

MINUTES ~ May 9, 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, Mr. Raymond Fogarty of Glocester, Mr. George Jacques of Glocester, Mr. Dennis Chretien of Foster, Mr. Warren Ducharme of Foster, Mrs. Patti Fountain of Foster and Mrs. Lorraine O'Connors of Glocester. Mr. William Abt of Foster was absent as he was out of town on business.

3. Chairman's Report

Mr. Laramie reported that there was a meeting with the consultant for the Solar on Schools project and the State Energy Office regarding the grant that the committee has received for a solar panel array. It was determined that the system will go on top of the administration wing and will also serve as a screen for the rooftop mechanical units. The state will award the contract for the solar panel, this work will be separate from the construction of the building. The mechanical drawings will provide for two conduits to the building and controls in the building near the science classrooms. The solar panel will provide a small savings for the school (approximately \$300/year) but will be used mainly as a learning tool.

Mr. Laramie informed the committee that the tree cutting is complete and the equipment is off the site. The committee will proceed to complete the payment to the N.E. Timberland Investment, the tree cutting company and return the bond.

Mr. Laramie reported that there was a meeting last Friday, May 5th to review the technology plan for the middle school. A follow up meeting will be held on Friday, May 12th to resolve the discrepancies between what the technology sub-committee has requested and what the technology consultant recommends. The committee has asked a third party consultant from Bryant to attend the meeting along with Dr. Cirillo, Dr. Barnes, Mr. Mike Marseglia, Mr. Chretien and Steve Bracewell, the consultant from Advanced Network Systems.

Mr. Laramie reported that the Glocester Erosion Control permit has been received as well as the RI DOT physical alteration permit and DEM wetlands approval. ISDS and the groundwater quality approvals are pending.

On behalf of the building committee, Mr. Laramie expressed his appreciation to H.V. Collins and Aharonian & Associates for their teamwork in getting all the bid packages together.

4. ESCO Report

Mr. Laramie reported that three bids have been received in response to the ESCO RFP. The bids for the middle school included recommendations for a biomass system and upgrades to the lighting. The high school proposals included recommendations for a biomass system, conversion to electric heat, additional roof insulation and new windows. The proposals showed investments by the ESCO companies of \$2.5M to \$5M with annual savings to the district of \$180K-\$300K in operational costs. Mr. Laramie reported that he hopes to set up for interviews May 22-24th and have a recommendation to the School Committee for their July meeting.

5. Middle School Project Update

Mr. Dave Berryman presented the committee with an update report on the middle school including information regarding the early construction documents package, final bid documents package, permits, well design, Solar on Schools project, FF&E and IT Systems. The full report is attached as reference 1. The committee discussed the drilling of the third well. Mr. Laramie informed the committee that the location for the third well has already been located and an area will need to be cleared to get to the location.

Mr. Laramie reported that the proposed cell tower location on the middle school property has been approved by the School Committee.

Mr. Bob Grzyb reported that along with the help of the design team, the final bid document packages went out. There were 35 bid packages which included the bid specifications and scope of work for each trade. Invitations to bid were sent to 250 potential bidders. Mr. Grzyb will track these bidders over the next few weeks to make sure there will be enough interest on bid day. Mr. Grzyb informed the committee that there was a pre-bid conference earlier today and about sixteen bidders attended. Mr. Grzyb reported that he is considering having pre-bid/scope meetings next week with some of the larger trade bidders.

Mr. Grzyb reported that some of the bids were on hold and will not be due June 1st. Those bids include: signage, kitchen equipment, window treatments and staging. While most of these are not significant the major bid of the kitchen equipment will be needed for the GMP calculation.

Mr. Grzyb reported that the project budget has been updated based on the comments from the last meeting however, the estimate has not changed. The bond was adjusted which saved approximately \$100k but other items were added which offset this savings. The estimated construction cost is still \$21M.

Mr. Grzyb informed the committee that they have started putting up the silt fencing and will begin grinding stumps and bringing in the field office this week.

Mr. Grzyb informed the committee that there were favorable reviews from coworkers and bidders regarding the clarity and details of the drawings from Aharonian and Associates. The committee members were appreciative and noted that the clarity of the drawings will lead to fewer error, change orders and cost overruns.

Mr. Laramie reported that the groundbreaking ceremony for the middle school will take place Sunday, June 4th at 1:00 PM.

6. High School Project Update

Mr. Aharonian reported that the reroofing bids have gone to H.V. Collins and will be due on June 1. The asbestos abatement bid documents will be ready for May 17th. Mr. Aharonian reported that Mr. Alex Ziembra will be meeting with RI Analytical to target the areas for the summer's abatement work to be included in the bid package. It was noted that

the Building Committee will have the contract directly with the asbestos abatement company, this work will not be bid through H.V. Collins.

Mr. Aharonian informed the committee that the design team has been meeting with the administrators regarding the design for the high school and will have new drawings to present at the June Building Committee meeting. In addition, the field house drawings have been started and the team will need to meet with Mr. Jacques and the A/PEH & Rec sub-committee to discuss the detailed items.

7. Treasurer's Report

Mr. Winsor provided the committee with the Treasurer's report noting that there has not been any significant activity since the April report. The report shows a \$43,025.39 balance in the checking account and a \$7,734,242.25 balance in the money market account.

Mrs. O'Connors moved and Mr. Jacques seconded acceptance of the Treasurer's report as presented. So voted, 7-0.

8. Approval of Minutes

Mr. Fogarty moved and Mr. Chretien seconded that the minutes of the April 11, 2006 regular meeting be approved as presented. So voted, 5-0-2 with Mrs. Fountain and Mrs. O'Connors abstaining.

Mrs. O'Connors moved and Mr. Ducharme seconded that the minutes of the April 27, 2006 special meeting be approved as presented. So voted, 4-0-3 with Mrs. Fountain, Mr. Fogarty and Mr. Chretien abstaining.

9. Other discussions

Mr. O'Connors moved and Mr. Fogarty seconded that the record reflect the compliments and comments about the quality of the drawings and work from the architects and construction manager in the bidding process and that the committee appreciates the detail and quality of work being produced. So voted, 7-0.

Mr. Fogarty reported that the resources sub-committee has decided to move the June evening event to September and that they will have an update report next month.

Mr. Laramie reported that the The Champlin Foundation is accepting grant applications for up to \$100k targeting technology in middle schools. Dr. Cirillo and Ms. Pat Marcotte are working on submitting the proposal for this grant which is due at the end of May.

10. Adjournment

Mr. Fogarty moved and Mrs. O'Connors seconded that the meeting be adjourned at 7:50 PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, June 13, 2006

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Building Committee Update – Ponaganset Middle School

Date: 5/9/06

▪ **Early Construction Documents Package**

Shop Drawings from Shepard Steel Co. (anchor bolts and structural connections) have been received from H V Collins and are currently under review by our Structural Engineer.

▪ **Final Bid Documents Package**

The Bid Documents were issued to HV Collins on April 28, 2006. HV Collins is preparing the Bid Schedule and will update the Building Committee.

▪ **Permits**

We have resubmitted packages to the following agencies or have received permits as noted below:

- Erosion Control Permit: This permit has been received.
- DEM - Preliminary Determination: This permit has been received and recorded with the Town.
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- ISDS (septic design): The final package was resubmitted to DEM on 4/20/06 and will be reviewed by Brian Moore next week. We anticipate a response from DEM by about 5/20/06.
- Groundwater Quality Certification: The final package was also resubmitted to DEM on 4/20/06. Approval typically occurs simultaneously with the ISDS approval.
- RI DOT - Physical Alteration (right of way): This permit has been issued by RIDOT (sent directly to the Owner).

▪ **Well Design**

The drilling of Well #2 has been completed, at a final depth at approximately 500 feet. A 2 hour and 20 minute preliminary pumping test performed on Monday 5/8/06 produced a yield of approximately 7 to 7.5 gpm with a 128' draw-down. Existing well #1 was monitored during this test. Well #1 experienced a 40' draw-down during the test, indicating that there is some communication between these two wells. Paul Aldinger has recommended that Well #2 be hydro-fractured (single pack method) in order to try and increase the water yield. This next step will occur within one week unless otherwise

directed not to proceed. Well #3 will need to be drilled and this could also start within one week.

- **Solar On Schools**

The support structure for the solar panel array, which is to be located on the roof of the Administration Wing, has been incorporated into the Bid Documents. The array will also serve as a screen for the rooftop mechanical units at this location.

- **FF & E**

School Specialty has submitted a preliminary list of furniture and equipment for the Team Areas (including the Science Labs), Specials and Administrative Offices, product catalogs and a breakdown of the associated costs to date. These items are the “B” level of quality and price. The package of proposed product options that will have “A” and “C” quality and associated price ranges is due 5/10/06. The Building Committee will have the option to mix and match between the quality levels/price ranges, as necessary to accommodate the final FF & E budget. The Library package is still being worked on but should be ready soon. School Specialty is preparing a binder which will include a summary and catalog cuts of the suggested products for issue on 5/16/06. The inventory of the existing Middle School has been completed and a formal report will be issued on 5/23/06. School Specialty has indicated that all their work should be complete by the next Building Committee meeting. At that time, the Building Committee should have the information and options necessary to make its decisions relative to the final FF & E product selections and budget amount.

- **IT Systems**

The Design Team has incorporated the basic IT infrastructure requirements into the Final Bid Documents. The final equipment selections and finer points of the IT system are still under development by the Design Team and the Building Committee.

End of Report