

MINUTES ~ December 9, 2008

Ponaganset Middle School-Room 150

1. Call to Order

Mr. Gregory Laramie, Chair of the Foster Gloucester Regional Building Committee, called the meeting of the Foster Gloucester Regional Building Committee to order at 6:34 PM in the Ponaganset Middle School, Room 150.

2. Roll Call

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Gloucester, Mr. George Jacques of Gloucester, Mr. Dennis Chretien of Foster, Mr. Raymond Fogarty of Gloucester and Mr. Warren Ducharme of Foster. Mrs. Julie Capobianco of Foster joined the meeting at 6:38PM. Mr. Bill Abt of Foster was absent as he had to work and Mrs. Kim Michalik of Gloucester was absent. Mr. Chretien explained that since Mrs. Michalik will be leaving the school committee and therefore the building committee she did not feel comfortable coming for just one meeting.

3. 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, 5-0. Mr. Laramie asked Attorney Gregory Piccirilli and Ms. Sarah Hann to stay for the executive session.

4. Reconvene to Open Session

Mr. Laramie reconvened the meeting to open session at 6:54 PM.

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

Mr. Ducharme moved and Mr. Jacques seconded to seal the minutes of the executive session. So voted, 6-0.

5. Financial Report

Mr. Brendan Larkin reviewed the Treasurer's Report which committee members had received prior to the meeting. The Treasurer's summary report is attached as reference 1. Mr. Jacques suggested that in the P&L detail report in the maintenance equipment account a description be added to check number 811 for 'Hotel Viking' detailing the purchase of a floor polisher. Mr. Larkin agreed to add the detail. Mr. Fogarty moved and Mr. Ducharme seconded to accept the Treasurer's report as presented. So voted, 6-0.

6. Authorize Bonding of Remaining Funds in ESCO Project

Mr. Laramie stated that discussions regarding this issue began last month with the presentation from the contractors and owner's representative on the status of the ESCO project, draws on the contingency and extras especially for mechanical equipment. Mr. Laramie reported that they have made inquiries of the financial advisors First Southwest, RIDE and RIHEBC all of which have indicated that all the procedures are in place to move forward with the bonding. Mr. Chretien moved and Mr. Ducharme seconded to bond approximately \$895,000 but not to exceed \$12,800,000 in accordance with the resolution approved at the Foster/Glocester Regional Financial Meeting, May 29, 2007. So voted, 6-0.

7. Middle School Biomass Report

Mr. Bob Grzyb reported that the biomass ChipTec boiler has been operational, they are finishing up the punch list work and the next challenge will be to finish up the site work. Mr. Grzyb reported that the

site work contractor is in receivership and he has a meeting tomorrow morning with the receiver to discuss the project. Mr. Grzyb reported that the goal is to get the paving done with the binder and finish coat as soon as possible before the weather gets bad.

Mr. Steve Manwell reported that the system has been operating based on the weather, the controls have been commissioned and there are minor punch list items to complete.

Mr. Walter Steere asked when they will finish commissioning the building noting that guarantees were made in terms of useage and savings and these can't be monitored until the commissioning is complete. Mr. Fogarty reported that ConEd has a punch list and is working on it. Mr. Steere noted that the building has been complete for some time and he's concerned with the length of time that punch list items have been outstanding and whether they'll be able to get the subs back to finish up the work. Mr. Grzyb reported that there is enough retainage being held to get people back to do the work. Mr. Manwell reported that some equipment needs to be purchased to monitor the system and he expects that the commissioning can be complete in the next couple of months though they need to get the HVAC punch list complete before anything else can be done. Mr. Steere asked for an updated table showing the operations and energy savings. Mr. Manwell said that they could work on providing that information.

Mr. Fogarty reported that there are a few minor issues to discuss including the doors for the music room and the gymnasium. Mr. Grzyb reported that he has met with Mr. Humphrys and they plan to fix the doors immediately. He will walk through tomorrow and make recommendations on the doors noting that the fix for some may be to buy new doors.

Mr. Fogarty noted that the lighting in the front is inadequate. Mr. Laramie reminded the committee that there is a list of things that need to be done but nothing else can be bought until the budget is reconciled. The lighting issue can be put on the list.

Mr. Laramie asked what the process is for discussing issues as he has not heard about the doors. Dr. Barnes explained that Ms. Marcotte and Ms. Ragno maintain the list and he will work with them on the communication loop to be sure that Mr. Laramie and Mr. Humphrys are copied on the issues.

Regarding the doors, Mr. Humphrys explained that the doors are being opened too wide which is putting a strain on the hinges causing the doors to sag. There were some discussions on the different ways of preventing the doors from opening too far and Mr. Humphrys noted that the least expensive way to accomplish this would be to have chain stops on the doors. Mr. McGovern reported that he has used magnetic stops in the past but that is quite expensive. Mr. Laramie asked Mr. Humphrys and Mr. Grzyb to come up with a plan to fix the doors soon.

8. High School Project Update

Mr. Tim Alix reported that the construction is progressing and explained that work continues on the second floor classrooms on the South end. The lighting is going in, the ceiling grid is being reworked, the doors out to the corridor are done, painting is ongoing, work is going on in the science rooms, the casework is going up, rough plumbing is going in, IT work and fire stopping work is going on. He stated that above ceiling inspections will be done later this week.

In the old gym which is to be the new library, Mr. Alix reported that the supports for the lighting are going up, electrical work and painting is being done, the grid is going in, the floor is being patched where it needs to be, steel work will be going on for the next couple of days and conduit is being run under the wood floor for data and power kiosks. In the cafeteria space the VCT started to go in today, the above ceiling inspection is scheduled for Thursday, the ceiling tile work will be done early next week and painting and finish work is ongoing.

Regarding the kitchen, Mr. Ziemba reported that there was a conflict in the shop drawings for the under slab, they received the revised drawings today and will review them. Mr. Grzyb reported that there is a coordination meeting scheduled for next Tuesday with the subs. Mr. Alix reported that the fire suppression system has been installed and the alarm and panel will be going in next week. Mr. Alix reported that the move of the equipment is scheduled for the week before Christmas and he and Mr. Grzyb confirmed that the January 5th occupation deadline for the cafeteria and kitchen will be met.

Mr. Alix reported that the bathrooms around the cafeteria will not be ready until February as the age and condition of the bathrooms have slowed them down. When asked, Mr. Kafals reported that it is not a

good idea to have the new cafeteria open without bathrooms available nearby as the students cannot be monitored if they are using the existing bathrooms. After some discussion, Mr. Laramie stated that the new cafeteria will be done for January 5th, the administration will need to say when the move should take place. Mr. Kafalas said he is fine with the way it is now and everything needs to be coordinated.

Mr. Fogarty noted his frustration with the bathrooms not being finished. Mr. Alix explained that it is a renovation project and issues come up as things are being done. He stated that there are leaky pipes behind the walls in the bathroom and everything needs to be brought up to code. Mr. Ziembra noted that he has seen the failed locations and has been making recommendations on how to repair them and said that there are just too many leaks. Mr. Grzyb said they are doing testing, as they do it leaks occur, it is a long trial and error process. Mr. Laramie stated that the committee chose to reuse whatever they could, in hindsight more money should have been spent on plumbing.

Mr. Alix reported that the parking lot lights around the front circle are operational, excavation for the South parking lot lights began today and will be ready for next week. Mr. Fogarty noted that the light near the gymnasium entrance is not working. Mr. Alix will look at it.

Mr. Laramie questioned how the punch list for the North building is progressing. Mr. Ziembra reported that they were working on the punch list today and have completed part G and a portion of part E. Mr. Laramie questioned the temperatures in those areas. Mr. Alix reported that in room 312, the wood shop, the fans aren't powered, this will be taken care of in the morning. He stated that room 311 and the other rooms are now operational. Mr. Kafalas reported that there are heat issues in the South building second floor and the new science rooms in the North building are too hot. Mr. Alix noted that the temperature issues are in the rooms that were originally not going to be used so the controls for those areas have not been upgraded which makes it harder to control and regulate. Mr. Laramie noted that those areas were to be mothballed by the vote of the building committee then it was agreed to use those areas and some work such as painting was done but mechanical and electrical work was not done in those areas.

Mr. Fogarty reported that he has heard complaints that the music area is too hot also. Mr. Alix reported that he had not heard anything about that but he will look into it.

Mr. Alix reported that the library will be turned over mid-February. The shop will be ready for January, the second floor classrooms will be ready for classes after January. Regarding the classrooms, Mr. Alix noted that H.V. Collins will have the work complete by January 5th then the move will take place after that. The elevator switchover needs to be coordinated further and is scheduled for the end of January. Once the new elevator is turned over there will be about four weeks of work for the demolition of the old elevator. This work will start in February.

Mr. Alix informed the committee that they are processing a number of items for the changes to work related to getting the school done for September. Some of the changes include heat protection and fire stopping. He stated that there is also some potential additional fire stopping, patching and filling of walls to be done. Mr. Alix explained that as the building gets demoed this type of work comes up. There will also be changes for some coordination issues, elevator power voltage and exhaust fan issues. Mr. Alix said there are some science casework changes that will be coming through as the cabinets were made the full depth when they shouldn't have been. Mr. Ziembra is researching why this happened as the change was lost and not carried through on the South building. Mr. Alix said they have a quote for material and it will be done on a time and materials basis for the four science rooms in the South building. Mr. Alix also noted that there will be a change order for the propane pad for the pilot for the boiler and stated that this work has already been done.

Based on questions from Mr. Fogarty, Mr. Alix reported that the kiln will be done on Saturday and the North building drinking fountain needs to be reinforced and will be done soon.

Mr. Fogarty noted that the general conditions of the building need to be maintained as there are scuff marks on the interior and the exterior cleanliness needs to be addressed. McGovern responded that they are cleaning on a daily basis and he will look into the specifics mentioned by Mr. Fogarty.

Mr. Fogarty questioned the status of the shades and blinds to which Mr. Grzyb replied that he spoke with the sub this morning and they should be in before Christmas.

Mr. Fogarty noted that the back parking area near the AG building needs to be cleaned up and made more attractive for parking. Mr. Grzyb said this is the first that he has heard about it and he will look into the situation.

Mr. Fogarty asked if the storage bins could be moved. Mr. Alix said that none are empty though he noted that some could be combined but that the move would cost as much as the rent for the container.

Regarding the gym divider, Mr. Grzyb noted that he spoke to the contractor who had to order some pipe tape which should be in any day. The curtain should be up by the end of next week, he will need to coordinate this with Mr. McGovern and the athletic director.

Mr. Fogarty questioned why there is so much paper on the interior windows. Mr. Kafalas reported that the special education classes need to cover the windows for confidentiality and other people chose to celebrate the space by covering it with pictures and events related to the students.

The status of the a/c equipment for the north side of the South building was questioned. Mr. Alix reported that it is on order and about four weeks out.

Mr. Fogarty questioned the status of the repeater and was informed that the antenna is installed and they are waiting for the equipment. This should be done shortly and there will be a change order coming through for that.

Mr. Laramie reported that new signage is on the punch list as some of the rooms have the wrong names. This is a result of the energy lab move.

Mr. Fogarty questioned the skylight for the South building. Mr. Alix reported that the ceiling work will be done over the Christmas break and the skylight will be put in when the weather allows for it.

Mr. Fogarty noted that the Gym area storage is not secure. Mr. Alix replied that the faculty has brought this up and they are looking to get a plate on the door locks for security.

Mr. Jacques questioned the big gap in the gymnasium doors to the outside noting his concern with water getting in. Mr. Grzyb stated that they are aware of the issue and the parts are on order. Mr. Laramie suggested they come up with a temporary fix given the rain coming this week.

Mr. Jacques asked about the gymnasium skylights. Mr. Grzyb said everything is on site and there is about a days worth of work to get them in place but they are waiting for good weather.

Mr. Jacques stated that phone and computer hook ups for the gym area are needed and noted that there was an instance the other day with an injury in the gym where they needed access to a phone. Mr. Alix said there are a number of areas where coordination of data is taking place and he will look to see when the gym area will be done.

Mr. Jacques questioned the location of the backboards, scoreboards and shot clock from the old gym stating that they could be used in the auxiliary gym. Mr. McGovern stated that he has the backboards in storage but no one knows where the other items are. Mr. Alix said that he will look for them.

Mr. Jacques asked about the keys/combinations for the physical education lockers. Mr. Kafalas said that Mr. McGovern has looked into it and found that they have the keys for the bigger lockers but not for the smaller lockers. Mr. McGovern and Mr. Grzyb will work on this issue.

Mr. Walter Steere asked about the cafeteria seating. Mr. Laramie informed him that new furnishings have not been purchased but there are tables in storage which will be used. Mr. Laramie explained that the space is designed for two lunches so they will be able to reduce the number of lunches from the current five down to either two or three.

Mr. Steere questioned the status of the fire department issues asking if the appeal was filed on time noting his concern that the school will be open. Mr. John Aharonian stated that the appeal has already been filed on two issues and explained that the punch list items are being addressed. Mr. Alix reported that he is working regularly with the building official and does not see the certificate of occupancy as an issue.

Mr. Manwell reported that the high school biomass was fired up last week and the test went well though there was a relief valve leaking which has been replaced. ChipTec will be on site tomorrow to redo the test. Mr. Grzyb reported that the H.V Collins contract work on the building is being completed and they expect to have the CO next week. The site work is to be done and the wells are to be completed by Friday.

Mr. Steere asked for an explanation of the wells. Mr. Ziemba reported that they are planning on two wells, there will be an 8 inch pipe dropped in 25 feet and attached to a sump type pump. The geotechnical expert will monitor the well for three days to see if they need a pump in the second well. He noted that the geotechnical expert feels that the flow will not be excessive and only one well will be needed. Mr. Steere noted that he is skeptical that this will solve the problem as the water does not move well and will sit under the pit area. He stated that he does not understand how this will drain the site enough to keep the water out

of the building. Mr. Steere suggested that they run under slab piping out to the end of the parking lot. He noted that this would be a more costly fix but would solve the problem once and for all there would be no need for pumps. He also noted that the water problem should have been known ahead of time and feels that this was an error on someone's part. Mr. Ziembra reported that they looked into other options but they are relying on the expertise of the geotechnical consultant.

Mr. Steere asked when the biomass will be used to heat the building. Mr. Manwell reported that they are going ahead with the commissioning and they will start up the system this week and fine tune the controls. The biomass should be heating the building in a couple of weeks.

Mr. Fogarty reported on the energy lab stating that there have been three or four meetings since the last building committee meeting. They have met with the Department of Energy and ConEd with Aharonian and Mr. Alix involved in the meetings as well. He noted that Mr. Chretien has been working on technical issues and Mrs. Capobianco has been involved as well. Mr. Fogarty reported that everything regarding the biomass has been submitted and the remainder of the information will be complete in two weeks. They are working on the bio diesel, wind and solar portions now. Mr. Fogarty informed the committee that the two rooms will be worked on over the summer and they will be completed and occupied by September 1.

Mr. Laramie reported that the finance sub committee continues to meet to reconcile the budget and stated that although they are in better shape than last month they still need to be vigilant with all expenses. If they continue to check the appropriateness of the expenses they should meet the budget and be in a position to purchase equipment needed. Mr. Laramie noted that the budget will be a month to month issue as they find things during the project.

Mr. Fogarty noted that the project costs 52% less per square foot than other projects based on a report from the state. He stated that the project has a 67.2% reimbursement rate on the ESCO and the bond interest money is going back to reduce taxes. He noted that a neighboring middle school got less than a 30% reimbursement rate whereas this project received 56% for the middle school because of the regionalization. Mr. Fogarty stated that relatively low cost per square foot is the result of Mr. Laramie's vigilance and hard work and this should be recognized. Mr. Fogarty said that the project has also received the energy grant and gifts totaling over \$1M. He noted that the high school project has had a five month disruption period and should be done on March 1st while Cumberland's project had a five year disruption period. He stated that H.V. Collins, Aharonian and Mr. Alix have done a great job and noted that Mr. McGovern has done a lot of extra work as well. Mr. Laramie reported that tonight marks the completion of the 3rd year of official meetings of the building committee.

Mr. Jacques informed the committee that on December 19th there will be a dedication of the gymnasium with the varsity boys and girls teams both playing league games. He noted that members of the building committee and community are invited.

Mr. Laramie reported that there was a nice article about Mr. Jacques in the Observer though it did not mention enough about his contribution to this project. Mr. Laramie thanked him for his work.

Mr. Laramie reported that the date of the next meeting is incorrectly listed on the agenda. The next meeting date should be January 13th, 2009.

9. Approval of Minutes

Mr. Ducharme moved and Mr. Chretien seconded to seal the minutes of the November 10, 2008 executive session. So voted, 6-0.

Mr. Jacques moved and Mr. Ducharme seconded to approve the minutes from the November 10, 2008 regular meeting and executive session. So voted, 6-0.

10. Adjournment

Mr. Fogarty moved and Mr. Chretien seconded that the meeting be adjourned at 8:49. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, January 13, 2008

Foster-Glocester Regional Building Committee
Treasurer's Report - December 9, 2008

Bank of America Checking Account eAcct # 9479197036):

- > The accompanying check register presents account activity through November 30, 2008.
The account was reconciled without exception up through bank statement ending date October 31,2008.
- > As of November 30,2008 the ending account balance amounted: \$ 42,791.56
- > This report does not reflect activity occurring after November 30, 2008.

Bank of America Savings Account (Acct # 9479197052):

- > The accompanying register reflects savings account activity through November 30, 2008.
Note - the account was reconciled without exception up through bank statement ending date October 31,2008.
- > As of November 30, 2008 the ending account balance amounted to: S 10,173.92
- > This report does not reflect activity occurring after November 30, 2008.

Bank of New York - Middle School Bonds (Acct # 435360):

- > The Bank of New York Middle School bond account has been reconciled to bank statements through October 31,2008.
- > As of November 30,2008 the ending account balance amounted to: S 671,369.49

Bank of New York - ESCO Fund (Acct # 460079):

- > The Bank of New York ESCO account has been reconciled to bank statements through October 31,2008.
- > As of November 30, 2008 the ending account balance amounted to: \$ 2,349,260.81

Bank of New York - High School Bond Fund (Acct # 430746):

- > The Bank of New York High School bond account has been reconciled to bank statements through October 31,2008.
- > As of November 30, 2008 the ending account balance amounted to: S 3,717,203.44

Total Funds in all accounts: \$ 6,790,799.22

