

MINUTES ~ March 11, 2008

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 6:31 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. Raymond Fogarty of Glocester, Mr. George Jacques of Glocester, Mr. Bill Abt of Foster and Mrs. Julie Capobianco of Foster. Mr. Dennis Chretien of Foster joined the meeting at 6:35PM and Mr. Warren Ducharme of Foster joined the meeting at 6:40PM. Mrs. Kelly Hunter of Glocester was absent.

3. Financial Report

Mr. Laramie reported that committee members received the financial report to review prior to the meeting. Mr. Brendan Larkin explained the report stating that he added a highlight page to summarize the details of the financial report. He noted that the checking account has a balance of \$1,308,396.74 as of February 29th and the investment account has a balance of \$4,778,340 also as of February 29th. Mr. Larkin reported that as of January 3rd the Bank of New York Middle School bond account had a balance of \$7,721,667.73 and the ESCO account had a balance of \$11,539,919.57. Mr. Larkin informed the committee that the total cash on hand for the project is \$25,348,324.04.

Mr. Laramie informed the committee that he and Mr. Larkin discussed having Mr. Larkin present only the monthly activity in the check register to the building committee rather than all activity. The committee agreed.

Mr. Fogarty moved and Mrs. Capobianco seconded to accept the treasurer's report as presented. So voted, 5-0-1 with Mr. Chretien abstaining.

4. Appointment of Treasurer, Purchasing Agent

Mr. Laramie reported that it is his understanding that the district treasurer, Mrs. Jan Bergeron is out on medical leave and will not be coming back to resume her position. Mr. Laramie reported that Mr. Larkin has been able to process invoices and checks once they are signed by the Superintendent. Dr. Barnes reported that he should have signing authority soon. Mr. Laramie reminded the committee that any checks over \$2,500 and any transfers require two signatures, the superintendent and the building committee chair, Mr. Laramie.

Dr. Barnes informed the committee that Mrs. Bergeron has not notified the district that she won't be returning, she has said she would return in April. Currently, Dr. Barnes is looking for temporary help in the business office.

Mr. Laramie reported that anytime we go out to bid there needs to be a designated purchasing agent and the committee had appointed Mrs. Bergeron as the agent and although she is on medical leave she is still considered the purchasing agent. Mr. Fogarty questioned

whether not having a purchasing agent in the office would hold up the project to which Mr. Laramie replied not at this point. Mr. Fogarty moved and Mr. Chretien seconded to table the appointment until next month. So voted, 7-0.

5. Middle School Report from Architects and Construction Managers

Mr. Mark Humphrys updated the committee on the pipe burst repairs stating that the engineers, architects and contractor have completed their investigative work and that Maguire group is preparing the final written report. Mr. Humphrys summarized the findings saying that the situation was an installation issue explaining that the supply and return piping in one area was crossed causing reduced water flow and the water coming in was too cold which caused the freeze. The coil has been temporarily repaired and will be replaced and the exhaust damper will also be replaced as those used were not the dampers designed for the project.

Mr. Fogarty asked for assurance that there would be no exposure to taxpayers, the situation will be made whole again and that it will not happen again. Mr. Laramie reported that a thorough testing of that unit and the others was done, the water flow, temperature in and out and the computer settings were tested and everything is doing what it is supposed to do.

Mr. Abt reported that the building inspector wanted testing on the fireproofing in that area. Briggs Engineering has come in and done testing and said that everything is okay. Mr. Grzyb will provide the Briggs report to the building inspector.

Regarding the emergency notification system, Mr. Humphrys reported that according to Mr. McGovern there are some software issues that need to be resolved which will allow Sonitrol to monitor the system.

Mr. Fogarty questioned whether the custodial staff has had training and is aware of the location of the shut off valves. Mr. McGovern reported that they have just received a copy of the location of all the valves and he will work with his staff to show them the locations.

Mr. Humphrys reported that he has started his re-inspection work of the completed punch list items. He has been through the main level academic side and has noted only minor issues that need to be looked at. Mr. Steve Manwell reported that there are several electrical issues that need to be completed. Mr. Grzyb noted that there is some door hardware that needs to get ordered and the caulking of the backsplash might be done as well. Mr. Laramie voiced his concern with the push bars on the doorways saying that they are all scratched and the decals are coming off. Mr. Laramie asked Mr. Humphrys to work with the manufacturer on this issue.

Mr. Laramie asked Ms. Pat Marcotte to provide the committee with a list of damaged items from the pipe burst.

Ms. Marcotte asked if there has been any progress on the speaker issue. Mr. Grzyb responded that they are still waiting for pricing from Griffin Electric.

Mr. Grzyb reported that the big items left to be done are the clocks and speakers, re-tint the gymnasium windows, the volleyball sleeves, the lighting in the front parking area, the acoustical work and site work. Regarding the site work, Mr. Grzyb reported that he has met with Cardi and this work will begin in the spring. Regarding the lighting, Mr. Grzyb reported that a change order is in and this work will most likely be done over the summer. Regarding the acoustical, the first stage was started over February vacation and will be completed over April vacation pending the completion of the stage curtain. Mr. Laramie

reported that the auditoria sound system will be done once the acoustical treatments are complete.

Mr. Jacques voiced his concern over the noise in the gymnasium saying that the reverberation is very loud and the situation needs to be addressed as it could have implications on the health of the staff. Mr. Laramie informed the committee that abatement has been priced out and will be put on the list of things to do if funds are available. Mr. Humphrys reported that panels are needed on the ceilings and walls and would cost approximately \$30K though the work could be done in phases as the funds become available. Mr. Laramie said the estimate from the acoustical engineer is actually \$45K, \$27K for the ceilings and \$18K for the walls. Mr. McGovern reported that the banners will not provide any sound value as previously thought. Mr. Jacques asked that the high school gymnasium include acoustical treatments. Mr. Laramie said that the committee cannot commit to spend money that is not available.

Mr. Laramie asked Ms. Marcotte if there are any critical items to be addressed. Ms. Marcotte replied that sometimes the blue team locker area lights do not come on. Mr. Manwell will look into this.

Mr. Grzyb reported that the shot clocks will be in soon.

Mr. McGovern reported that he has concerns with the septic system as the tank in the rear is leaking. Mr. McGovern will be meeting with Cardi, American Water and H.V. Collins tomorrow to review the situation. Mr. McGovern informed the committee that they may need to pump the tank down to see if there is a crack in the tank. Mr. McGovern also voiced his concern with security. ConEd will work with Trane on this issue.

Mr. McGovern reported that they have purchased two snow blowers, an extractor and a drill and there are bids out for a scissor lift and trailer. Mr. McGovern informed the committee that the maintenance staff has tried a few different floor cleaning machines and will decide on one soon. The tractor will be purchased soon as well.

Mr. Fogarty questioned the adequacy of the custodial staff to which Mr. McGovern replied that they are getting by but need more people to keep up with the building. Dr. Barnes reported that they are short staffed across the board. Mr. Fogarty agreed to do a study looking at the square footage and custodial staff compared to other local schools. Mr. Laramie reported that a study was done like this in 2003 which recommended an additional \$300K for maintenance staff.

6. High School Project Update

Mr. Alix reported that he spoke with Mr. Larry Desormier today and was told that the permits should be ready tomorrow (Wednesday). Mr. Alix reminded the committee that they are waiting for the full South building permit and the North building fire alarm system review. Mr. Ziembra reported that EDS has completed their review and submitted it to the fire department last week. Mr. Alix said that the building official has the report and said that it looks good and he should be able to issue the permits. Mr. Alix reported that the high school biomass permit should be issued tomorrow as well.

Mr. Abt questioned the issue of the repeater at the high school. Mr. Alix replied that Mr. Dennis Foster of the fire department has issues with the repeater but this will not hold up the permits. Mr. Grzyb reported that he will ask the vendor of the middle school repeater to give some pricing for the high school repeater. The repeater in the middle school cost \$35K, the cost for the high school could be twice that.

Mr. Grzyb provided the committee members with photos showing the progress of the work and reported that the foundations are completed for the gymnasium, the structural

steel will be delivered March 25th and will take 3-4 weeks for erection, the under slab work will begin, the deck is on site, the connector foundations are being installed and backfilled, the slab will be poured in early April and the mason will start at the end of April. On the inside, the under slab plumbing and waste piping is going in, the mason has started on the doorway openings, there has been good progress on the duct work, insulation of the piping is ongoing, the glass arrived on Monday and the windows will be going in soon, the MEP and fire alarm rough-ins will start soon.

Mr. Grzyb noted that they need information from the committee on IT. Mr. Ziembra reported that the IT package will be complete this Friday and questioned whether it should be passed by the IT subcommittee first explaining that they had a final markup meeting but have additional questions concerning outlets that are shown but not necessarily needed. The drawings call for a data outlet near the doorway but no explanation could be given as to why this is needed. Mr. Abt directed Mr. Ziembra to bid the IT without the outlets near the doorway and bid the outlets as an alternate. Mr. Laramie reminded the committee that the IT package should have been done in November and this needs to get out.

Mr. Grzyb reported that they are prepping the site for the middle school biomass and the foundations will start this week. Mr. Abt advised Mr. Grzyb to get the steel contractor to commit to working additional hours to keep the project on schedule.

Mr. Grzyb and Mr. Alix reported that they have been working on a phasing plan and distributed a copy of the plan. Mr. Alix explained that the project is behind schedule from when it was initially bid out so the phases are now overlapping. Phase one is ongoing through the summer with phase two to start at the beginning of the summer. Mr. Laramie informed the committee that if the town does not cooperate on the CO then other options will be needed at the start of school in the fall. Mr. Fogarty noted that he expects full cooperation from the town and the CO deadline will be met. Mr. Alix reviewed some of the options saying that the old middle school cafeteria can be used as a temporary cafeteria for the first few months of next year. If the new gymnasium is not complete for September as it is scheduled to be, then gym class can be held outside or alternate spaces can be found to hold gym for a few months.

Mr. Alix reported that a lot of the 1st floor work in the south building will be done over the summer and some of the infrastructure on the second floor will also be done over the summer. When asked, Mr. Kafalas reported that he has reviewed the phasing plan and is fine with it. Mr. Laramie asked Mr. Kafalas if he has apprised the staff of the plan to which Mr. Kafalas said not yet but he will discuss it with them as the plan becomes finalized.

Mr. Alix reported that they have talked about delaying the start of school by one week. Mr. Fogarty moved and Mr. Abt seconded to recommend to the school committee that the school schedule change by one week due to construction. So voted, 7-0.

Mr. Jacques reminded the committee that fall sports, in particular football, begin around August 10th. Mr. Abt reported that there will not be any access to the building and/or locker room and that Mr. Desormier made it very clear that he does not want anyone in the building prior to receiving the CO. Mr. Jacques will work with the athletic director and Mr. Alix to discuss the various issues. Mr. Alix said there still some logistics that need to be worked out.

Mr. Pat Collins reported that Mr. Kevin Murphy is being brought in as the superintendent on the job. He will be on the project full time by the end of the week and up to speed.

Mr. Grzyb reported that there are some minor change orders being processed and going around for signatures. There's some electrical items, additional cabling, removing of emergency lighting battery packs and their wiring. Mr. Alix will be meeting with ATC and the mechanical engineer tomorrow to get their review and comments. Mr. Grzyb reported that he will submit monthly change orders for acceleration, there will be \$10K for Dec and Jan and another \$10K for Feb.

Mr. Alix reported that there may be some change orders relating to structural items as there are cracks in the walls where they have been replacing the masonry. Mr. Alix reported that the structural engineer has seen the areas and will provide a letter to Mr. Desormier.

Mr. Abt questioned the kitchen design and Mr. Alix confirmed that the infrastructure will be for a full kitchen. Mr. Laramie reminded the committee that Sodexo had offered to donate \$40K in kitchen equipment. The team will follow through with Sodexo on this.

Mr. Abt asked that Mr. Grzyb and Mr. Alix provide the committee with a list of expected change orders as they become aware of them. Mr. Laramie asked that this list be given to Mrs. Pierce monthly in time for the mailing prior to the meetings.

Mr. Ziemba reported that they received the drawings today for the changes to the under slab piping. The drawings will be given to H.V. Collins by Wednesday afternoon. Regarding the requested room revisions, all the sketches have been prepared and will be submitted to Mr. Grzyb tomorrow. Mr. Ziemba reported that he has a meeting tomorrow with Mr. Kafalas for the final review of signage including room numbers. Regarding the security package, Mr. Ziemba questioned whether to use Sonitrol or to bid that out. The committee agreed to have Sonitrol provide a bid then the committee will review it to see if the amount is reasonable.

Mr. Ziemba also reported that Maguire is putting together a site lighting package and Crossman is working on a package with the revisions from the planning board.

Mr. Laramie reported that the committee will talk about the GMP and value engineering items once the budget is reconciled. Mr. Grzyb reminded the committee that there will be a deduct for the potential central office location as this is no longer an option. The cost was \$250K when this was bid out but could be \$400K in the future.

Mr. Fogarty questioned the schedule of plantings and shrubs. Mr. Laramie reminded the committee that the project received an Orchard Grant and included in that was the services of a landscaper. The landscaper is working on a comprehensive plan for the entire site and as funds become available, the plan will be developed. The committee will pay for whatever is possible toward the plan. The Orchard will be planted April 5th and the shrubs required by the planning board will be done in the spring.

7. Update on the Ponaganset Energy Program /BioMass

Mr. Fogarty reported that he is in receipt of notification that this project will get the grant of a sizeable amount (\$984K). Official notification of this grant will be given soon. Mr. Fogarty noted that this is the highest grant in the state.

Mr. Fogarty asked for clarification on the heating capacity of the biomass boiler. Mr. Chretien explained that the biomass will provide 100% of the heating needs \$85% of the school year. Mr. Abt said a bigger boiler would not be cost efficient. In response to comments he's heard from the public, Mr. Fogarty also questioned the quality of the windows. The committee noted that the windows are a good quality, they were not something that was value engineered.

8. Approval of Minutes

Mr. Laramie noted that on page one of the minutes, RIBEC should be changed to RIHBEC. Also regarding the acceleration costs noted on the last page of the minutes, Mr. Laramie asked Mr. Grzyb to clarify the acceleration cost. Mr. Grzyb explained that he estimates acceleration costs of \$15-\$20K but requests approval for \$50K in total. Mr. Laramie asked Mrs. Pierce to modify the minutes to reflect this clarification.

Mr. Fogarty moved and Mr. Chretien seconded that the minutes of the February 12, 2008 meeting be accepted as corrected. So voted, 5-0-2 with Mr. Abt and Mrs. Capobianco abstaining.

9. Executive Session

Mr. Ducharme moved and Mr. Chretien seconded to convene to Executive Session in accordance with RI General Laws 42-46-5(a) (2) Litigation. So voted, 7-0. Mr. Laramie asked Mr. Tim Alix and the representatives of H.V. Collins and Aharonian and Associates to stay for the executive session.

10. Reconvene to Open Session

Mr. Laramie reconvened the meeting to open session at 9:40PM.

Mr. Laramie reported that three legal issues were discussed in executive session and no votes were taken during executive session other than the vote to reconvene to open session.

11. Adjournment

Mr. Ducharme moved and Mr. Chretien seconded that the meeting be adjourned at 9:41 PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, April 8, 2008