

MINUTES ~ July 11, 2006

Ponaganset Middle 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 Middle 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, Mr. Warren Ducharme of Foster, Mrs. I. Lorraine O'Connors of Glocester, Mrs. Patti Fountain of Foster and Mr. Dennis Chretien of Foster.

3. Chairman's Report

Mr. Laramie informed the committee that he would like to change the order of the agenda to review the Middle School and High School updates first as the consultants are attending the meeting and ready to make their presentations. Mr. Fogarty moved and Mrs. O'Connors seconded that the order of the agenda be adjusted. So voted, 8-0.

4. Middle School Project Update

Mr. Mark Humphreys presented the committee with an update report on the middle school including information regarding the bid packages, construction, IT Systems, FF&E, kitchen consultant, well design, and permits. The full report is attached as reference 1.

Mr. Grzyb informed the committee that both Dexter Masonry and MF Masonry submitted competitive bid packages for the masonry work and in going through the scope review with the bidders and discussing value engineering ideas they have both been coming back with more credits. Mr. Grzyb reported that he will be revising the bid form to include the value engineering items and both contractors will resubmit bids early next week. Mr. Grzyb informed the committee that the structural steel is scheduled for delivery on August 15th and the steel work will begin in the academic wing.

Mr. Laramie reviewed the bidding process explaining that Aharonian Architects & H.V. Collins broke the trades into various bid packages to be opened in public bidding. The bids were read openly then the low bidders were interviewed during the scope review process to make sure everything is included in the bid. Once the scope reviews are complete the committee is obligated to hire the low bidder and approval letters of intent will be sent to the selected recommended bidders. Mr. Laramie said that although this is not the quickest approach it is the most appropriate for this project.

Mr. Laramie reported that the FF&E information received from School Specialties needs to be looked at in more detail once the information is compiled and reviewed the committee will decide whether or not to work with that vendor.

Ms. Cindy Bauman of Crossman Engineering reviewed the results of the ISDS permit explaining that there was a meeting with RI DEM on July 10th at which DEM

rejected the proposed Eljen system and suggested looking into an alternate treatment system. Mr. Paul Aldinger explained that the nitrate loading study did not produce acceptable results given that the location of the proposed system is within 400ft of the property line. Mrs. Baumann informed the committee that an alternative system would cost approximately \$300k more than the proposed Eljen system however, the size of the field would be smaller saving approx \$100k, for a net increase of \$200k. After discussion regarding the alternatives, the committee agreed that they need to pursue other options as quickly as possible. Mr. Fogarty moved and Mrs. O'Connors seconded that the committee proceed and expedite the next step with DEM to get closure on this issue as quickly as possible. So voted, 8-0.

Mrs. O'Connors informed the committee that the address of the new school has been established as 7 Rustic Hill Road.

Mr. Grzyb informed the committee that the project is \$939,877 over budget compared to \$1M over budget last month. Mr. Grzyb presented the committee with a Value Engineering Summary which details potential savings of \$1.3M. The committee reviewed and discussed each line item on the summary and informally accepted, rejected or kept pending the cost saving recommendations. After taking deductions for the approved value engineering items, the project is \$700k negative however, the committee expects additional savings from the masonry re-bid and \$459k is being moved from the owner's budget to the construction budget. Mr. Grzyb will present the committee with an updated value engineering summary at next month's meeting. Mr. Fogarty moved and Mrs. O'Connors seconded to accept the changes as proposed and discussed. So voted, 8-0.

Mr. Grzyb presented the committee with a list of the approved bid packages for which letters of intent have been prepared. Mr. Fogarty moved and Mrs. O'Connors seconded to authorize approval letters number 7-26 as summarized in the handout in the amount of \$10,825,260 as recommended by the architects and the construction manager with the understanding that the deducts accepted in the previous motion will be applied to that amount. So voted, 8-0.

5. High School Project Update

Mr. Alex Ziemba reported that construction documents have been created based on the approved plans from June's meeting and they have now started to look at the interior of the building and designing the spaces. This month the focus has been on the main entrance, cafeteria and library space. Mr. Ziemba reported that the cafeteria is a 10,000 square foot space on two levels and is designed to hold 400 students. In discussions regarding the server area, the committee discussed whether the high school will have a full kitchen or warming kitchen. The committee agreed to have the kitchen consultants for the middle school, Cromwell Consultants, evaluate the whole program.

Mr. Ziemba informed the committee that the design of the library shows two entrances, allows for stacks of 20,000 books as requested by the librarians, spaces have been created for reading areas and a computer area, the circulation desk is shown in the rear of the library taking advantage of existing spaces for the work rooms and offices. The committee discussed concerns with the circulation desk not being near the entrances. Mr. Ziemba agreed to look into this issue to see how this could be designed differently.

Mr. Grzyb informed the committee that the abatement started on July 5th and they are now working in the principal's office and will be working through the library area next. Mr. Grzyb reported that the roofing has not yet started but should begin next week. Mr. Grzyb hopes to have the preliminary budget numbers for the high school for the next meeting.

6. Executive Session

Mr. Fogarty moved and Mr. Ducharme seconded to convene into Executive Session under R.I.G.L. 42-46-5 (2) at 9:45 PM to discuss potential litigation issues in connection with the ESCO awarding. So voted, 8-0.

7. Reconvene to Open Session

Mr. Laramie reconvened the meeting to open session at 9:55PM.

Mr. Fogarty moved and Mr. Ducharme seconded to make the vote taken in executive session public. So voted, 8-0.

Mr. Fogarty moved and Mr. Ducharme seconded to issue a letter of intent to ConEd Solutions per the vote of the Foster Gloucester Regional School Committee to begin the investment grade energy audit as phase 1 of the ESCO process. So voted, 7-1 with Mrs. Fountain opposed.

8. Other Business

Mr. Fogarty informed the committee that the Senate Energy Bill includes a \$1M request for the Foster Gloucester alternative energy project. Mr. Fogarty and Mr. Laramie expressed thanks on behalf of the committee to Mr. Ross McCurdy, Mr. Howard Rosenberg and others who worked on the alternate energy package.

The next meeting of the Resources sub-committee meeting will be July 25th, 2006 at the Harmony Fire Station at 6:00PM.

9. Approval of Minutes

Mrs. O'Connors moved and Mrs. Fountain seconded that the minutes of the June 13, 2006 regular meeting be approved as presented. So voted, 8-0.

10. Adjournment

Mrs. O'Connors moved and Mrs. Fountain seconded that the meeting be adjourned at 10:05. So voted, 8-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, August 8, 2006

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Building Committee Update – Ponaganset Middle School

Date: 7/11/06

▪ **Bid Packages**

HVC has received and tallied the Bids on 30 of their 35 Bid Packages and have reviewed these with the Design Team. The remaining Bid packages include Signage, Theater Equipment & Curtains, Kitchen and Window Treatments, which are carried as allowances, and Final Cleaning. HVC and AA have conducted “Scope Review” meetings with all apparent Low Bidders and have compiled a list of Value Engineering items and the associated cost reductions. These options will be presented to the Building Committee for its review. Letters of Intent (to enter into a contract) have also been prepared by HVC for the vast majority of the Bid Packages, with totals based on the Base Bid amount plus the Performance and Payment Bond cost. These letters of intent have been reviewed by AA and have been sent to the Building Committee for its authorization.

▪ **Construction**

- Cardi Corporation is continuing with the site work, including excavation and general earthwork for the building footings, the ring road and site drainage structures.
- Strafach Concrete is forming and pouring footings along the N, E & S sides of the building. They are also forming and pouring foundation walls along the N side of the building. This work is starting at the Gym wing (E wall) and proceeding easterly toward the Academic wing.

▪ **IT Systems**

The IT infrastructure items, including cabling, ports, clock/pager & security systems, were included in the Electrical Bid Package. A summary of items included and excluded and their approximate cost is attached to the end of this update.

▪ **FF & E**

School Specialty has completed their package and delivered it to the Building Committee on Monday 6/19/06.

▪ **Kitchen Consultant**

AA has contacted Cromwell Consultants to act as Kitchen Consultant. They are preparing a fee proposal for review and approval.

▪ **Well Design**

The drilling of Well #3 has been completed. A preliminary pump test indicated a flow rate of approximately 3 gpm. Well #2 has been hydrofracked, and while we don't have

the final results yet, according to preliminary reports, it looks promising. The hydrofracking of Well #3 will be completed tomorrow. A pump test of both wells will be performed on Friday. The resulting flows will be known at that time. The location of Well #4, if required, will be determined after the results of the hydrofracking are known. It is believed that the location will be in the same general fracture line as Wells #2 & #3.

▪ **Permits**

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

- ISDS (septic design)/Groundwater Quality Certification: We have submitted another Nitrate Loading Study, based on a student population of 750 (instead of 875), in order to reduce the resulting nitrate level at the property line. A meeting was held on 7/10/06 at RI DEM to review and discuss the latest results and position of RIDEM relative to the proposed ISDS. A summary of this meeting will be presented by Crossman Engineering and Aldinger & Associates tonight.
- Building Permit: The Fire Dept. & Building Inspector are in the process of reviewing the CD's.

End of Report