

MINUTES ~ November 14, 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. George Jacques of Glocester, Mrs. I. Lorraine O'Connors of Glocester and Mr. Dennis Chretien of Foster. Mr. Raymond Fogarty of Glocester joined the meeting after the roll call. Mrs. Patti Fountain of Foster was absent and Mr. William Abt of Foster was absent because he had to work.

3. Chairman's Report

Mr. Laramie advised the committee that he has the weekly field reports for the middle school and high school projects which are reviewed monthly as well as the construction manager's and architect's applications for payments which are also reviewed on a monthly basis. Mr. Laramie invited the committee members to review this information at any time.

4. Approval of Amendment No. 1 (Guaranteed Maximum Price for the Work) to AIA document A121 Cmc-2003 between Foster-Glocester Regional Building Committee (Owner) and H.V. Collins Company (Construction Manager) for Construction of the New Ponaganset Middle School, AP 12/Lot 32, Chopmist Hill Road, Glocester, RI

Mr. Laramie reminded the committee that when the Building Committee signed the contract with H.V. Collins it was subject to Amendment 1 (GMP). Committee members were provided with the proposal document for Amendment 1 prior to the meeting. Not included in the document is H.V. Collins Payments and Performance Bond and their Declaration of Company Safety Policy. Mr. Grzyb provided Mr. Laramie with the Company Safety Policy at the meeting. The committee discussed some questions on the document and agreed that a change needs to be made to Section 2, item 2, page 3 of 7 concerning the millwork. The document should state that the GMP includes (rather than excludes) installation of any cabinetry/counters in the Science Classroom Prep Rooms. In addition, in section K, page 6 of 7 under Theatre Equipment line 2 regarding backstops and scoreboards should be deleted.

Mr. Laramie reminded the committee that at the time of signing the contract and going through the construction schedule there were discussions regarding the possible need to accelerate construction. Mr. Laramie informed the committee that there is currently \$100K included in the contract as an allowance for acceleration costs. \$20K has already been requested for Saturday work for masonry and fireproofing as these contractors need to get ahead on the schedule to get the building closed up before the winter.

The GMP of \$21,351,365 is under the budgeted amount of \$21,473,452, however, there are cost proposals and change orders totaling an additional \$222,950K. Mrs. O'Connors moved and Mr. Fogarty seconded approval of Amendment 1 to the Agreement Between Owner and Construction Manager in the amount of \$21,351,365 with the changes noted in the discussion and pending receipt of the Performance and Payment Bond. So voted, 6-0.

5. ESCO Sub-Committee Report

Mr. Laramie reviewed the organizational chart related to the various components of the ESCO portion of the project. Mr. Laramie identified the newest additions to the process: RSG as the consultants who will prepare the air quality application to DEM and Celtic Energy as the third party oversight on the ESCO process.

Mr. Laramie informed the committee that an informal ESCO discussion meeting has been scheduled by the Building Committee for November 29th at 7:00 PM in the high school library. Representatives from ConEd and Celtic Energy will be there to provide the current and new school committee members and building committee members with an update on the ESCO process and provide up to date pricing information.

Mr. Laramie informed the committee that the draft Energy Performance Contract that was provided to committee members is just the legal language part of the contract. There will also be a technical contract which will provide more specific information related to the project. Mr. Laramie has been in discussions with Mr. Chris Halprin from Celtic Energy and the people from ConEd about using the draft contract that the state is working with which was prepared by Celtic Energy. Once the contract is drafted for this project, Celtic Energy will review it as the third party oversight.

Mr. John Johnson from ConEd provided the committee with some preliminary numbers on the costs savings and benefits and spreadsheets showing how these amounts are calculated. Mr. Johnson will have more up to date and accurate numbers to review for the meeting on November 29th.

The committee reviewed the ESCO Energy Saving Upgrades Summary and noted the actual cost assigned to nine line items which were previously approved by the committee. Mrs. O'Connors moved and Mr. Chretien seconded approval of the change orders for the previously approved items totaling \$216,196. So voted 6-0.

Mr. John Johnson informed the committee that the high school ESCO design elements are fundamentally the same as those for the middle school though some of the specifics, such as lighting fixtures, are different. Mr. Chretien moved and Mrs. O'Connors seconded approval of the high school design elements dated 11/14/06. So voted, 6-0.

Mr. Mark Humphrys reported that he has provided the preliminary footprint for the middle school biomass building to Chiptec. The building has been sized for extra storage space as well. Chiptec will use the footprint to detail the equipment layout.

Mr. Alex Ziemba and Mr. Dave Berryman presented drawings of the proposed biomass building at the high school. The 1,600sq ft building will be located at the existing South building adjacent to the maintenance area. The footprint has been provided to ConEd who will then pass it on to Chiptec for the equipment layout.

6. Middle School Update

Mr. Humphrys presented the committee with an update report on the middle school including information regarding construction, kitchen design, well design, permits, plan review and the ESCO. The full report is attached as reference 1.

Mr. Grzyb reported the following: Construction is on schedule, the duct work started about three weeks early and the fire sprinkler work will begin this week. Regarding site activities, work is continuing on the retention pond and excavation for the underground storage tanks and piping is underway. As of last week, the electrical service is about 80% installed and they are waiting for inspections and approvals from National Grid. The light pole bases have been delivered and installation will begin soon. The binder is scheduled to be put down the week after Thanksgiving. Work is continuing in bringing the leach field area up to grade, perk tests and soil analyses were approved by Crossman Engineers last week, DEM approval is now needed. The plan is to install the Eljin system and cover it with loam by Christmas.

Mr. Laramie reported that he is still waiting for Attorney Piccirelli to prepare the aerial easement document which would allow the telephone pole at the end of Rustic Hill Road to be moved slightly to the South. This movement would cause some of the wires to cross a corner of Mr. & Mrs. Peckham's property. Once the document is prepared, Mr. Fogarty will ask the Peckham family for their approval signature.

Mr. Laramie informed the committee that the Police and Fire departments have requested that an amplifier system with an estimated cost of \$68,776 be installed in the building. This system would allow the departments to use their radios and equipment within the building. Mr. Fogarty agreed to meet with the fire and police chiefs to discuss the issue and the possibility of obtaining grant funds for this system.

Mr. Jacques discussed some changes and additions to equipment for the gymnasium, one such addition being refurbishing the current high school bleachers and using them as additional bleachers for the middle school. Mr. Laramie asked the architects to price the various items, once the pricing is known the changes will be discussed in more detail.

Mr. Laramie informed the committee that he has directed Aharonian and Associates to deal directly with School Specialties regarding FF&E. The cost of these additional services will be \$5,000. When asked, none of the committee members objected to the cost for these services.

Mr. Fogarty questioned the status of the proposed cell tower to be located on the middle school property and the committee agreed that this is a School Committee issue. Mr. Fogarty moved and Mr. Ducharme seconded that the Building Committee request a status report from the School Committee on the cell tower issue. So voted, 6-0.

7. High School Project Update

Mr. Ziemba presented the committee with an update report on the high school including information regarding kitchen design, roof replacement and the ESCO. The full report is attached as reference 2.

Mr. Ziemba and Mr. Berryman presented the revised kitchen/cafeteria layout showing one serving area rather than various stations as recommended by the kitchen consultants. The new cafeteria can accommodate more than 400 students which is almost double than the current space and will allow for 3 lunch periods as opposed to the current 5 periods. The serving area has also been double.

Mr. Grzyb reported that he will have an updated cost estimate for the December meeting prior to going out to bid in early January.

Mr. Ziemba presented the committee with a sprinkler system value analysis which is attached as reference 3.

Mr. Aharonian informed the committee that they are still waiting for a letter from DEM regarding the changes that need to be made to the current septic system. Mr. Grzyb

reported that they would like to get the middle school tied into the current high school system as soon as possible as they plan to start the sewer connection for the new gymnasium in April.

Mr. Grzyb advised the committee that in order to get better pricing, they should go out to bid soon for the asbestos abatement work which would begin in the Spring.

8. Treasurer's Report

Mr. Steve Winsor provided the committee with the monthly Treasurer's report detailing a balance of \$12,898,907 in the money market account and \$91,397.61 in the checking account. Mr. Winsor reported that they borrowed \$9.8M in October to fund the project and will be borrowing a similar amount in February. The financial advisors have said that this is the best way to borrow the funds and save on interest expense. Mr. Winsor informed the committee that he will need to have the ESCO numbers in soon in order to apply to the State for housing aid. Mr. Winsor will also need information on the operational costs of the new school once it is open to work on the budget for next year. Mrs. O'Connors moved and Mr. Chretien seconded acceptance of the treasurer's report as presented. So voted, 6-0.

9. Resources Sub-Committee Update

Mr. Fogarty reported that the committee is still working on obtaining the \$25K for the Foundation match with the goal being to have these funds by December 31st. Mr. Fogarty reported that a press conference was held regarding Senator Chaffee's approval of the \$1M funding for Alternative Energy Projects. The funding request now needs to go to the full Senate and the House for approval. Mr. Fogarty hopes to have an update on the approval by the December meeting. Mr. Fogarty informed the committee that the \$100k technology grant from the Champlin Foundation has been submitted and that Dr. Mike Barnes is working with Dr. Cirillo on a \$1M technology grant from the Gates Foundation.

Mr. Fogarty reported that he is meeting with someone regarding paving the back lot of the high school as a possible private donation, the sub-committee is looking for private donations for repairs to the track and lights for the fields and the high school dugouts have been repaired and revamped by volunteer labor and donation of materials.

Mr. Fogarty informed the committee that a Foster/Glocester team is getting together to work on getting state funding for the proposed recreation area across from the new middle school. The middle school would be able to use these facilities.

10. Approval of Minutes

Mrs. O'Connors moved and Mr. Fogarty seconded that the minutes of the October 10, 2006 meeting be approved as presented. So voted, 6-0.

11. Adjournment

Mr. Chretien moved and Mrs. O'Connors seconded that the meeting be adjourned at 9:15 PM. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Glocester Building Committee, December 12, 2006



AHARONIAN & ASSOCIATES INC. - ARCHITECTS

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BUILDING COMMITTEE UPDATE

REPORT DATE: 11/14/06

PONAGANSET MIDDLE SCHOOL

Glocester, RI

Aharonian Job No. 0551.01

▪ **Construction**

- Structural steel is complete and most of the floor slabs have been poured.
- Spray fireproofing of the steel is well underway. Most of this work has taken place at the Academic & Gymnasium wings.
- Installation of the exterior metal framing is well underway & exterior sheathing has also been started at the Academic wing. Interior metal framing has also started at the Lower Level of the Academic wing.
- Exterior masonry has been started at the Gym wing. Interior masonry at the egress stair, elevator shaft & LL restrooms is progressing. The veneer masonry is on site & the mock-up panel is scheduled to be started this week.
- Installation of the membrane roofing system is complete (except for metal edge trim) at the Academic wing and continues to progress.
- Rough plumbing (roof drain piping) & electrical has started.
- HVC will provide a detailed update of the construction progress to date.

▪ **Kitchen Design**

The underslab piping has been designed and a drawing issued to HVC. The remainder of the mechanical and electrical design for the Kitchen will follow shortly.

▪ **Well Design**

Paul Aldinger & Associates is preparing the Hydrogeology Report for submission to DOH. The source approval will be for 4 wells, with wells #2, 3 & 4 being the main source and well #1 being a backup source (due to its communication w/ the other wells). This report should be completed by the end of the week. The well piping manifold and pump controls are being designed and will be submitted to DOH as supplemental information.

▪ **Permits**

- HVC is applying for the UST (underground storage tank) Permit thru RIDEM.

▪ **Plan Review**

We have received all of the review comments from EDS and are in the process of finalizing our response. No significant issues were cited.

- **ESCO**

- AA is working w/ ConEd & Chiptec on the design of the Biomass building, which is currently in the preliminary stage.
- AA is working w/ ConEd and HVC on the ESCO change order items.
- ConEd will provide a detailed update on the progress to date.

End of Report



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BUILDING COMMITTEE UPDATE

REPORT DATE: 11/14/06

PONAGANSET HIGH SCHOOL

Scituate, RI

Aharonian Job No. 0551.02

▪ **Kitchen Design**

The kitchen consultant has finalized the kitchen plan. The architectural plans have been revised to reflect the new kitchen / cafeteria layout. The new layout will be presented tonight along with a revised rendering.

▪ **Roof Replacement**

All roof membrane installation is complete at both the North and South buildings.
Metal edging installation is ongoing at the South Building.
Leaks at the re-roofed locations are being monitored and action is being taken to correct them.
Leaks at existing roof locations are also being investigated and repaired as necessary.

▪ **ESCO**

- AA is working w/ ConEd & Chiptec on the design of the Biomass building, which is currently in the preliminary stage.
- AA is working w/ ConEd and HVC on the ESCO energy savings items to be implemented into the Construction documents.
- ConEd will provide a detailed update on the progress to date.

End of Report



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SPRINKLER SYSTEM VALUE ANALYSIS

DATE: 11/14/06

PONAGANSET HIGH SCHOOL

Glocester, RI

Aharonian Job No. 0551.02

ISSUE: Should new & existing buildings be fully sprinklered vs. treating additions as separate buildings under the Code using fire walls (Approx value of full sprinkler system = \$1,000,000 per H V Collins estimate)

Typical benefits of full sprinkler system:

- 1) Allows for increase in Allowable Building Area & height beyond what is stipulated in Table 503 (*Type 2B construction allows 14,500 sf, 2 stories; Type 2A construction allows 26,500 sf, 3 stories, but structural frame and floor/roof must be fireproofed.*)
- 2) Reduction in many fire resistance requirements.
- 3) Reduction in minimum egress travel distances.
- 4) Reduction in egress width requirements.
- 5) Reduction in insurance rates.

How this relates to the High School additions:

Example: N Bldg; Gym Addition

- A) Increase in allowable building area is of no value because existing building area already exceeds allowable area, including potential modifications for sprinkler system.
- B) Due to (A) above, the Gym addition must be treated as a separate building w/ a free standing, 2 hour rated fire wall between the Gym & the existing building. A sprinkler system would reduce this fire rating requirement to 1 hour. Since this fire wall is constructed w/ 8" CMU, it already has a 2 hour fire rating. So, again, the sprinkler system is a little value.
- C) The minimum travel distance to an egress is not an issue due to the dimensions of the building and the placement of the egress doors.
- D) Egress width requirements are not an issue due to the quantity and dimensions of the egress doors.

Partial sprinkler system:

- A) Specific areas classified as hazardous, such as the Automotive or Woodworking Shop, which are required to be sprinklered, could be provided w/ sprinklers tapped off the domestic water supply or a typical sprinkler system could be provided (main assembly, etc.) w/ allowance for future expansion.

MEMO BY: Mark Humphrys, RA