

MINUTES ~ April 8, 2008

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 6:34 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. Raymond Fogarty of Glocester, Mr. Bill Abt of Foster, Mr. Warren Ducharme of Foster and Mr. Dennis Chretien of Foster. Mr. George Jacques joined the meeting at 6:36PM. Mrs. Kelly Hunter of Glocester was absent and Mrs. Julie Capobianco of Foster was absent as she was out of town on business.

3. Financial Report

Mr. Laramie reported that committee members received the financial report to review prior to the meeting and asked the committee members if they had any questions on the report. There were none. Mr. Brendan Larkin summarized the report saying that the accounts have been reconciled through the February 29th bank statement and informed the committee that to date the checking account has a balance of \$1,338,958.48, the investment account has a balance of \$3,351,590.19, the Bank of New York Middle School bond account has a balance of \$7,473,296.49 and the ESCO account has a balance of \$11,468,881.81.

Mr. Chretien moved and Mr. Ducharme seconded to accept the treasurer's report as presented. So voted, 6-0.

4. Appointment of Treasurer, Purchasing Agent

Mr. Laramie reported that the scope of services for Mr. Larkin have been expanded due to the absence of the district treasurer/business manager. Mr. Laramie referred to a letter from Mr. John McNamee, managing partner of Sansiveri, Kimball and McNamee which explains the services provided and the proposed increase in monthly fees due to the expanded services. Mr. Laramie recommended amending the agreement with Sansiveri, Kimball and McNamee for a monthly fee of \$1,750 retroactive to when they started on the project. Mr. Ducharme moved and Mr. Fogarty seconded to amend the existing contract with Sansiveri, Kimball and McNamee based on their providing expanded scope of services for a monthly fee of \$1,750 retroactive to the start of their work. So voted, 6-0.

Mr. Fogarty noted that this additional cost to the project is the result of the district not having a business manager. Mr. Chretien stated that the school department should pick up this cost but noted that there is no money in the budget for it. Mr. Laramie stated that when Mr. Winsor was doing the job he was providing the committee with the services but it was just too much to do everything and he is comfortable with having Mr. Larkin.

Mr. Laramie reported that Mr. Larkin has also been working on some issues with bond payments and these services including various meetings on the subject are included in the Sansiveri, Kimball and McNamee invoice as non-recurring work/special project work for a cost of \$11,121 which is not included in the monthly fee. Mr. Laramie noted that these services were not part of the original contract. Mr. Larkin explained that the bond issue is resolved now and any special fees on this subject going forward would be minimal. Mr. Fogarty moved and Mr. Ducharme seconded to approve payment of \$11,121 to Sansiveri, Kimball and McNamee for non-recurring/special project expenses. So voted, 6-0.

Mr. Larkin reported that he has also been working on the budget to actual analysis but needs to get together with Mr. Abt on presentation issues to be consistent and ensure that the reporting is meaningful.

5. Middle School Report from Architects and Construction Managers

Mr. Jacques reported that he has had several opportunities to tour the middle school and see the physical education classes in session and noted that the square footage is being fully used. The gymnasium and weight room space allow for more individualized instruction and everyone is able to participate. Mr. Jacques noted that the weight room which includes \$70K of nautilus equipment donated by the Smithfield YMCA is a great option for students who are not interested in typical physical education class. Mr. Jacques reported that the middle school hosted a tournament this past weekend and he heard reports that the facility is outstanding and the community was appreciative of the hard work of everyone involved in the building project.

Mr. Fogarty reported that he attended the tree planting this weekend and heard a lot of positive feedback as well. Mr. Fogarty noted that parents, students, teachers and the community were pleased with the building and took pride in the project.

Regarding the punch list, Mr. Humphrys reported that the inspection work has been completed and comments were given back to Mr. Grzyb. Mr. Grzyb reported that the majority of the outstanding items will be completed next week, during April vacation with a few items to be done over the summer. Mr. Jacques questioned the status of the glaze for the gymnasium windows. Mr. Humphrys reported that a sample came back but it was not good compared to the film that is already on the windows. Mr. Grzyb noted that a glazing kit is being reviewed. Mr. Humphrys reported that the exterior punch list items had previously been inspected and there is still site work to be done. Mr. Grzyb reported that site work will not begin until the end of April or early May once the ground dries out as it is too soft and wet to work on. Mr. Abt questioned the grade on the East side of the field saying it was too steep. Mr. Grzyb reported that they are aware of this and Cardi Corp will be fixing the area.

Mr. Grzyb reported that a lot of work will be done over vacation including the punch list items, acoustical treatments over the stage and exterior masonry items. The volleyball covers are not in yet but should be coming soon and the processing room cabinetry should be available to do over vacation. Regarding major construction Mr. Grzyb informed the committee that they are focusing on the biomass building for which the site prep work is ongoing and the footings will be started in two weeks. Mr. Grzyb confirmed that there will be substantial completion on the middle school biomass building by June 30th. Mr. Grzyb reported that he needs to get an update from Mr. Steve Manwell regarding the timing of the Chiptec boiler.

When questioned about whether DOH has been informed of the progress on this project, Mr. Humphrys reported that DOH is aware of what work is being done and noted that DOH receives a progress report every two to three weeks.

Regarding landscaping, Mr. Humphrys reported that the landscape consultant is working on the overall plan and the plantings requested by the planning board will be done in about two weeks. Mr. Grzyb confirmed that all plantings will be done in the planting season.

Mr. Chretien informed the committee that he's heard that some of the plastic classroom chairs are cracking. Mr. McGovern is aware of this issue and is in touch with the vendor to have these replaced under warranty. Mr. Chretien also noted that the paging system still cuts out and they are working to get this resolved.

Mr. Laramie questioned Dr. Barnes as to whether he is aware of any other concerns to which he replied no.

6. High School Project Update

Mr. Alix introduced Mr. Mel Overmoyer from SBS Solutions.

Mr. Alix reported on the status of work stating that at the North building the steel is going up and will be complete in two weeks, the CMU partitions are underway and about 85-90% complete, 90% of the new windows have been installed, the electric rough ins are on going and the ductwork, copper and plumbing are going in. Mr. Alix informed the committee that the foundation for the connector is about 90% complete and the CMU in the connector is going up.

Mr. Abt questioned whether the building inspector has signed off on any of the electrical work yet. Mr. Alix reported that he has signed off on the HVAC hot water loop but not the electrical rough-ins. Mr. Alix reported that he is still meeting with the building inspector weekly.

Mr. Alix reported that in the South building some preliminary infrastructure work has begun and there is some electrical and roofing work scheduled to be done over the vacation. Regarding the high school biomass, some work has been done relocating the connectors and excavation for the footings has begun.

Mr. Grzyb distributed the phasing schedule for the project which shows phases 1 and 2 overlapping this summer, phase 3 starting in September 2008 and ending February 2009 with the final phase, phase 4, ending in June 2009. Mr. Grzyb noted that they will be meeting with the subs sometime next week to go over the summer work and what they plan on accomplishing.

Mr. Chretien questioned whether the phasing plan relies on having both a February and April vacation in 2008 as the school committee is considering having only one of those vacation weeks to make up for the delay in the start of school. Mr. Grzyb and Mr. Alix noted that the summer work is the critical work, the February vacation was going to be used for moving furniture, temporary partitions and other items which could be rescheduled.

Mr. Chretien questioned whether the alternate energy lab would be completed this summer. Mr. Alix responded stating that they don't have a plan for it yet. They could get some of the infrastructure in and he would like to focus on the exterior spaces first but he needs to see a plan. Mr. Alex Ziemia reported that the goal is to have the energy lab plan layout sent to the building committee members and others by Friday for comments.

Mr. Overmoyer questioned whether progress can continue on the energy lab if the federal grant is not received. Mr. Fogarty reported that the committee has received a notification of the award but is waiting for an official announcement from the congressional

staff. Mr. Laramie explained that the Department of Energy is managing the grant and has been working with the committee on the applications the first of which has been approved.

Mr. Overmoyer asked about the pricing process for the energy lab. Mr. Laramie explained that everything will be a change order which goes through H.V. Collins and then out to bid.

Mr. Alix informed the committee that at next month's meeting he will present the committee with the plan of what must be done over the summer and then what they might want to accomplish.

Mr. Alix reported that he has met with Mr. Larry Desormier to discuss the final deliverables and he has a check list of items needed for the certificate of occupancy. Mr. Alix will provide this list at next month's meeting.

When questioned, Mr. Alix and Mr. Ducharme explained that the North building would be a full certificate of occupancy as that was all permitted at one time. The South building would be phased occupational and use permits. Mr. Abt suggested that Mr. Ducharme meet with Mr. Alix and Mr. Desormier to explain the standard business practice for phased projects such as this.

Mr. Laramie reminded Mr. Kafalas that he and the staff need to be aware of the time crunch for the end of the school year. Mr. Alix reported that he is looking into some temporary storage for the administrative staff.

Mr. Fogarty noted that the community uses the football and tennis area over the summer and questioned whether they would have access to the areas. Mr. Jacques reported that he has spoken to Mr. Anthony Parillo and Mr. Gary Martinelli and they are aware of the situation and that events may need to be rescheduled or relocated. Mr. Alix reported that the fields can be used but access to the fields will be difficult. Committee members mentioned a few safe ways to access the field such as through the cross country trail. Mr. Alix also reported that they are planning to schedule football and other events for away games for the first few weeks of the season.

Mr. Grzyb distributed and reviewed pictures of the work areas. Mr. Grzyb reported that they are working on the connector and the crane is on site for the gymnasium. He noted that there is a lot of work to be done and there is a lot of energy from those involved in the project.

Mr. Jacques questioned the status of the gymnasium equipment that they plan on keeping noting that the bleachers can be refurbished for approximately \$19K then moved into the new middle school and the glass backboards and scoreboard are in good shape and can be used in the existing gym. Mr. Laramie asked that Mr. Jacques provide a list of these items and work with the contractors on the issue.

Mr. Alix reported that he hasn't processed many change orders to date but there is a lot pending and explained that this often happens in a reconstruction project. He noted that the condition of the existing piping is one issue stating that there is 50 yr old piping that needs to be replaced. Mr. Alix reported that the committee will see the change orders within the next few days. Mr. Laramie informed the committee that the contingency keeps getting smaller and smaller.

Mr. Laramie noted that H.V. Collins had asked the subs for some value engineering ideas. Mr. Laramie reported that the project was too far along for some of the ideas and the credit wasn't worth the changes that would need to be made. Mr. Laramie informed the committee that there were a few items which he tentatively authorized the contractor on including planting new trees instead of moving and replanting old trees for a savings of \$900, eliminating the accent tile and using standard tile for savings of \$8,700, eliminating the

protective court cover for the gymnasium which can be purchased later for savings of \$30,000 and using flat laminate panels instead of raised panels in the elevator. Mr. Laramie explained that this project was different from the middle school in that most of the value engineering has been done in the design for the high school

Regarding the requests for changes to the design, Mr. Ziembra reported that he has made the revision and is now waiting for the mechanical and electrical changes to be complete. Mr. Ziembra informed the committee that there is one new outstanding change which is to move the CAD lab into the North building area near or in place of the 3D art room. This will require minimal revisions to the IT, electrical and A/C. There were several discussions regarding the location of the CAD room and whether the 3D art room should remain. When asked his opinion, Dr. Barnes noted that this is something that the administration will work on and will discuss the final changes with Mr. Alix and Mr. Ziembra.

Mr. Laramie questioned whether the staff is aware of the plan for the summer. Mr. Kafalas responded that the staff understands the process and they will box up first semester items and have them ready for use. Mr. Kafalas stated that he knows they need to move out but questioned where they will go for the summer. There were discussions regarding using office space at the middle school or potentially using an elementary school. Dr. Barnes and the other administrators will work to resolve this issue.

7. Approval of Minutes

Mr. Ducharme moved and Mr. Chretien seconded to seal the minutes of the March 11, 2008 executive session. So voted, 6-0.

Mr. Chretien moved and Mr. Jacques seconded to approve the regular and executive session minutes from the March 11, 2008 meeting. So voted, 6-0.

8. Executive Session

Mr. Chretien moved and Mr. Ducharme 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 the representatives of SBS, H.V. Collins and Aharonian and Associates to stay for the executive session.

9. Reconvene to Open Session

Mr. Laramie reconvened the meeting to open session at 9:07PM.

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

Mr. Chretien moved and Mr. Abt seconded to seal the minutes of the April 8, 2008 executive session. So voted, 6-0.

10. Adjournment

Mr. Ducharme moved and Mr. Abt seconded that the meeting be adjourned at 9:08 PM. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, May 12, 2008