

**MINUTES ~ April 10, 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 6:30 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. Bill Abt of Foster, Mr. Dennis Chretien of Foster, Mr. Raymond Fogarty of Glocester, Mr. Walter Steere of Glocester and member emeritus Mrs. I. Lorraine O'Connors of Glocester. Mr. George Jacques of Glocester joined the meeting at 6:40PM and Mr. Warren Ducharme of Foster joined the meeting at 8:00 PM.

**3. Chairman's Report**

Mr. Laramie welcomed Mr. Steere to the Building Committee as the newly appointed Glocester representative from the Regional School Committee.

Mr. Laramie reported that there would not be a chairman's report for this meeting and with the committee's approval changed the order of the agenda to discuss the ESCO information first as representatives of ConEd were on hand from an earlier meeting.

**4. ESCO/ESOC Discussion/Action**

Mr. Laramie reported that an informal meeting was held prior to the building committee meeting to review the state reimbursement. Mr. Fogarty informed the committee that the project has been approved by the state to receive 56% reimbursement plus an additional 4% reimbursement since this is an energy efficiency project. Mr. Fogarty reported that it is also likely that reimbursement will be received for the interest if the project is funded through the Rhode Island Health and Educational Building Corporation (RIHBEC). Mr. Fogarty informed the committee that he met with the executive director of RIHBEC who does not see any problem with financing the project. ConEd has agreed to rework their numbers to include the interest reimbursement.

**5. Owner's Representative for High School Project Discussion/Action**

Mr. Laramie informed the committee that he would like to discuss hiring an owner's representative to handle the management issues for the high school portion of the project. Mr. Abt endorsed the idea saying that with the high school students and staff in the building, the high school project will be more involved and the management of the project will be a full time job. Mr. Fogarty thanked Mr. Laramie and Mr. Abt for acting as owner's representatives for the middle school project and recognized that this saved a considerable amount of money. Mr. Chretien moved and Mr. Abt seconded authorization for the chair and vice-chair to develop a job description for an owner's representative for the high school project. So voted, 6-0.

## **6. Middle School Project Update**

Mr. Grzyb presented the committee with pictures of the various activities on the site and reported the progress as follows: with the ground no longer frozen work on the leach field is resuming; a liner will be put in the retention pond next week; the site is being prepared for planting season, the lawn areas in front of the classroom wing are being cleaned up and will be hydro seeded at the end of April; work is being done to realign the tanks and pipe them to the building; masonry is almost complete with about two weeks of work remaining; the drywall needs to be accelerated and should be finished in about 3 weeks; the floor of the gymnasium was scheduled for May 1<sup>st</sup> but this might need to get pushed back a week; the windows in the auditoria will be put in next week; painting in the classroom wing is underway and finish work has begun; the lighting fixtures will be on site soon; the flooring in the classroom wing will be finished in another week; the elevator is on site and will be installed once permanent power is available; there is a lot of plumbing work to be done, the lavatories have been roughed in, the fixtures will arrive at the end of April and they have just started piping the boiler room which should be complete by mid-May; sprinklers are being installed in the classroom wing; overtime may be needed to get the HVAC work complete in the gymnasium; the electrical work is ahead of schedule. Mr. Grzyb reported that the critical item is the BioClear system. The tanks are being delivered next week and the control house which is required by BioClear needs to be designed and incorporated into the project. Mr. Grzyb informed the committee that the remaining bid package for the final cleaning of the building will go out in early May. Mr. Grzyb reported that he will be meeting with Brian Lombardi, the town building inspector to see what will be required to obtain a temporary certificate of occupancy for June.

Mr. Steere raised a question regarding reports that the subs have been moving loam off the site. Mr. Laramie asked Mr. Grzyb to look into that situation and report back to the committee.

Mr. Humphrys provided the committee with an update report on the middle school including information on construction, kitchen design, well design, interior signage, acoustical treatments, window treatments, FD/PD Communication System, ESCO and FF&E. The full report is attached as reference 1. Mr. Laramie expressed his frustration that DOH approval has not been received for the well design and tasked Mr. Humphrys with getting the approval. The committee reviewed and discussed the information regarding the FD/PD communication system provided by Mr. Humphrys. Mr. Chretien moved and Mr. Abt seconded to proceed with the lower bid from D&R Communications as approved by the fire and police departments and recommended by Mr. Humphrys. So voted, 5-0 (Mr. Fogarty was absent for the vote).

Mr. Berryman reviewed the FF&E information which was included in the update report and provided samples of the chairs, desks and shelving. The committee discussed the library lounge chair options as presented. Mr. Fogarty moved and Mr. Chretien seconded to approve the FF&E with the lounge chair option 2 and the removal of 1 row of library shelving for a total FF&E cost of \$447,686. So voted, 7-0.

## **7. High School Project Update**

Mr. Laramie reported that there have been requests from the central office and the town council president to include the central office in the renovation project. Based on these requests, Mr. Laramie had asked Mr. Alex Ziemba and his team to look at reconfiguring the area where there were flex spaces and a second FACS room which

wouldn't be used, to see if the central offices could be located there. Mr. Ziemba provided the committee with preliminary drawings of this reconfiguration. The committee discussed the additional cost of this and agreed that by removing the FACS room there will be savings however there would be added costs if a handicapped ramp was built outside the central offices entrance. Knowing that the reconfiguration is possible, the committee wants to see a cost estimate. Mr. Fogarty moved and Mr. Abt seconded to go out to bid with the drawings as previously approved (not including the central offices) and have addendum one to deduct the current drawings and add the plans including the central offices and then a second addendum adding the handicapped ramp. So voted, 7-0.

Mr. Ziemba reported that the asbestos abatement package for the North building has been submitted for permit and the abatement will begin as soon as school is out for the summer.

Mr. Grzyb reported that he will be setting up a meeting next week with Mr. Laramie and the roofing contractors to review the punch list and get all the roofing issues resolved.

Mr. Ziemba reported that the construction documents are complete with the exception of the ESCO lighting issues which are being coordinated now. The final documents will be complete in two weeks. Mr. Grzyb reported that the bid packages are being worked on and will be finalized once the final construction documents are received. Mr. Grzyb will be reworking the phasing plan and will have a new schedule available for next month's building committee meeting.

Mr. Fogarty reported that Congressman Langevin visited the school and met with Mr. Steve Winsor, Mr. Ross McCurdy and Dr. Barnes. The Congressman stated that the \$1M grant would be a funding priority this year. Mr. Fogarty reported the following regarding fundraising: the baseball dugouts are being constructed with donated materials and labor, there has been a \$40K donation toward the outdoor lights, \$40K has also been donated toward repairing the track and the \$50K Ponaganset Foundation funds will be turned over to the RI Foundation. Mr. Laramie reported that Ms. Jan Roneau has been working on a matching grant for apple tress at the middle school. The request has been submitted with notification due at the end of April.

Mr. Fogarty reported that the resource committee is working with RI Resource Recovery to obtain wood chips at no cost. RI Resource Recovery is working on several programs to help control the amount of material filling up the landfill. They have taken interest in the biomass program and would consider taking their wood stock out of the dumping phase. This process will need to be reviewed and approved by DEM.

The committee discussed the possibility of holding a public information session regarding the project which is tentatively scheduled for Saturday, April 21<sup>st</sup>.

## **8. Treasurer's Report**

Mr. Steve Winsor provided the committee with the monthly Treasurer's report detailing a balance of \$3,859,969 in the money market account and \$153,192 in the checking account. Mr. Winsor reported that he has been working with the financial advisors from First Southwest on a \$26M bond issue for May and another BAN of \$15M in mid- May to fund the project for the next year. Mr. Fogarty moved and Mr. Chretien seconded acceptance of the treasurer's report as presented. So voted, 7-0.

## **9. Approval of Minutes**

Mr. Laramie commented that the acronym noted in the February 12, 2007 minutes as RIBEC should be changed to RIHBEC for the Rhode Island Health and Educational

Building Corporation. Mr. Chretien moved and Mr. Abt seconded approval of the February 12, 2007 regular meeting minutes with the acronym change as discussed. So voted, 7-0.

**10. Adjournment**

Mr. Ducharme moved and Mr. Chretien seconded that the meeting be adjourned at 9:00 PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, May 8, 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: 4/10/07

### PONAGANSET MIDDLE SCHOOL

#### Glocester, RI

Aharonian Job No. 0551.01

- **Construction**

Construction is proceeding at a rapid pace. HVC will provide a detailed update of the construction progress to date.

- **Kitchen Design**

Kitchen Equipment bids have been received by HVC. The low bid came in at \$212,740 which is under the projected cost of \$250,000. HVC will provide additional details.

- **Well Design**

- We have received Phase 1 "Source Approval" from DOH.
- We are still awaiting Phase 2 approval from DOH regarding the Well Design Documents. From our conversations with DOH, we were told that review comments on the Well Design Documents would be completed by the week of March 18. To date, we still have not received those review comments. We have contacted DOH several times since then (calling 2x/week) but still have no indication as to when we can expect the review comments.
- Phase 3 Final Approval from DOH will be given once all remaining paperwork regarding water sampling schedules, O & M manuals and similar documents have been submitted. AA can assist the Owner in completing this paperwork. Paul Aldinger has recommended that the Town engage DOH to perform the regularly required water sampling tests as their fees to perform this service are fairly low and they prefer to do this work to ensure it gets done on a regular basis.

- **Interior Signage**

We have been in contact with Pat Marcotte to review basic signage requirements and design options. We have also contacted a signage vendor to review signage options and have Signage Schedules and Specifications prepared for bidding through HVC. The cost is presently carried under an allowance by HVC.

- **Acoustical Treatments**

We are working with Cavanaugh Tocci, our Acoustical Consultant, to develop acoustical treatments for the Auditoria, Band, Choral and Practice Rooms. We anticipate most of these treatments will be in the form of surface applied wall panels. When the solutions are fully

developed, we will present them to the Committee for review and comment and to HVC for pricing prior to bidding. The cost is presently carried under an allowance by HVC.

▪ **Window Treatments**

We have been in contact with the Pat Marcotte and Joe McGovern to review window shading requirements and design options. We have also contacted a vendor to review shading options and assist in developing Specifications for bidding through HVC. The cost is presently carried under an allowance by HVC. We will present our recommendations to the Committee for approval prior to bidding.

▪ **FD/PD Communication System**

- AA has been working with vendors to obtain proposals for the communication system required by the Fire and Police Departments. We have received 2 bids on 2 different types of communication systems that would satisfy their requirements, which are basically unimpeded communication between personnel and dispatch whether inside or outside of the building. AA has been working directly with representatives of the Fire and Police Departments to obtain their approval of the required communication system.
- CyberComm Inc. has proposed a bi-directional amplification system at a cost of \$49,977, not including installation of the antennae cabling (+/- 1700 LF) or sleeves required throughout the building, or mast antennae bracket connections to the building.
- D & R Communications, LLC has proposed a microwave repeater system, which is an expansion of the "Voting System" currently in use, at a cost of \$29,881, not including installation of sleeves required at the building envelope or mast antennae and microwave dish bracket connections to the building.
- AA and representatives of the Fire and Police Departments (Capt. Dennis Foster, CFD; Chief Jamie Hainsworth and Matthew Floor, GPD) met with both vendors individually to review their proposals. Specifics of the different systems were discussed and analyzed. The system proposed by D & R Communications was also field tested in the presence of the CFD and GPD to verify the microwave signal in the building and to nearby cell towers and the line-of-sight requirements for the signal. Matt Floor also confirmed that the privately owned cell tower was available for use by the Town.
- Based on the above, the CFD and GPD have determined that the communication system proposed by D & R Communications will satisfy their requirements, have approved its use and conveyed this approval to us via telephone conversations on 4/5 & 4/9/07. Written acceptance of this system will be provided by the CFD and GPD. We therefore recommend the Committee accept the bid from D & R Communications and have this system installed. HVC will need to provide pricing for the work excluded in the D & R Communications proposal.

▪ **ESCO**

- We are preparing the CD's for the Biomass building. The structural system will be the same as that used at the Gym (steel frame; CMU veneer w/ CMU backup). AA is

coordinating w/ ConEd & Chiptec on the equipment requirements for the Biomass building.

- The ESCO change order items have been finalized and priced by HVC. AA is preparing a sketch of the Solatube locations, which were recently reviewed in the field to avoid conflicts with structure and MEP systems as they were actually installed.

▪ **FF & E**

- AA has been working with vendors to obtain pricing for the school furnishings. The current breakdown is as follows:

US Communities- Virco:		\$ 340,794
Library Shelving and Tables NIS:		\$ 67,500
Cafeteria Tables (budget): 30 @ \$900.00 =		\$ 27,000
Library Seating:		
Standard Chair: 40 @ \$134.00 =		\$ 5,360
Lounge Chair Option 1: 17 @ \$370 =	\$	6,290
Lounge Chair Option 2: 12 @ \$761 =	\$	9,132
	<u>Total w/ Lounge Option 1 =</u>	<u>\$ 446,944</u>
	<u>Total w/ Lounge Option 2 =</u>	<u>\$ 449,786</u>

Alternate:

Remove 1 Row of Library Shelving:	deduct	\$ 2,100
Add 2 more Lounge Chair Option 2:	add	\$ 1,522
	<u>Total:</u>	<u>\$ 449,208</u>

- Except for the Cafeteria tables, these FF& E items are ready to be purchased.

**End of Report**