

MINUTES ~ August 8, 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, Mrs. I. Lorraine O'Connors of Glocester and Mr. Dennis Chretien of Foster. Mrs. Patti Fountain of Foster and Mr. Warren Ducharme of Foster were absent. Mr. Chretien left the meeting at 7:20 PM.

3. Resource Committee Update

Mr. Fogarty reported that the Resource Committee has been meeting to plan the September 15th Community Event which will be held from 6:00-9:00PM in the high school gymnasium. There will be presentations on the both the high school and middle school projects with the focus on targeting potential donors. Invited attendees will include Federal and State government officials, foundation members from Bank of America, RI Foundation, The Champlain Foundation, Gates Foundation and other local potential donors. The event should also be attended by students, parents, town council members and school committee members. Mr. Fogarty informed the committee that the resource committee will be meeting at the Harmony Fire Station, Wednesday, August 9th to continue planning the event. Mr. Laramie expressed his thanks to Mr. Fogarty, Mrs. Wynette Dahlquist and Mr. Joe Amaral for their efforts in putting the event together and urged all building committee members to support the event.

4. ESCO Update

Mr. Abt introduced Mr. Steve Manwell and Mr. John Johnson from ConEd Solutions, the selected ESCO. Mr. Manwell provided the building committee with a document detailing potential change order proposals for energy saving upgrades. The committee along with the A&E team and construction manager discussed each of the 31 proposals and determined that some were not feasible due to timing issues as the project has already progressed too far to make changes in certain areas. For those items which seem to be possible, Mr. Laramie asked that H.V. Collins and Mr. Tom Bryda work with Con Ed to review them in more detail and provide a cost estimate and an estimate of potential savings. Once the cost vs. energy savings is known the decision will be made whether or not to go forward with the proposals.

Mrs. O'Connors reminded the committee that the school committee authorized the ESCO to perform an audit only. Since some of these upgrades would need to be approved soon to accommodate the construction schedule, the committee agreed to go before the

school committee at their September 5th meeting with some preliminary numbers on cost savings to obtain approval to go forward with the ESCO.

Mr. Manwell asked the committee how they should proceed on the Biomass project. Mr. Fogarty moved and Mrs. O'Connors seconded that the building committee approve the initial work for Biomass and other energy savings items. So voted, 5-0.

5. High School Project Update

Mr. Alex Ziemba reported that he has met with the new librarian to discuss the design for the library space. He will go forward with her comments and have a redesigned space for the September building committee meeting.

Mr. Ziemba and Mr. Dave Berryman presented drawings of the cafeteria redesign based on comments from last month's building committee meeting. Three options were shown for the cafeteria space with the focus on the location of the ramp and stairs to get to the second level. The committee discussed the options and agreed that having the ramp in the line of circulation was good but the ramp needs to be widened. The committee discussed whether both stairs and a ramp are necessary and after much discussion agreed that they would like to see more options next month.

Mr. Ziemba and Mr. Berryman provided drawings detailing the different locations and configurations for the connecting link. The committee discussed each of the options and informally agreed on the option which moves the connector away from the circular road and appears to be the better configuration for supervision. Although Ms. Cindy Bauman advised the committee that this would be the toughest design to get approval from DEM for as it has the widest span over the wetlands. The committee agreed to look at other options as a fall back.

Mr. Grzyb reported that the preliminary estimate for the high school is \$25.5M including contingencies. The committee and Mr. Aharonian were concerned with this estimate and will work with Mr. Grzyb to go through the numbers to ensure that it includes the agreed upon value engineering items. Also, Mr. Abt will be going through the information to see what could be covered by the ESCO and will provide the committee with this information for the September meeting.

Mr. Grzyb reported that the asbestos abatement work has continued over the past few weeks and should be complete by the end of next week. Mr. Grzyb informed the committee that the roof work will begin sometime next week with the completion of the work expected to be in October. When school is in session, the roofers will be doing the noisy, disruptive work in the morning between 5:00AM and 7:00AM as to not disturb the classes.

6. Middle School Project Update

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

Ms. Bauman reported that they have resubmitted for the ISDS permit using a Bioclear pretreatment system as requested by DEM. Ms. Bauman has contacted DEM to see when the permit can be expected but she has not received any definitive information. The committee and Ms. Baumann discussed whether they should be using a trench system rather than an Eljen system as the area already cleared appears to be dug out for the size of a

trench system. Ms. Bauman will look into which system would be most cost effective as well as which would be most timely.

Mr. Aldinger reported that wells 2 and 3 were fractured and both wells reported high numbers initially but after several hours the water level in the wells dropped rapidly. Currently the wells are producing at a rate of 8gal/min however to meet DOH requirements they need to produce at 22gal/min. Mr. Aldinger informed the committee that a location for the fourth well has been located and once a road is provided to the location drilling can begin.

Mr. Grzyb reported that Dexter Masonry was the low bidder on the 'best and final' masonry bid packages. The savings on the masonry rebid were \$45-50K. Mr. Grzyb provided the committee with a budget report showing the total of all bid packages. Based on this report the project is short of the targeted budget by \$512,999 however, the report does not include the accepted VE items for a cost savings of \$643,217. These savings will be offset by additional cost of \$300k for the new septic design, \$75k for additional roads and wells, along with \$100k for removal of boulders. Mr. Laramie asked the team to look at the numbers again and provide suggestions for cost savings.

Mr. Grzyb reported that the steel work will begin this month and continue through September.

Mr. Laramie reported that the final GMP number will not be known until the September meeting.

7. Treasurer's Report

Mr. Steve Winsor provided the committee with the monthly Treasurer's report detailing a balance of \$6M in the money market account and \$35K in the checking account. Mr. Winsor informed the committee that he will need to know the amount for the BAN for this year. Mr. Abt and Mr. Laramie will work on providing this information. Mrs. O'Connors moved and Mr. Fogarty seconded acceptance of the treasurer's report as presented. So voted, 5-0.

8. Chairman's Report

Mr. Laramie reported that he and Mr. Aharonian attended the Gloucester Planning Board meeting last night because it has been determined that the project needs a special acceptance to have an underground oil tank. The building committee needs to go before the zoning board at their August 24th meeting. Mr. Fogarty agreed to attend that meeting on behalf of the building committee.

9. Approval of Minutes

Mrs. O'Connors moved and Mr. Fogarty seconded that the minutes of the July 11, 2006 regular meeting and the July 11, 2006 executive session meeting be approved as presented. So voted, 5-0.

10. Adjournment

Mrs. O'Connors moved and Mr. Fogarty seconded that the meeting be adjourned at 10:25 PM. So voted, 5-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, September 12, 2006

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Building Committee Update – Ponaganset Middle School

Date: 8/8/06

▪ **Bid Packages**

HVC has received and tallied the Bids on the Masonry Package and has reviewed it with the Design Team. The low bid was submitted by Dexter Masonry. A Letter of Intent (to enter into a contract) has been prepared by HVC, has been executed and sent to the Building Committee for its authorization.

▪ **Value Engineering**

The Design Team has issued drawings to HVC relative to the changes to the acoustical ceilings and the window sash, as accepted by the Building Committee.

▪ **Construction**

- Cardi Corporation is continuing with the site work, including excavation and general earthwork for the building footings, the ring road, site drainage structures and underslab piping.
- Strafach Concrete is nearly complete w/ the foundation work.
- Steel is due to be delivered to the site on 8/14/06.
- Installation of underslab piping has begun at the Academic wing.

▪ **Kitchen Consultant**

AA has submitted a fee proposal to the Building Committee for review and approval. AA is waiting for a second proposal from an additional consultant.

▪ **Well Design**

The 5-day pump test of Wells #2 & #3 has been performed. A sustained flow rate of 8 gpm was realized, which doesn't quite meet the DOH requirement, so another well is required. A VLF survey was done today to help finalize the location of Well #4. The drilling of Well #4 is scheduled to begin next week (at a location approximately 400 feet north of Wells #2 & #3). A summary of this work will be presented by Paul Aldinger & Associates tonight.

▪ **Permits**

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

- ISDS (septic design)/Groundwater Quality Certification: We have submitted a revised septic system design which incorporates a pre-treatment system, as requested by RIDEM. We have received a Letter of Approval from DOH relative to the well water, as required for the ISDS approval. CEI has been in contact w/ Russ Chateaufneuf who indicated that an approval of the ISDS will be issued

soon. Russ has also contacted Brian Lombardi (Building Inspector) to apprise him of the situation. A summary of this latest submission will be presented by Crossman Engineering tonight.

- Building Permit: The Fire Dept. & Building Inspector are in the process of reviewing the CD's.

End of Report