

MINUTES ~ January 8, 2007

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 6:35 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. Bill Abt of Foster, Mr. Dennis Chretien of Foster, Mr. Warren Ducharme of Foster, Mr. Raymond Fogarty of Glocester, Mr. George Jacques of Glocester and member emeritus Mrs. I. Lorraine O'Connors of Glocester. Mrs. Patti Fountain of Foster was absent.

3. Chairman's Report

Mr. Laramie informed the committee that Mrs. Fountain has resigned from the building committee and he read the following email:

Greg,

Please accept this email as my official resignation from the Building Committee. As you know, personal circumstances will not allow me to continue. As well, I am no longer on the regional school committee and feel it would not be appropriate for me to continue in an official capacity on the building committee.

I thank you for all your time dedicated to this project as well as the rest of the committee and wish you luck in its completion.

Regards,
Patti Fountain

Mr. Laramie reported that there has not yet been any action from the school committee on the replacement of building committee members, Mrs. Fountain and Mrs. O'Connors.

Mr. Laramie reported that he and Mr. Abt, as officers of the committee approved payments this month as follows: \$7,781 to J. Russell Well Drilling, \$146.56 to Mrs. Pierce for clerical services, \$1,588,385 to H.V. Collins for work on the middle school project, \$51,167 to H.V. Collins for work on the high school project and \$146,627 to Aharonian and Associates. In addition, Mr. Laramie has approved change order #3 for \$216,305 related to ESCO energy enhancements for the middle school. Mr. Laramie has also approved H.V. Collins approval letters (allowances for general conditions) #31 for the kitchen under slab plumbing in the amount of \$31,629, #32 for temporary heat equipment, fuel and related

miscellaneous materials and labor for \$20,000 and #33 for scheduled acceleration in the amount of \$20,000.

The committee will be scheduling a tour of the middle school building on Tuesday, January 30th at 3:00 PM to see the progress to date.

Mr. Laramie reported that the aerial easement to move the telephone pole at the corner of Rustic Hill Road has been executed and the committee has signed the easement allowing the electric company to work on the property.

Mr. Laramie informed the committee that the teams from Aharonian and H.V. Collins have been looking at the science cabinetry and have determined that their will be cost savings of approximately \$50K if these are done as construction built-ins not as FF&E. There will be a change order to move funds for the science casework from the FF&E budget to the GMP.

Mr. Laramie reported that the Rhode Island Department of Education has asked him to make a presentation describing the building project at the Rhode Island Schools Energy Summit. The event will be held Thursday, February 8th at the Crowne Plaza in Warwick. Mr. Laramie feels that this will be a good opportunity for the State to recognize Ponaganset as a leader in this type of energy efficient project.

4. ESCO Sub-Committee Report

Mr. Abt reported that he, Mr. Laramie, Dr. Cirillo, Mr. Joe McGovern and Mr. Piccirilli met with Chris Halpin of Celtic Energy and representatives of ConEdison Solutions last week to review the technical terms of the set times, hours of operations and other operating issues. They also went through the risk and responsibility matrix. ConEd has modified the models for changes to the operating structure and is finishing up the IGEA. Mr. Abt reported that Mr. Steve Winsor will be working with ConEd on the lease purchase agreement which will be needed to obtain the funds to pay for the project. On January 26th a complete ESCO package will be sent to school committee members for their review prior to the vote at the February School Committee Meeting.

Mr. Laramie reported that members of the school committee have asked for an informal informational meeting regarding the ESCO. Mr. Laramie will schedule a meeting and have ConEd provide a preliminary package of information to be reviewed with the school committee members.

5. High School Update

Mr. Mark Humphrys presented the committee with an update report on the high school including information on roof replacement, construction documents and site/civil. The full report is attached as reference 1. Mr. McGovern reported that there is still a leak in the roof and along the wall of the current middle school gymnasium and girls locker room. Mr. Grzyb responded that he will work to get this issue resolved immediately.

Mr. Grzyb reported that the date for going out to bid on the high school will be pushed back about a month to allow everyone more time to get the project done correctly without rushing. Mr. Grzyb reported that the schedule of work is being prepared, bid packages will go out mid to late February, budget numbers will be available in March with actual costs available for May.

6. Middle School Project Update

Mr. Grzyb presented the committee with recent photos from the project and reported on the construction progress as follows: the binder has been installed and

stabilized; the materials for the Eljen system will be delivered Wednesday and they will start laying that out over the next 3-4 weeks; the water and oil tanks have been set in place and partially backfilled with the piping to begin this week; duct banks have been poured for the transformer and generator; the masonry has progressed with the block up to the second floor and the plan is to have the classroom wing done by the end of the week; the glass is on site and the windows will be installed in the classroom wing starting Wednesday; metal studs have been started in the auditoria; the interior masonry work continues on the locker rooms and public lavatories on the classroom wing; the mechanical, electrical and plumbing inspection will be conducted at the end of January; the spray fireproofing will be finished in about a week depending on the weather; the boiler is in storage and they will pour the pads this week with work starting on the boiler room next week; in February they will start the drywall throughout the building.

Mr. Grzyb reported that the critical issue now is to finalize the biomass building plans which are almost complete. Mr. Humphrys informed the committee that the current plans for the biomass building call for a 2,800 square foot building with 600 square feet of storage area and a 65 foot chimney.

Mr. Humphrys presented the committee with an update report on the middle school including information on the kitchen design, well design, permits, plan review and ESCO. The full report is attached as reference 2.

Mr. Laramie reported that according to the risk and responsibility matrix for the ESCO, the application for payment and release of equipment for ESCO items would be signed off by Con Ed, similar to how the process works now with H.V. Collins.

In response to a previous request, Mr. Grzyb reported that additional backstops in the gymnasium would cost \$5,400 per backstop with additional costs for electrical work and the cost of upgrading to a motorized drop down curtain in the gymnasium would be an additional \$5-\$6,000. The current middle school gymnasium plans include six backstops though Mr. Jacques requested additional backstops to be used for teaching stations. Given the cost of this upgrade, the committee discussed different options such as using refurbished backstops or non-motorized backstops. Mr. Jacques will continue to look into the different options. Regarding the curtain, Mr. Jacques informed the committee that a motorized drop down curtain is a necessity. Mr. Ducharme moved and Mr. Fogarty seconded to upgrade to a motorized drop down curtain with the funds to come from the FF&E budget. So voted, 6-0.

Mr. Laramie reminded the committee that the budget is tight and the unexpected additional cost of the BioClear system (\$800k) and cost of the full kitchen in the middle school (\$150k) has taken up any excess funds. Mrs. O'Connors questioned the need for a full kitchen in both the middle school and high school. Mr. Laramie reminded the committee that this issue had been discussed at a previous meeting with the decision that a full kitchen is needed in the middle school for the period during which the high school kitchen is being renovated. In addition, the preference for schools now is to have full kitchens allowing the students access to fresh foods.

Mr. Aharonian updated the committee on the FF&E process reporting that they are working on numbering the classrooms and determining what existing furniture can be used and how to transfer the furniture. The team will also be looking into the library to see if more savings could be obtained by using fewer stacks or possibly having some cabinetry built-in. Mr. Laramie expressed his displeasure with the services of School Specialties and reminded the committee that the FF&E needs to go out to bid soon.

7. Resources Sub-Committee Update

Mr. Fogarty reported that the Ponaganset Foundation has raised the \$25K necessary to obtain the \$25K match from the RI Foundation and the committee will continue to raise additional funds. A mailing will be sent out to all Foster and Gloucester residents requesting donations and a fundraiser will be planned for September. Mr. Fogarty thanked those who contributed.

Mr. Fogarty expressed the committee's thanks to the Dandeneau family who donated \$20K to the Foundation as well as \$40K towards the field lights and another \$40K towards a new track.

Mr. Fogarty reported he will contact the potential donors for the weight room and north gym this month to see if they are interested. In addition, Mr. Fogarty reported that Mr. Ahnrud is looking into obtaining funds from a Nike grant. Mr. Fogarty provided the committee with the agenda for the Resource Committee's January 29th meeting and invited everyone to attend.

Mr. Fogarty also informed the committee that he will be contacting the DOT to discuss the possibility of them funding and making changes to the turning lane on the corner of Snake Hill Road and Rt 102 as the turning radius on that corner is not sufficient.

8. Treasurer's Report

Mr. Steve Winsor provided the committee with the monthly Treasurer's report detailing a balance of \$10,532,713 in the money market account and \$41,300.51 in the checking account. Mr. Chretien moved and Mr. Ducharme seconded acceptance of the treasurer's report as presented. So voted, 6-0.

9. Approval of Minutes

Mr. Fogarty moved and Mr. Ducharme seconded that the minutes of the December 12, 2006 meeting be approved as presented. So voted, 6-0.

10. Adjournment

Mr. Ducharme moved and Mr. Chretien seconded that the meeting be adjourned at 9:30 PM. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, February 12, 2007

REFERENCE 1



AHARONIAN & ASSOCIATES INC. - ARCHITECTS

310 George Washington Highway - Suite 100 - Smithfield, Rhode Island 02917 T 401-232-5010 F 401-232-5080

BUILDING COMMITTEE UPDATE

REPORT DATE: 1/8/07

PONAGANSET HIGH SCHOOL

Scituate, RI

Aharonian Job No. 0551.02

- **Roof Replacement**

Roof punch list is scheduled for Thursday or Friday of this week depending on the weather.

- **Construction Documents**

Construction documents are being worked on for completion on February 5, 2007.

- **Site/Civil**

Wetlands permitting package will be sent out on Tuesday 1/9/07. There is no fee associated with this resubmission.

End of Report



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BUILDING COMMITTEE UPDATE

REPORT DATE: 1/8/07

PONAGANSET MIDDLE SCHOOL

Glocester, RI

Aharonian Job No. 0551.01

▪ **Construction**

HVC will provide a detailed update of the construction progress to date.

▪ **Kitchen Design**

Except for the exhaust hood, the mechanical and electrical design for the Kitchen remains has been completed. CD's should be issued to HVC this week.

▪ **Well Design**

A final check set for the well piping manifold and pump controls design was received from Maguire Group on 12/22/06 and forwarded to HVC for their use. The final CD's should be completed this week & issued to HVC.

▪ **Permits**

HVC has obtained the UST (underground storage tank) Permit thru RIDEM. There are a few conditions that must be addressed, the major one being the DEM requirement for a monitoring well. This requirement should be satisfied by the well design for the project, which includes a monitoring well in the design (well #1). HVC is verifying w/ DEM that this well will satisfy their requirements.

▪ **Plan Review**

We have sent our final responses to EDS on the last comments on the EDS Fire Code review documentation. We are awaiting their response.

▪ **ESCO**

- AA is working w/ ConEd & Chiptec on the design of the Biomass building. It now appears that a baghouse will not be required, but the multi-cyclone will be required. AA is coordinating w/ Chiptec re: the size and placement of the multi-cyclone to finalize the Biomass building size.
- AA is working w/ ConEd and HVC on the remaining ESCO change order items. The Design Team is preparing additional sketches and memo's to support the determination of the final costs of these items by HVC.
- ConEd will provide a detailed update on the progress to date.

