

MINUTES ~ June 13, 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, Mr. Warren Ducharme of Foster and Mrs. Lorraine O'Connors of Glocester. Mrs. Patti Fountain of Foster and Mr. Dennis Chretien of Foster joined the meeting at 6:40PM.

3. Chairman's Report

Mr. Laramie expressed his thanks to those who participated in the ground breaking ceremony which was held on Sunday, June 4th.

Mr. Laramie opened the discussions to Ms. Nancy Boyden who sent a letter to the committee members regarding her concerns with the plans for the high school art rooms. The letter is attached as reference 1. Ms. Boyden asked the committee to reconsider the plans to have art classes in both the North and South Buildings as she felt this would be disruptive to the art department. Mr. Fogarty commented that the direction from the administration and the EdSpec was to have two academic academies, one for 9th and 10th grades and the other for 11th and 12th, given this approach it is appropriate to have the rooms in each wing. In response to Ms. Boyden's concerns regarding the sharing of art supplies Mr. Laramie felt that if each art area is fully supplied the rooms should function fine. The committee expressed its appreciation to Ms. Boyden for the process that she used in bringing her concerns to the committee.

4. ESCO Report

Mr. Abt reported that the three ESCO bidders (Chevron, ConEdison and Siemens) have been interviewed and that each of them provided good presentations. Committee members are now in the process of conducting reference checks and Mr. Abt will put together a package including an executive summary and a recommendation for the next school committee meeting on July 5th. Mr. Abt informed the committee that the ESCOs will work with the design team and the construction manager to make sure the project is coordinated and the major areas which could be covered by the ESCO would be upgrades to the HVAC, electrical, biomass and wind power.

Mr. Fogarty and the committee expressed their thanks to Mr. Rick Sparks, Mr. Tom Bryda and Mr. Abt for their efforts in the ESCO process especially with regards to the biomass issue as this is something that is becoming more popular and the timing of this project is good.

5. Middle School Project Update

Mr. Mark Humphreys 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, IT Systems and FF&E. The full report is attached as reference 2. Mr. Humphreys informed the committee that the drilling of the third well was not started today (Tuesday, June 13th) as reported in the update document, the well drilling will be started on Wednesday, June 14th. Mr. Laramie commented on the groundwater quality certification permit informing the committee that the standard state specifications and a more conservative estimate for the nitrate loading study have been met however DEM may require the project to meet more stringent conditions.

Mr. Bob Grzyb reported that the project had received a one day stop work order due to a violation of the erosion control ordinance. A portion of the silt fencing gave way allowing water to leave the site and travel to a neighbor's property eroding the driveway. Mr. Grzyb reported that the issue was quickly rectified to the building inspector's approval and work began again the next day. Steps were taken to help dry out the neighboring property and amends will be made for any damage done.

Mr. Laramie expressed his frustration with School Specialties regarding the FF&E process as information promised to be provided to the committee by School Specialties has not been received. If the necessary information is not received soon the committee will seek another vendor.

Mr. Grzyb reported that 75% of the bid packages have now been received with five more packages due on June 22nd. Included in those five bids are the masonry and electrical packages, the two largest outstanding bids. After the June 22nd bids, there are a few more bids outstanding which will be complete once design details are finalized, these remaining bids are not critical with the exception of the kitchen equipment. Mr. Grzyb informed the committee that only one bid came in for rough carpentry, the bid was not opened and this trade will be rebid. Also, there were only two bidders for concrete slabs with a large discrepancy between the bids. Both bidders will be interviewed and this trade may also need to be rebid.

Mr. Grzyb reported that based on the bids received to date the project is over budget by \$724,675. Most of the bids from the trades came in over budget with the largest overage being in plumbing which was \$600k over budget. This overage is due mainly to the rise in the cost of copper. Mr. Bryda has come up with some suggestions on different options for plumbing to help with cost savings. The kitchen will be a big issue, if the kitchen is changed from a full kitchen to a warming kitchen the cost of plumbing will decrease significantly. Interviews with the plumbers will be held this Friday and Mr. Grzyb will be asking the plumbers to provide cost savings suggestions.

Mr. Grzyb and Mr. Humphreys have been conducting scope reviews with the low bidders and will continue the reviews over the next two weeks. During these reviews, Mr. Grzyb will be asking the bidders if there are any areas where cost savings can be realized. Mr. Grzyb will prepare letters of intent this week for the contractors who have already been approved.

Mr. Laramie informed the committee that \$100k has been budgeted for a full kitchen but an estimate has been received for \$250k. The committee discussed the idea of a full kitchen versus a warming kitchen. A full kitchen would be needed when the kitchen at the high school is shut down during renovations. Additionally, the 'healthy kids' initiative in schools leans towards having a full kitchen. Mr. Abt suggested that Aharonian & Associates get involved in looking into the most economical way to purchase kitchen equipment. Mr. Aharonian said this is a service they can provide and have a number of vendors that they have worked with in the past from whom they can get pricing

Mr. Laramie expressed his appreciation to Mr. Gryzb and Mr. Humphreys for their time spent and their work in the process of the scope reviews.

6. High School Project Update

Mr. Alex Ziemba presented the committee with updated drawings and a summary of the progress on the high school. The full report is attached as reference 3. With the drawings available, the committee again discussed the issue raised by Ms. Boyden regarding the locations of the art rooms. The committee agreed that the locations could not be changed and the spaces provided for the art rooms are functional.

Mr. Jacques discussed his concern that the gymnasium storage areas as drawn are not accessible directly from the gymnasium which causes a problem having to move equipment through the hallways. Mr. Ziemba provided the committee with drawings showing options A, B and C for different placement of the storage areas. Mr. Fogarty moved and Mrs. O'Connors seconded acceptance of the high school proposal as presented with the gymnasium storage area to be drawn as in option C. So voted, 8-0.

Mr. Laramie reported that bids for the high school summer roof work came in extremely high due to the timing of the bids as most contractors are already busy with summer work. Mr. Laramie stated that the options are to pay the high price to get the work done this summer, wait until next summer to have the work done but bid the job in the winter to get better pricing or have the work done in the fall when contractors aren't so busy but school will be in session. The committee discussed the options and agreed that waiting until next year is not the preferred option as several sections of the roof leak and a promise has been made to get the roof repaired this year. Additionally, some committee members expressed concern with having the roof done in the fall as it could disrupt classes. The committee discussed reducing the scope of the roof repair for the summer to do only those areas in critical need. They also discussed the possibility of doing a change order to the roofing contract for the middle school to include repairs to the high school roof. Mr. Fogarty moved and Mrs. Fountain seconded to give the Chair and Vice Chair the authority to authorize a change order to the middle school roof package to include portions of the high school wing or to proceed in a fashion that is most economical and timely. So voted, 8-0.

Mr. Grzyb informed the committee that three bids for asbestos abatement work had been received on June 1st. The low bidder was \$160k which is approximately \$100k over budget. The scope review was conducted last week and it was agreed that the work will begin on July 5th ending the 1st week in August.

7. Treasurer's Report

Mr. Laramie distributed the treasurer's report to the committee members on behalf of Mr. Steve Winsor. Mrs. O'Connors moved and Mr. Chretien seconded acceptance of the Treasurer's report as presented. So voted, 8-0.

8. Approval of Minutes

Mr. Fogarty moved and Mrs. O'Connors seconded that the minutes of the May 9, 2006 regular meeting be approved as presented. So voted, 8-0.

9. Adjournment

Mr.Chretien moved and Mr. Jacques seconded that the meeting be adjourned at 9:40PM. So voted, 8-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, July 11, 2006

REFERENCE 1

To: Building Committee of the Foster-Glocester Regional School District
CC: Regional School Committee, Dr. Mario Cirillo, Mr. Joseph Maruszczak
From: Nancy Boyden, Ponaganset High School Art Teacher
Re: Renovations to Ponaganset High School

May 31, 2006

Dear Building Committee Members:

I am writing this letter in regards to the future status of the Art Department at Ponaganset High School. From my conversation with Greg Laramie on May 16, my worst fears were confirmed. The latest plans for the renovation of the High School and Middle School include an additional art room, which we desperately need, but the art room will be located in what will be the North Building. Our current art rooms will remain the same in the High School. Mr. Laramie stated that this art room will be intended for art classes that serve 9th and 10th graders. There are many problems with the location of this new art room.

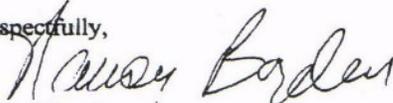
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The recommendations I presented to the Building Committee two years ago represent a considerably different vision of the Ponaganset High School Art Department. While I'm aware financial constraints have required many design modifications, segregating the Art Department in two buildings presents a number of problems;

- If 9th and 10th grades are segregated in the former Middle School, our current curriculum will not fit since most courses are offered to all grades.
- The Foundations in Art course that is offered to all grades, contains photography and ceramic elements which are an integral part of our overall curriculum. I anticipate that this particular course will be offered in the new art room in the North Building where I assume that there will not be a ceramic studio or a darkroom .
- A majority of our courses are open to sophomores and up. If one of the intentions of having an art room serving 9 and 10th graders is to cut down on travel time between buildings, there will be a number of sophomores making the trek between the two buildings to take their elective courses which include Photography, Ceramics and Studio I courses.
- If these art rooms are to be in separate buildings, this will cause an economic hardship for our . . . department for years to come. We will have to duplicate nearly all our supplies, tools and materials shared by our courses on a daily basis.
- Overall, this will create a dysfunctional atmosphere for not only the students taking our courses but also for the members of our department

I would like to request that you reconsider placing an art room in the North building and investigate placing three art rooms clustered in one area. I have attached the vision statement I submitted to Anne Ejnes of the building committee in May of 2005 as well as the most recent proposed art room facilities sent to Tammy Hughes of Aharonian and Associates in September 2005.

Respectfully,



AHARONIAN & ASSOCIATES INC., ARCHITECTS

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Building Committee Update – Ponaganset Middle School

Date: 6/13/06

▪ **Early Construction Documents Packages**

- Cardi Corporation (Site Contractor) is mobilized on the site and has started work. Foundations are currently scheduled to begin mid-June as originally scheduled.
- Shop Drawings from Shepard Steel Co. (structural steel & joists) and John Strafach & Sons (rebar material and foundations) have been received from HVC and are currently under review by our Structural Engineer.

▪ **Final Bid Documents Package**

Bids on a variety of Bid Packages have been received and are being reviewed by HVC and AA. The last few packages have Bids due on 6/22/06. HVC and AA are in the process of conducting “Scope Review” meetings with all apparent low Bidders. The purpose is two-fold. First, to verify that the Bidder has properly covered the Scope of Work as established by HVC. Secondly, to see if there are any areas where cost reductions could be realized, which is basically a second round of Value Engineering. These options and their associated cost reductions will be compiled and presented to the Building Committee for their review.

▪ **Permits**

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

- Groundwater Quality Certification: The final package was resubmitted to DEM on 4/20/06 and was being reviewed by Tom Angelone. Approval typically occurs simultaneously with the ISDS approval. We have submitted the additional information (Nitrate Loading Study) as requested by DEM but are still awaiting a response/determination. The Nitrate Loading Study must be approved before the ISDS permit can be granted.
- ISDS (septic design): The final package was resubmitted to DEM on 4/20/06 and was being reviewed by Brian Moore. We anticipated a response from DEM by about 5/20/06. We have received a response to our inquiries from Tom Angelone that the ISDS issues are now in the hands of Russ Chateaufneuf, Division Chief. No further information was available.

- **Well Design**

The drilling of Well #3 started today and should be completed by Thursday (6/15/06). A pump test will be performed on Friday or Monday to obtain a preliminary flow rate. Subsequently, both Well #2 & Well #3 will be simultaneously hydrofractured to try and increase the water flow rates.

- **IT Systems**

The Design Team has incorporated the final IT requirements into the Bid Documents and the package is currently out for bid thru HVC.

- **FF & E**

School Specialty has the following items to complete before the Building Committee will have the information and options necessary to make its decisions relative to the final FF & E product selections and budget amount.

- Formal report of the inventory taken at the existing Middle School.
- Product cuts and cost information of the Library furnishings.
- Inclusion of the Inventory Report, Science Lab and Library product cuts and related costs in their comprehensive project binder.

This package is scheduled to be completed and delivered on Monday 6/19/06.

End of Report

AHARONIAN & ASSOCIATES INC., ARCHITECTS

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Building Committee Presentation

Date: 6/13/06

Site

- Majority of existing roads and parking lots will remain.
- Additional parking has been provided in front of Field house
- Existing road in front of North Building has been removed to accommodate the Field house.
- The entry to the campus road layout has been revised to pull the North and South buildings together to create a campus feel.

North Building

- Science Labs have been placed in separate locations to allow a team atmosphere.
- Classrooms have been placed to take advantage of the largest existing rooms.
- Due to the request for the Science rooms to be integrated into the teams the demolition of cmu bearing walls has been slightly increased to allow for classrooms with square footages in the 700 range
- 17,000 sqft of space has been set aside for future expansion without decreasing the required program space.
- The Field house has been pulled away from the existing structure to prevent having to stiffen existing roof structure for snow loads. This also creates additional storage and locker room space.
- Three alternates have been put together for the PE locker rooms per the request of the PE/Athletics committee. Pros and cons will be discussed.

South Building

- The connecting link has been brought back. The structure is shown connecting into the existing high school Admin and Guidance areas for monitoring.
- Admin has been brought back into its existing location with a small addition to provide a secure main entrance.
- The main entrance lobby has been revised to show a new stair that has been rotated to address the traffic flow. An elevator has been added adjacent to the Library.
- A Corridor has been added for students to access the Band/Chorus wing from the main lobby without having to go into the main entrance area.
- Expansion of Band and Chorus has been maintained
- Expansion of the Cafeteria has been maintained
- Expansion of the Library has been maintained