is a priority, they would prefer to take money from another area which could be added to in the future and use the funds for a connector. Mr. Laramie explained the administrators' issues as follows: 1) maintenance—the day-to-day use of the area would lead to wear and tear near the entranceways 2) security-without a connector the doors between the two buildings would be unlocked 3) notion of being one school-the bridge connector helps to identify the two buildings as one school. The design team will be looking into less expensive ways to build the connector, code issues and other areas which can be cut to allow for the connector link to become part of the plans.

Mr. Jacques asked the architects to provide a break out of the PE area by cost. Mr. Fogarty explained that the resources committee needs more specific dollar amounts for certain rooms to further pursue funding from outside sources.

Mr. Ziemba reported that he will have updated drawings for the next regular building committee meeting and will coordinate with Mr. Grzyb to give him updated information for the estimate.

Mr. Chretien moved and Mr. Jacques seconded acceptance of the high school report as presented. So voted, 6-0.

7. Treasurer's Report

Mr. Winsor had provided the committee with the Treasurers report prior to the meeting. The report shows a \$6,172.66 balance in the checking account and a \$7,761,205.67 balance in the money market account.

Mr. Winsor asked Mr. Abt to provide him with an updated cash flow schedule for mid June to help him with information needed for the town financial meeting.

8. Approval of Minutes

Mr. Ducharme moved and Mr. Jacques seconded that the minutes of the March 13, 2006 meeting be approved as presented. So voted, 6-0.

9. Upcoming Dates

Special Building Committee Meeting April 27th 6:30 PM to review the GMP.
Resources Sub-Committee Meeting May 4th, 6:30PM
Regular Building Committee Meeting May 9th, 6:30 PM
Ground Breaking, June 4th, 4:00PM.

10. Adjournment

Mr.Chretien moved and Mr. Abt seconded that the meeting be adjourned at 9:00 PM. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, May 9, 2006

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Building Committee Update – Ponaganset Middle School

Date: 4/11/06

▪ **Geotechnical Report**

The Geotechnical Data Report has been completed and has been issued as an Addendum to the Early Bid Documents package.

▪ **Early Bid Documents Package**

Bids have been received for the Foundation and Structural Steel packages. The low Base Bid for the Foundation was submitted by John Strafach & Sons, Inc. in the amount of \$616,000. The low Base Bid for the Structural Steel was submitted by Shepard Steel Co. in the amount of \$1,057,000. H V Collins has prepared a full Bid Summary and will submit it to the Building Committee. Bids for the Sitework package are due on Thursday, April 13, 2006 at 4 PM.

▪ **Permits**

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

- DEM - Preliminary Determination: Final documents package has been submitted.
- ISDS (septic design): Meeting was held w/ DEM to review the proposed Eljen system. The system is allowed and is subject to standard review and approval procedures (45-60 days). Final documents are being prepared, including a report to support the proposed Eljen system design. The package should be ready for resubmission to DEM in about a week.
- Groundwater Quality Certification: Preparing final submission package which will be submitted w/ the ISDS package.
- RI DOT - Physical Alteration (right of way): Final documents package have been submitted and a Permit has been issued by RIDOT (sent directly to the Owner).

▪ **Well Design**

The Geophysical Sub-Consultant (to Aldinger & Associates – Geotechnical Engineer) has completed the VLF runs and has identified 2 locations that appear to have a high probability of significant water flow. The locations of the proposed wells W-2 and W-3 are shown on the attached sketch, provided by Paul Aldinger. These 2 locations were

staked on Monday 4/10/06. Drilling could start by the end of the week at location W-2, which has the greater potential for a higher water flow, pending the approval of the Building Committee (See memo from Paul Aldinger dated 4/11/06, attached). Paul Aldinger will also be providing a Report of Findings from the VLF Survey. The proposed locations appear to be clear of the wetlands, septic etc., but

they will be double checked to make sure. The plan will be presented to the Building Committee for their approval prior to drilling. Paths to these proposed locations will need to be cleared and the Building Committee will need to authorize any additional clearing work required to drill the wells.

- **FF & E**

The Design Team had a meeting with School Specialties on 4/3/06 to review the FF & E. We gave them a copy of the latest plans and they are currently working on layouts and pricing, which we hope to have by the end of this week. They are preparing a package that will consist of proposed products and options that will have A, B and C price ranges, with A being the most expensive. The Building Committee will have the option to mix and match between the price ranges, as necessary to accommodate the final FF & E budget.

- **IT Systems**

Aharonian & Associates has engaged the services of Steve Bracewell of Advanced Network Systems, Inc. as our IT Consultant. A meeting has been tentatively scheduled for this Friday between the Design Team, representatives of the Building Committee, IT Subcommittee and the Foster/Glocester Regional School District to discuss technology implementation. Attached is a copy of the company's contact information to facilitate communication between the project team members.

- **Solar On Schools**

A meeting has been scheduled for this Friday AM between the Design Team, representatives of the Building Committee, the State Energy Office and their Consultant to discuss implementation of this program.

- **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. A Progress Set, along w/ Product catalog cuts, is being submitted to the Building Committee today for their review and comment.

End of Report