

MINUTES ~ February 12, 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 6:45 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 and Mr. George Jacques of Glocester. Mr. Raymond Fogarty of Glocester was absent as he had to work, Mr. Walter Steere of Glocester was absent and member emeritus Mrs. I. Lorraine O'Connors of Glocester was absent as she was out of town.

3. Chairman's Report

Mr. Laramie informed the committee that Mr. Chretien, formerly a representative of the Foster Town Council is now representing the Foster School Committee. The Foster Town Council will appoint another representative to serve on the building committee. Mr. Steere has been appointed to the building committee as the Glocester School Committee representative.

Mr. Laramie provided the committee with the Chairman's Report which includes information on payments approved, work authorized, cost proposal notifications signed and meetings attended. The full report is attached as reference 1.

Mr. Laramie noted that there was an article in the Woonsocket Call in which the Glocester Town Council president questioned whether the building committee is following the appropriate procedures for competitive bidding. Mr. Laramie confirmed that the committee is following the appropriate procedures.

Mr. Laramie reported that members of the building committee will go before the Glocester Town Council on Thursday night to provide an update on the progress of the project to date as well as the ESCO process. Building committee members will report this same information next Thursday night to the Foster Town Council.

4. ESCO Sub-Committee Report

Mr. Abt reported that that the School Committee met and voted on the ESCO approving it with a vote of 6-0-3. Mr. Abt explained that the three abstentions resulted from members questioning the fact that the school committee would be committing the school to a long-term lease purchase contract. Attorney Greg Piccirilli assured everyone that this is common practice and there is legal precedent. The final approval of the financing has been left open for the next meeting.

Mr. Laramie informed the committee they will proceed with signing the contract with ConEd based on the vote of the school committee and they are moving forward with the process of obtaining financing. Mr. Laramie reported that there is a chance that the

Rhode Island Health and Educational Building Corporation (RIHBEC), the State's bonding authority, will solicit the bidding for the lease companies on behalf of the district. If this happens then the state would reimburse the interest costs as well.

Mr. Laramie reported that he spoke at the RI Schools Energy Summit last Thursday and Mr. Ducharme, Mr. Abt, Mr. John Aharonian, Mr. Chris Halpin and representatives from ConEd also attended. The State is looking at what the district is doing for energy savings as a model of what they want all the school districts to do. Mr. Laramie reported that the presentation was well received and he has gotten phone calls since then with various questions on the process.

5. High School Project Update

Mr. Grzyb presented the committee with the phasing plan for the additions and renovations to the high school. This plan needs to be finalized to be included in the bid documents which are due to go out February 27th. Mr. Grzyb reported that there have been several meetings to review and prepare the phasing plan which details three phases for the project. Phase 1 includes renovating the North building, new gymnasium, the connector and renovating the admin area. This work will begin May 2007 and continue through February 2008. During February vacation of 2008 the move to the North building will be made and phase 2 will begin. Phase 2 consists of renovations to the East half of the South Building (first and second floor) and includes the conversion of the gymnasium to the library as well as the demolition of the stairway in the main entrance. Phase 2 work will begin February 2008 and continue to late June 2008. Phase 3 will begin in the summer of 2008 and includes the cafeteria and kitchen renovations to be finalized in October 2008.

Mr. Grzyb reported that the roofing work on the North building will be completed this summer and the roof work in the South building will be part of phase 2 when the gymnasium is converted to the library. Mr. Chretien moved and Mr. Abt seconded acceptance of the phasing schedule as presented. So voted, 5-0.

Mr. Alex Ziemba reported that his team has been working on completing the construction documents and are currently working on implementing changes to the admin area. There will be a meeting on Friday to discuss the ESCO items and determine how this will affect the construction documents. Mr. Abt recommended that the construction documents include all ESCO related items. There were discussions as to whether all the ESCO items could be included in the construction documents in time to go out to bid on February 27th. Mr. Ziemba noted that he will be better able to answer this question after the meeting on Friday. Mr. Laramie thanked Mr. Ziemba for his efforts.

6. Middle School FF&E Report and Finishes

Mr. Dave Berryman presented the committee with the color schemes for the classroom wing explaining that the same fundamental color will be used throughout the classrooms though the accent colors will be different to distinguish each team area. Mr. Ducharme moved and Mr. Chretien seconded acceptance of the color scheme as presented. So voted, 5-0.

Mr. Berryman reported that they have received a good price on FF&E from US Communities, a consortium which gave a pre-bid on the FF&E items. There was a question of the legality of the committee using this company without competitive bidding however based on guidance from Attorney Piccirilli the committee is comfortable with proceeding with the use of this company. Mr. Ducharme moved and Mr. Chretien seconded to

authorize the FF&E consultant, Aharonian and Associates to pursue using US Communities to purchase the FF&E. So voted, 5-0.

7. Middle School Project Update

Mr. Berryman provided the committee with an update report on the middle school including information on construction, kitchen design, well design, permits, plan review and ESCO. The full report is attached as reference 2. Mr. Laramie questioned the progress on the skylights to which Mr. Grzyb responded that they are designed and coordinated. Mr. Aharonian will check with Mr. Mark Humphrys on the status of this issue.

Mr. Grzyb presented the committee with photographs of the various activities on the site and reported that there is a lot of progress being made. Mr. Grzyb reported on the progress as follows: the site work is stalled due to the frozen ground; the water and oil tanks need to be reset and he is working with the subs to get this accomplished; they are targeting March to have electrical service; there has been a lot of progress with masonry and they are targeting mid march for the masonry to be complete; rough carpentry work is continuing; the spray fireproofing was completed last week; the windows are being installed in the classroom wing; the plumbing, sprinkler and HVAC work is well underway; the drywall was started in the classroom wing last week; work has begun on the boiler room with the oil boiler arriving last week.

Mr. Joe McGovern questioned the reliability of the Varitrac controls reporting that he has not heard favorable reports on this brand of controls. Mr. Laramie directed Mr. Aharonian to review the issue with ConEd and Mr. Halpin.

8. Action Item: Approval for 9.9+/- Million Bond Anticipation Note

Mr. Laramie reported that Mr. Winsor could not attend the meeting but is looking for approval of the third bond anticipation note. Mr. Chretien moved and Mr. Ducharme seconded approval of the \$9.9 M bond anticipation note. So voted, 5-0.

9. Approval of Minutes

Mr. Abt moved and Mr. Ducharme seconded that the minutes of the January 8, 2007 regular meeting be approved as presented. So voted, 5-0.

Mr. Abt moved and Mr. Chretien seconded that the minutes of the January 31, 2007 special meeting be approved as presented. So voted, 5-0.

10. Adjournment

Mr. Ducharme moved and Mr. Chretien seconded that the meeting be adjourned at 8:30 PM. So voted, 5-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, April 10, 2007

REFERENCE 1

Foster/Glocester Regional

Building **C**ommittee

Chairman's Report to the Foster Glocester Regional Building Committee
February 12, 2007

Payments Approved

Kecia Pierce – Clerical Services -- \$ 138.75

Leon and Gail Peckham -- Aerial Easement -- \$10.00

H. V. Collins Company Application #9 – Construction Manager, PMS -- \$2,158,262.00

Aharonian & Associates Invoice #13 – Architects PMS & PHS -- \$199,686.23

These fees included: \$150,086.23 for Contracted Services
\$ 20,500.00 for Additional Design Services (Kitchen &
FF&E)

\$ 29,100.00 for ESCO related Design Services

Work Authorized

Air Toxins Modeling for Biomass Boiler (of which BEREC will pay \$3,000 of \$7,700.00)

RSG, Inc., for Air Quality Testing for PHS (\$8,500) required by RI DEM

Signed DEM Air Quality Application (for PMS Biomass)

Cost Proposal Notifications Signed

#'s 22, 23, 26, 27, 28, 29, 34

(See attached log)

Meetings Attended

Owner's Coordination Meeting with Architect & CM, 1/10/2007, 1/24/2007

Construction Phasing meeting w/ Dennis Kafalas, Mario Cirillo, Mike Barnes, Joe
McGovern, Alex Ziemba, Bob Grzyb & 01/23/2007

School Committee Building Tour 01/30/2007

RIDE meeting w/ Fogarty, Winsor, Cirillo 01/23/2007

Meeting w/ Architects concerning finishes 01/23/2007, 02/05/2007

Meeting w/ John Aharonian, 1/5/2007, 1/19/2007, 01/26/2007, 02/02/2007

Meeting w/ PMS Principal/Committee concerning finishes 01/25/2007

ESCO conference calls 01/22/2007, 01/24/2007, 01/25/2007

RIDE Necessity of School Construction Application w/ Steve Winsor 01/31/2007

Meeting w/ Town Council President Sette, Ray Fogarty, & Steve Winsor 02/11/2007

Rhode Island Schools Energy Summit 02/08/2007 8:00 – 3:45, w/Ray Fogarty, Bill Abt,
Warren Ducharme, Steve Winsor, Joe McGovern, John Aharonian, ConEdison
Solutions and Chris Halpin of Celtic Energy ~ Presentation of Ponaganset's
Building Program and Energy Savings Strategies



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BUILDING COMMITTEE UPDATE

REPORT DATE: 2/12/07

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**

Kitchen design has been completed & CD's have been issued to HVC. Bids are due Wed. 2/13/07.

▪ **Well Design**

The final CD's have been completed & issued to HVC. Copies have also been submitted to DOH for their approval. We are attempting to get approval for construction immediately, with final approval to be obtained later, once O & M Manuals, Sampling Schedules & similar paperwork has been completed & submitted to DOH.

▪ **Permits**

A condition of the UST (underground storage tank) Permit issued by RIDEM, is the provision of a monitoring well. A location for the required monitoring well (+/- 25' depth), adjacent to the ring road, near the fuel oil tank, has been approved by RIDEM (Well #1 was rejected because it was too deep to be used for this purpose).

▪ **Plan Review**

We have sent our final responses to EDS on the last comments on the EDS Fire Code review documentation. They are scheduling a meeting w/ the CFD to review the Project and will recommend approval of the documents.

▪ **ESCO**

- AA is working w/ ConEd & Chiptec on the design of the Biomass building. The required multi-cyclone unit will necessitate a small reduction in the length of the 12' deep Storage Rm (+/- 4'). The building size has been finalized & AA is coordinating w/ Chiptec & ConEd re: more detailed info required for completion of the CD's.

- The remaining ESCO change order items have been finalized & are currently being priced by HVC. The Design Team has prepared 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.

End of Report

