

MINUTES ~ October 10, 2006

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 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 Gloucester, Mr. Raymond Fogarty of Gloucester, Mr. George Jacques of Gloucester, Mrs. I. Lorraine O'Connors of Gloucester and Mr. Dennis Chretien of Foster. Mrs. Patti Fountain of Foster was absent, Mr. Warren Ducharme of Foster was absent due to an illness in the family and Mr. William Abt of Foster was absent because he had to work.

3. Chairman's Report

Mr. Laramie reported the following:

The topping off ceremony was held last Friday afternoon with several of the middle school students in attendance. The beam had the Ponaganset logo on it and was signed by students and faculty from the middle school.

There continues to be bi-weekly owners meetings on Wednesday afternoons at the site. The meetings begin at 1:00PM and usually run about 3 ½ hours. Mr. Laramie invited any interested building committee members to attend.

Mr. Charpentier's driveway has been completed and H.V. Collins has issued the reimbursement check to Mr. Charpentier.

The architects and engineers continue to file field reports which are weekly logs of issues that come up and they'll be part of the permanent record.

Under the Freedom of Information Act, there has been a request from the International Brotherhood of Electrical Workers Local 99 Union requesting the certified payroll for the electrical work. The requested information was sent to the district and Dr. Cirillo has responded to the request.

There continues to be meetings with DEM to discuss the ISDS system at the high school as well air quality issues regarding the Biomass system.

The telephone pole at the end of Rustic Hill needs to be moved slightly to the South which will cause some wires to cross a corner of a neighboring property. Attorney Piccirelli will work on getting an easement to allow the wires to cross the property.

Mr. Laramie continues to report monthly on the progress of the project to the school committee.

Mr. Fogarty reported that he and Mr. Steve Winsor met with representatives of Bank of America, First Southwest Financial, ConEd Solutions and ConEd's financial representatives to discuss moving forward with the ESCO. There was positive feedback regarding the use of an ESCO from one of the Bank of America representatives.

Mr. Laramie informed the committee that Mr. Winsor met with Bank of America and is preparing the second bond anticipation note of \$9.8M to support the spending through mid-spring.

4. Resource Sub-Committee Report

Mr. Fogarty informed the committee that the next resource sub-committee meeting will be Thursday, October 12th at 7:00PM in the high school library. The focus of the meeting will be the Ponaganset Foundation. Mr. Fogarty distributed pledge sheets to all building committee members asking them to support the foundation. Mr. Fogarty provided the committee with a summary of the focus items for the October resource sub-committee meetings including regionalization, Ponaganset Educational Endowment, Alternative Energy/BioMass Federal Grant, H.S. Athletic Complex, M.S. Fields-F/G Recreation Area, Technology M.S. Champlin Grant, Dugouts/Scoreboard, Music Technology, North Gym Renovation, Weight Room, Tar Back of H.S., Kitchens, Gates \$1,000,000 Technology, M.S. Cell Tower, IAS Wireless Foster, ESCO and M.S./H.S. Project.

Mrs. O'Connors noted that the proposed cell tower to be located on the middle school property may not be as forthcoming as originally thought as the planning board has issues with the location and possibly the size of the tower as well.

5. Middle School Project Update

Mr. Laramie informed the committee that a stop work order had to be issued to Cardi Corporation as the fill they were using in the leach field area did not meet ISDS specifications. Cardi Corporation is now in the process of taking out the fill, mixing it with additional material and new soil tests will be performed to ensure that it meets ISDS specifications before filling the area. Mr. Laramie informed the committee that the contractors and architects have been notified that some members of this committee feel that the process they are proposing will not be successful and will further delay the process. Mr. Laramie stated that his preference would have been for them to dig out the old soil and bring in the required fill. Noting that objection, Mr. Laramie reminded everyone that H.V. Collins is responsible for the schedule and the committee will hold them accountable for the schedule. Mr. Grzyb reported that this process will not delay the project and he is targeting early December for the completion of the leach field system.

Mr. Mark Humphrys and Mr. Grzyb reported that the major steel framing is complete and they will be working on the decking and bracing over the next two weeks. The next areas of work will be the concrete slabs, piping work in the kitchen area and spray fireproofing. The roof blocking will start next Monday with the roof work to continue through November. Mr. Grzyb reported that the interior masonry on the elevator shaft has begun.

Regarding site work, Mr. Grzyb reported that work is continuing around the retention pond, the ring road is being brought up to grade with the binder to be down at the end of October and prep work for the oil and water tank installation has begun with the delivery of the tanks expected within a week.

Mr. Grzyb reported that one critical item now is getting the electrical design for the Bioclear system so that pricing can be provided and submitted to the committee for approval. Given the process and lead times, Mr. Grzyb reported that the installation of the system will begin in March.

Mr. Humphrys reported that well #4 has been hydrofractured and the 5 day test is underway. The data from well #4 will be added to the other wells. The three wells are

currently pumping the gallons per minute needed for the number of students but not for the reserve amount.

Mr. Grzyb reported that H.V. Collins has submitted a draft GMP to the building committee of \$21,351,365 which is \$122K under the targeting budget because the GMP number includes amounts for value engineering. Over the next few weeks the building committee and H.V. Collins will review the GMP information and agree on a final document.

Mr. Grzyb informed the committee that there are seven change proposal notifications totaling \$222K relating to the removal of the boulders which accounts for \$130K, temporary roads to get to the well locations and structural steel changes for phase 2 construction documents. In addition there is approximately \$1.2M in projected change orders which include \$700K for the Bioclear system. Mr. Laramie explained that there are some ESCO related items included in the \$1.2M.

6. ESCO Update

Mr. Humphrys informed the committee that he met with the representatives from ConEd last week to discuss the design of the biomass equipment. Mr. Humphrys provided the committee with a rough footprint of the system which he still has outstanding questions on. The chip pit will be 4,000-4,300 cubic feet and will require approximately 1 ½ truck loads of chips every 2-3 weeks.

Mr. John Johnson from ConEd reported that they visited Chiptec to see how the system works and provided the committee with pictures of the system and an overview of the system. In addition, they visited a school, a courthouse and a manufacturing facility to see the system working and talk to users of the system. Mr. Johnson informed the committee that the feedback from the biomass operators was very positive with the operators saying that the system is easy to use and there is minimal downtime.

Mr. Johnson reported that there have been discussions with DEM about the project and DEM has been supportive. DEM requires a pre-construction permit which could take up to nine months to get if DEM does all the air quality and other testing on the system. The permit could be expedited if a 'Super Application' is submitted meaning the committee would pay for the testing and submit results for DEM to review. ConEd recommended a consultant, RSG, from Vermont to put the application together for a cost to the project of \$9K. Mrs. O'Connors moved and Mr. Fogarty seconded to approve funding for a 'Super Application' not to exceed a cost of \$11K. So voted, 5-0.

Mr. Laramie reminded Mr. Johnson that the final ESCO report will be needed soon as the committee needs a vote in December from the school committee for full ESCO approval. Mr. Chretien moved and Mr. Fogarty seconded to authorize a subcommittee to approve a final list of energy saving measures for the middle school, that would be recommended to the school committee. So voted, 5-0.

Mr. Johnson provided the committee with the latest financials detailing the proposed cost savings for the high school and middle school projects. Combining the middle school and high school projects the net cash flow benefit retained is being calculated at \$2,592,104.

Mr. Johnson reported that they have begun looking into the BioMass for the high school and have looked at different options for the chip pit location. Each of the options are expensive, they will continue to look at other options.

Mr. Laramie reported that Mr. Abt has been looking into hiring a facilitator to review the ESCO contract and information. Mr. Abt will be meeting with the facilitator this week. Mr. Johnson informed the committee that a facilitator has been used on all the other

projects that he has worked on. Mrs. O'Connors moved and Mr. Fogarty seconded that the building committee authorize the chairs to discuss with a facilitator the pertinent issues such as timeline, salaries and method of payment and enter into any agreement necessary subject to final ratification at the November meeting. So voted, 5-0.

7. High School Project Update

Mr. Grzyb reported that the roof work on the South building will be completed in a few days and work will start on the North building next week. The work on the North building will be done by the end of October.

Mr. Grzyb reported that they will go out to bid for the high school work in early January.

Mr. Aharonian reported that there was a meeting with DEM to discuss the ISDS issue. The original designer of the system, representatives from Crossman Engineers and Mr. Joe McGovern were also at the meeting. The issue with the current system is that the nitrate level is very high, initial tests showed levels around 70Mg/L whereas it should only be 19Mg/L. With some remedies added the system is now averaging around 30Mg/L. DEM is reviewing the system to determine if the permit can be increased from 19Mg/L to 25Mg/L. Mr. Aharonian reported that DEM was receptive to having the middle school connected to the current system temporarily to see how the system works. More tests and analyses of the system will be performed.

8. Treasurer's Report

Mr. Winsor was not in attendance at the meeting but had previously provided the committee with the monthly Treasurer's report detailing a balance of \$3,663,813 in the money market account and \$1,039,748 in the checking account. Mr. Winsor noted that he will be issuing a check to H. V. Collins for \$1,039,748 for their work through August. Mrs. O'Connors moved and Mr. Chretien seconded acceptance of the treasurer's report as presented. So voted, 5-0.

9. Approval of Minutes

Mrs. O'Connors moved and Mr. Jacques seconded that the minutes of the September 12, 2006 Regular Meeting and Executive Session be approved as presented with the Executive Session minutes remaining confidential. So voted, 4-0-1 with Mr. Chretien abstaining.

10. Adjournment

Mrs. O'Connors moved and Mr. Chretien seconded that the meeting be adjourned at 10:00 PM. So voted, 5-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, _____, 2006