

MINUTES ~ December 11, 2007
Ponaganset Middle School-Room 150

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 6:18 PM in the Ponaganset Middle School, Room 150.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Warren Ducharme of Foster, Mr. Raymond Fogarty of Glocester, Mrs. Kelly Hunter of Glocester, Mr. George Jacques of Glocester and Mr. Bill Abt of Foster. Mr. Dennis Chretien joined the meeting at 6:30. Mrs. Julie Capobianco of Foster was absent as she was out of town for work.

3. Executive Session

Mrs. Hunter moved and Mr. Jacques seconded to convene to Executive Session in accordance with RI General Laws 42-46-5(a) (2) Litigation. So voted, 6-0. Mr. Laramie asked Attorney Gregory Piccirilli to stay for the executive session.

4. Reconvene to Open Session

Mr. Laramie reconvened the meeting to open session at 6:57 PM.

Mrs. Hunter moved and Mr. Chretien seconded to seal the minutes of the executive session. So voted, 7-0.

Mr. Laramie reported that the committee met and the meeting was called to order at 6:15PM then the committee voted to convene into executive session under RI General Law 42-46-5 (a) (2) Litigation to discuss legal matters. Mr. Laramie reported that a restraining order was granted by Judge Vogel of the RI Superior Court. Mr. Laramie read from the order and decree that Mr. Laramie be reinstated as the Chairman of the Building Committee and that the plaintiffs, four of the Town Council members be restrained from removing or replacing Mr. Laramie and the matter will be placed on the agenda for Monday, December 17th. The restraining order was entered on November 30th.

Mr. Laramie reported that no votes were taken during executive session and after the meeting was reconvened to open session as audience members were entering the meeting a vote was taken to seal the minutes of the executive session.

Mr. Laramie reported that the accountant, Mr. Brendan Larkin was not yet at the meeting to discuss the Financial Report agenda item. Mr. Chretien moved and Mr. Ducharme seconded to move onto the next agenda item, the high school project update. So voted, 7-0.

5. High School Project Update

Mr. Tim Alix reported on the status of permits stating that he spoke with Mr. Larry Desormier who said that we should get the foundation permit for the Biomass building by the end of the week. The full permit is ongoing pending the final review from EDS on the fire code. Mr. Alex Ziembra reported that EDS asked questions to which they have responded and he met with EDS last week to review the questions. Mr. Ziembra reported that he will meet with EDS again tomorrow to review more questions at which time he will get an idea of when the review will be complete. When questioned it was determined that the questions from EDS were received on 11/12/07. Mr. Fogarty asked Mr. Ziembra for something in writing to explain the one month delay in the fire code review and explained that we have a schedule which needs to be met and questioned whether the team is doing everything we can to stick to the schedule. Mr. Fogarty explained that there will be additional costs to the taxpayers if the project is not on schedule.

Mr. Laramie reported that the foundation permit for the construction of the high school has been issued but the Biomass building is not included. Mr. Alix reported that the foundation permit for the Biomass building should be received by the end of the week. Mr. Alix informed the committee that he offered to have the engineers and others familiar with the Biomass meet with Mr. Desormier to explain the project. A meeting has been set for Monday at which Mr. Alix, Mr. Ziembra Mr. Steve Manwell from ConEd, the engineers from Maguire and Mr. Desormier and his consultants will be present. Mr. Alix noted that they also invited the state boiler inspector but are unsure whether he will attend. Mr. Laramie reported that the purpose of Monday's meeting is to answer any questions Mr. Desormier has regarding the mechanical systems. Mr. Laramie asked that minutes be kept from Monday's meeting and that Mr. Alix report back to the committee on that meeting.

Mr. Laramie questioned the status of the middle school Biomass permit and was told that Mr. Desormier is reviewing the high school and has not gotten to the middle school yet. Mr. Grzyb reported that the middle school Biomass permit has been applied for.

Mr. Laramie asked Mr. Alix to provide daily updates to him about the status of all permits. Mr. Alix responded that he will do that and also explained that he is keeping a log of when he goes to the building official's office and what is discussed.

Mr. Grzyb reported that demolition has begun and they are at a point where the electrical subs can't work without a permit. The electricians are putting in some conduit but need the permit to continue.

Mrs. Lorraine O'Connors informed the committee that at last Thursday's Town Council meeting, Mr. Desormier indicated that he was not up to speed on the Biomass and it could take him two months to review. Mrs. Anne Ejnes reported that Mr. Desormier suggested that he would need a consultant, Mr. Jim Giarrusso to assist with the Biomass review. The issue of whether Mr. Giarrusso was certified or not was discussed but no one is sure. Mrs. Hunter stated that she feels that having Mr. Giarrusso as a consultant would be a conflict of interest as Mr. Giarrusso has publicly spoken out against the project in the past. Mrs. Ejnes reported that the Town Council did not discuss this issue further as it was not an agenda item but will vote on it next month.

Mr. Abt questioned whether the owner's rep and design team have taken the necessary steps for the building permit. Mr. Ducharme explained that Aharonian & Associates, Maguire Group and ConEdison Solutions need to submit their certifications and send applications for MEP's for the Biomass and a separate set for the foundation only. If it is done this way then they are required to issue the foundation permit. Mr. Ducharme then explained that the State boiler inspector will be responsible for the boiler permit.

Mr. Fogarty asked that Mr. Alix's daily reports on the status of the permits be sent to all the committee members.

Mr. Alix reported that Advance Networking has been working on the design for the clock/data system and the next meeting is scheduled for December 18th at which point they are hoping to have a sketch of the design. Mr. Ziembra reported that they have been meeting with the school to review their IT requirements. Mr. Alix reported that the design will impact the North building as the original designs did not indicate the removal of the existing system and wiring. There will be a change proposal for the removal of existing networking cable.

Mrs. Hunter questioned whether not having an IT director has impacted this portion of the project. Mr. Chretien responded that it would have been easier to have a full time IT director though the consultant has been helpful. Mr. Laramie reported that from the building committee's point of view not having a full time IT director has been a detriment.

Mr. Alix reported that there are other areas for additional cost potential such as some piping may need to be replaced and there are some issues with valves and those types of things. Also there are potential cost increases with ADA access to the track from the back of the high school. Mr. Fogarty questioned why the area behind the building has not been addressed yet as it was discussed several months ago at a meeting. Mr. Ziembra reported that he thought the proposals had already been submitted for this issue and he will look into the status of the proposals.

Mr. Alix reported that they have contacted three firms for material testing and that the prices have gone up since the middle school project but not significantly. Briggs was the testing service used for the middle school and is the low bidder for the high school. The approval for this will be on next month's agenda.

Mr. Grzyb reported on site activities as follows: they are preparing the first phase of the driveway, removing ledge rock and bringing it down to sub-grade to bring in gravel for the binder prior to the first of the year, the driveway and ring road will be finished in the spring or over the summer; they have begun moving the existing septic tank and leach field in preparation for the footings for the gymnasium, the footings will be poured by the end of next week; Mr. Grzyb has been in contact with National Grid and Verizon regarding the utility relocation to be done over the Christmas break, the pole went in today and the utility companies are doing the prep work on wiring the pole to reduce the amount of time of the power outage over the break; Mr. Grzyb reported that some money will be coming back to the project for the pole relocation at the middle school; Mr. Alix is working with Mr. McGovern on the schedule for the power outage over the vacation week, the power should be out only on the 26th but the 27th and 28th are being kept open as additional days if necessary. Regarding the interior Mr. Grzyb reported that the demolition is ongoing, there is some remaining abatement to be done over the locker room ceilings which should be done next week; the underslab trenching has been laid out for the new piping and Mr. Grzyb is working on getting the mason in to rework the doorway openings that need to be widened. Mr. Grzyb reported that he has been working on the GMP the last couple of days.

Mr. Fogarty informed the committee that there was an article in the Woonsocket Call yesterday regarding a project there that was the same size as Ponaganset and they started at the same time as this project but they are still in the planning phase and already 50% over budget. Mr. Fogarty stated that this project was good thanks to HV Collins and Aharonian & Associates for their work on the 15 month project.

6. Middle School Report

Mr. Mark Humphrys provided the committee with an update report on the middle school including information on the punch list, window treatment package, FF&E, well design, acoustical treatments and construction of the biomass addition. The full report is attached as reference 1

The committee discussed the punch list in detail. Mr. Laramie questioned whether the ConEd punch list will be part of the punch list items to be completed over Christmas vacation. Mr. Grzyb responded that some of it will be but not everything will get done over the break, they will focus on the architectural trades over the Christmas vacation and some work will be scheduled for the February break as well. Mr. Laramie asked for a full punch list including dates when items would be completed. Mr. Grzyb reported that the subs have been notified of the work to be done and that retainers will not be released unless the work gets done over Christmas break. Mr. McGovern asked for a list of what work will be done and when as he and his staff also have work to do over the vacation. Mr. Grzyb agreed to meet with Mr. McGovern to discuss a plan.

Mr. Laramie reported that the committee was late in getting the August payment to H.V. Collins and asked Mr. Grzyb if this has had any impact on getting the subs to do their work. Mr. Grzyb responded that this had some impact but there are also change orders that need to be signed, getting the paperwork to the subs will get them going. Mr. Laramie reported that he and Mr. Abt signed the change orders tonight.

Mr. Laramie reminded everyone that the payment process agreed upon at the first building committee meeting was that the committee approves a lump sum and two officers need to approve the payment then the building committee treasurer cuts the check. For the high school this process has been amended to include a review by the owners rep first. Mr. Laramie explained that the payment process broke down when the Mr. Steve Winsor left. Mr. Laramie has not been able to track what has or hasn't been paid so HV Collins did not receive the payment.

Mr. Chretien noted that at the school committee meeting last week in the library, the library became cold and the air conditioning came on while the lobby was noticeably warmer. Mr. McGovern responded that this is part of the balancing and they are working on fixing it.

Mr. Manwell from ConEd distributed his punch list and reviewed some areas of concern. He reported that some items have been completed and moved to the bottom of the list however, there is some design work that needs to be done by Maguire then Maguire needs to issue statements to the contractor to do the work. Mr. Manwell explained that the delay in testing and balancing work affects things also as they need reports so they can do the commissioning review. Mr. Grzyb reported that he is working to get everyone together to get these issues resolved. Mr. Laramie reported that HV Collins and Con Ed need to work together to clear up certain items as to who is going to do what and what has and hasn't been done. Mr. Manwell reported that they need Maguire to do another inspection but Maguire is requesting payment for additional services for the number of times they need to come out. Mr. Laramie noted that he will ask Mr. John Aharonian to speak with Maguire about it.

Mr. Grzyb reported that the window treatment installation should be complete by next week.

Regarding the locks mentioned in the FF&E section of the update, Mr. Laramie said that was another invoice that was not paid on time.

Mr. Laramie asked Mr. Humphrys to keep Mr. McGovern informed when the FF&E is to be delivered.

Mr. Fogarty asked that the committee be informed of the well design approval status.

Mr. Humphrys reported that it appears that the extension from the DOH will be approved.

The cost for the proposed acoustical treatments came in much higher than budget. Mr. Abt reported that there was \$21K in the budget and the proposal was for \$88K. There was some discussion as to whether the gymnasium treatments were included in the budget. Mr. Laramie stated that the committee has previously taken action on a dollar amount for the acoustical treatments, he will look to find that information then the committee will need to discuss the current quote.

Mrs. Hunter questioned the status of the air conditioning unit requested for one teacher, Mr. Grzyb reported that the unit was wired yesterday and should be working now.

Mr. Jacques questioned the status of the floor plates for the volleyball court, Mr. Grzyb responded that they will be done over Christmas break. Mr. Jacques questioned the window glazing that was done in the gymnasium stating that the sun is causing a major problem. Mr. Humphrys reported that the material used is 75% light blocking material on the East and West sides. Mr. Humphrys will look into the situation and other options such as using an opaque film as suggested by Mr. Abt. In response to Mr. Jacques question regarding the status of the shot clock, Mr. Grzyb reported that he received a quote of a little more than \$4,000 which is higher than the quote obtained by Mr. Jacques. Mr. Grzyb and Mr. Jacques will work on resolving this discrepancy.

Mr. Fogarty asked Mr. McGovern about the status of the equipment purchase previously approved. Mr. McGovern reported that he has the snow blowers and gym carpets and is working on getting the other equipment.

Mr. Grzyb responded to Mr. Fogarty's question regarding the outside lights stating that a proposal was submitted for pricing for the lights. Mr. Abt and Mr. Laramie reported that they have not seen a proposal for this but will work with Mr. Grzyb to get the proposal. Mr. Fogarty questioned the status of the AV system for the auditoria. Mr. McGovern reported that for a recent choral concert they used the basic system from the high school which works fine in the high school but did not work for the concert at the middle school, acoustical treatments are needed before equipment can be purchased. Mr. Fogarty questioned whether there have been any complaints about the continual hum from the septic system to which Mr. Laramie replied that there were none. Mr. Fogarty asked why the chain link fence is still up, Mr. Grzyb reported that they are waiting for the right equipment to remove it. Mr. Fogarty noted that the square footage of the new school is 132Ksq ft compared to 68Ksq ft for the old building however the maintenance staff is the same. Mr. Fogarty noted a concern with cleanliness of the building as there is not enough custodial staff and suggested that before the next school year the budget needs to be increased for this.

Mr. Laramie provided the committee with a copy of a letter received from DEM regarding the wetlands as well as his response to the letter. The letter and response are attached as reference 2. Mr. Laramie summarized the letter saying that the number of trees along the waterline need to be increased as the area cleared was wider than approved. Mr. Grzyb reported that the cost for the additional planting could potentially be back charged to Cardi Corp as they over cleared the area. Mr. Fogarty moved and Mrs. Hunter seconded to endorse the Chairman's response as stated in his letter to DEM. So voted, 7-0.

Mr. McGovern reported that they haven't done anything with the compactor yet because they are waiting for the biomass building however they could move the compactor over to the loading dock. Mr. Laramie was concerned with how this would look and what additional expense would be incurred. Mr. McGovern reported that the compactor would be less expensive off the loading dock. Mr. Laramie asked to see a drawing and the cost associated with it before making a decision Mr. Humphrys will work on this. Mr. Fogarty noted that the committee could look into grants from Resource Recovery for this.

7. Financial Report

Mr. Laramie introduced and welcomed Mr. Brendan Larkin from Sansiveri, Kimball and McNamee. Mr. Larkin explained that he has been working with the business manager to get a process going where invoices come to her then she forwards them to him. Mr. Larkin will get the invoices approved and paid in a timely manner then include the information in the check register. Mr. Larkin has been working on updating the check register. Regarding the budgetary aspect, Mr. Larkin reported that it is in the initial stages, he has been working with Mr. Laramie and Mr. Abt to see what was spent, what category things belong in and how they were budgeted. At some point in the future Mr. Larkin will have a report showing actual versus budget and amounts broken out between the middle school, high school and ESCO projects. Mr. Larkin reported that he has also set up a log which has the various points of approval for invoices so that Mr. Laramie can call and find where payments are at any time. Mr. Larkin has also been updating and reconciling back to the bank statements.

Mr. Laramie reported that the financial report through 12/4/07 shows net expense of \$27.5M, a checking account balance of \$455K and an investment balance of \$7.6M. Mr. Laramie asked that in the future Mr. Larkin report the check register as of the 1st of the month to keep consistent. Mr. Fogarty moved and Mrs. Hunter seconded acceptance of the building committee transfers and deposits report as presented. So voted, 7-0.

8. Other

Mr. Chretien requested a website for pictures of what is happening at the high school and a summary of what is going on. The committee agreed that Mr. Alix will work on doing this.

Mr. Jacques asked and the committee agreed that the next meeting of the building committee be changed from Tuesday January 8th to Monday January 7th.

9. Approval of Minutes

Mr. Ducharme moved and Mrs. Hunter seconded that the minutes of the November 13, 2007 regular meeting be accepted as presented. So voted, 5-0-2 with Mr. Chretien and Mr. Abt abstaining.

Mr. Fogarty moved and Mr. Jacques seconded that the minutes of the November 13, 2007 executive session be accepted as presented. So voted, 5-0-2 with Mr. Chretien and Mr. Abt abstaining.

Mrs. Pierce noted that the agenda for the November 13, 2007 meeting incorrectly listed the approval of the minutes from the October 23, 2007, however the minutes approved were from the October 30th 2007 meeting. There was no building committee meeting on October 23rd. Mr. Fogarty moved and Mrs. Hunter seconded this correction. So voted, 5-0-2 with Mr. Chretien and Mr. Abt abstaining.

10. Adjournment

Mrs. Hunter moved and Mr. Ducharme seconded that the meeting be adjourned at 9:25 PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, January 7, 2008

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: 12/11/07

PONAGANSET MIDDLE SCHOOL

Glocester, RI

Aharonian Job No. 0551.01

- **Punch List**

The Punch List re-inspection work is complete. Remedial work is scheduled to be performed by HVC over Christmas vacation. The building exterior will be re-inspected once that work has been addressed by HVC.

- **Window Treatment Package**

Installation of the window treatments began yesterday (12/10/07), starting at the South side of the Academic wing.

- **FF & E**

Locks for the 2-drawer file cabinets will be installed by Virco as soon the lock bars are rec'd by their locksmith. We are awaiting an update from Virco on this timeframe.

- **Well Design**

The revised Water System Design has been completed by Maguire and was submitted to DOH on 11/30/07 for approval. An 8,000 gal tank size, based on actual water usage at the Middle School and historical water usage data from the old school, was included in the design. Maguire is in the process of setting up a meeting w/ DOH to review the design package. Maguire is also submitting a letter to DOH requesting a time extension for completion of the Consent Agreement work. The dates outlined in this request are being coordinated w/ HVC and AA. Some of the work will start this Spring, prior to the end of the school year, and the remainder of the work, such as relocation of the existing water pumps and final tie-ins, will be performed when school is out of session.

- **Acoustical Treatments**

HVC has priced the various components of the proposed treatments and has submitted the breakdown to the Building Committee for selection.

- **Construction of Biomass Addition**

The construction of the Biomass Building has not yet begun. HVC is still waiting for the Building Permit to be issued by the Town.

End of Report



REFERENCE 2

RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

235 Promenade Street, Providence, RI 02908-5767

TDD 401-222-4462

November 29, 2007

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''' Received
Business
Office

Foster Gloucester Regional School District
Attn: Gregory J. Laramie, Building Committee Chair
1145 Putnam Pike
Chepachet, RI 02814

Ltl 0

Re: Application No. 05-0578 in reference to the location below:

Approximately 400 feet west of Chopmist Hill Road (Rte 102), Utility poles No. 33 to 43, approximately 550 feet north-northwest of the intersection of Chopmist Hill Road and Rustic Hill Road, Assessor's Plat 12, Lot 32, Gloucester, RI

Dear Mr. Laramie :

The Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") recently conducted an inspection of the above referenced site on November 13, 2007. This inspection revealed that additional work is needed to comply with the terms and conditions of the permit issued by this Program on April 24, 2006 for Application No. 05-0578 (copy of letter enclosed).

Since all disturbed soils have been stabilized within the jurisdictional wetlands along the waterline corridor, please immediately remove the line of erosion control silt fencing from the waterline corridor pursuant to Condition No. 11. This includes along the intermittent stream channel, which is currently blocked by the silt fence.

In addition, you have not completed the required plantings within jurisdictional wetlands along the waterline corridor as approved under the permit. The approved planting plan consists of restoring the entire swamp, 50-foot perimeter wetlands, and 100-foot riverbank wetlands on either side of the intermittent stream channel with " Plant Mix A". Plant Mix A consists of red maple (*Acer mbrwri*) 15-feet on

center and 6-feet in height, highbush blueberry (*Vaccinium corymbosum*) 10-feet on center and 2 to 3-feet in height, and sweet pepperbush (*Clethra alnifolia*) 10 feet on center and 2 to 3-feet in height. You are advised that site inspection revealed that the waterline corridor was cleared much wider than approved (30-40 feet as opposed to the 10 feet approved), and that only portions of the required plantings have been installed, mostly east of the intermittent stream channel. This will mean that you will have to plant more trees and shrubs than illustrated on the approved site plans. You are obligated by your permit, and this letter, to install the remaining plantings throughout the entire cleared swamp, 50-foot perimeter wetlands, and 100-foot riverbank wetlands at the start of the next growing season, in the spring of 2008.

Please also note that all plantings along the restored jurisdictional wetlands must be allowed to develop naturally without being subject to mowing or manicuring. The wetlands crossing within the waterline corridor is a temporary disturbance only and must be allowed to revert to a natural state.

Application No. 05-0578

-2-

Within ten (10) days of receipt of this letter, please notify this office in writing of your intent to comply with the requirements of this letter. Failure to notify this office of your intent to comply or failure to satisfy the requirements of this letter within a timely and appropriate manner could subject you to more severe enforcement action as allowed by RIGL and/or the Rules.

Please also notify this Office in writing upon completion of the requirements stated in this letter.

You may contact Shawna Holdredge of this Office should you have any questions regarding this letter (telephone: (401) 222-6820, ext. 7427).



Sincerely

Charles A. Herbert, Permitting Supervisor _____
Freshwater Wetlands Program Office of Water
Resources CAH/SBH/sbh

w/enclosure

xc: Russell J. Chateauf, Chief of Groundwater & Wetlands Protection
Laurence Desormier, Gloucester Building Official

*Foster/ Gloucester Regional
Building Committee*

December 10, 2007

Charles A. Herbert, Permitting Supervisor
Freshwater Wetlands Program
Office of Water Resources
Rhode Island Department of Environmental Management
235 Promenade Street
Providence, RI 02908-5767

RE: Application 05-0578
Foster Gloucester Regional Schools
Ponaganset Middle School, 7 Rustic Hill Road, Gloucester

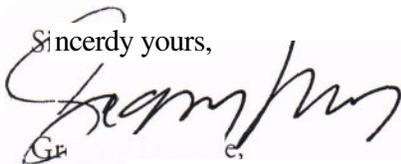
Dear Mr. Herbert:

The Foster Gloucester Regional Building Committee intends to comply with the requirements of your letter of November 29, 2007.

Copies of that communication have been forwarded to both the construction manager and design team, and they have been directed to satisfy the requirements outlined therein. We have also made sure that the Buildings and Grounds staff is aware of the areas that are to be restored to a natural state.

I will take this opportunity to note that we are well aware of the clearing width along the waterline corridor, and that the plantings associated with the wetlands restoration (as well as the rest of the site) have not yet been completed. Part of the reason for this was one potential remedy to the Department of Health's concern about well water production and potable water storage out at the well source. However our engineers now indicate that the work already completed to cross under the stream as described in the original application to your office is satisfactory, and no further disturbance of the wetlands is required. Full restoration can therefore take place at the start of the next planting season.

Sincerely yours,



H. V. Collins, Chairman, Building Committee

cc: H. V. Collins
Aharonian & Associates

J. McGovern, Director of Buildings and Grounds

