

**MINUTES ~ January 13, 2009**

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 6:35 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. Bill Abt of Foster, Mr. George Jacques of Glocester, Mr. Dennis Chretien of Foster, Mr. Warren Ducharme of Foster, Mrs. Anne Ejnes of Glocester and Mrs. Julie Capobianco of Foster. Mr. Raymond Fogarty of Glocester was absent due to a business engagement.

Mr. Laramie welcomed Mrs. Ejnes to the committee as the new school committee member from Glocester appointed to the building committee.

Mr. Laramie noted that this January meeting marks the beginning of the fifth year of the building committee's existence and noted that prior to the formation of the committee there was the facilities studies committee which started in 2002. Mr. Laramie thanked and commended everyone involved for the successful completion to date noting that there are actually three projects going on and reminded everyone that this is the lowest cost new construction project in the state and that the project has been recognized nationally for the energy savings measures.

**3. 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. Laramie asked for questions, there were none. Mr. Ducharme moved and Mr. Jacques seconded to accept the Treasurer's report as presented. So voted, 7-0.

Mr. Laramie reported that the application for the RIHEBC bonding has been submitted and a meeting will be set up with the bond council and district treasurer to see where this project is on the schedule.

Ms. Sarah Hann reported that the application for the ENROC rebate has been signed and sent to Attorney Piccirilli for review, once he approves it, the application will be submitted. Mr. Abt explained that with the ENROC rebate the school is getting paid for reducing electrical consumption. He reported that the rebate should be around \$20K-\$25K. Mrs. Capobianco questioned whether the school will receive both the forward capacity market payments and the ENROC rebate. Mr. Abt replied, yes, they have not heard otherwise.

Ms. Hann reported that the district has received a check from National Grid for 80% of the middle school credit totaling about \$250K, these funds will be deposited to the building committee this week.

#### **4. Middle School Biomass Project Update**

Mr. Laramie reported that he and Mr. Aharonian went through the building yesterday when the biomass was operating and noted that it was great to see it up and running. He stated that the system was incredibly quiet and reported that it was only operating at 40% capacity, with temperatures in the 20's the biomass will be running without burning oil. Mr. Laramie reported that the hot water is going to be piped in to the biomass soon so that oil will not be used for that either. Mr. Laramie noted that the ConEd representatives could not attend tonight's meeting but he reported that he spoke with Mr. Steve Manwell and Mr. Kevin Venturine who said they are going through and fine tuning the operation to maximize its efficiency and they noted that the system is very capable of heating the building, the building is more efficient than they originally estimated.

Mr. Laramie reported that there was a problem with one of the chip deliveries which the vendor acknowledged and promised to not have it happen again.

Mr. Bob Grzyb reported on the site work stating that the binder paving was down before New Years and the final coat will be put down on everything in the Spring. They need to clean the area near the storage tanks and will need to re-sod and fill in ruts. They are working on punch list painting and touch up work in the biomass building.

Mr. Walter Steere asked whether they are using more or less chips than estimated. Mr. Laramie said they are on target or even a little under with what they estimated for useage. Mr. Ducharme noted that they are using a high quality chip which could account for the low useage. Mr. Laramie explained that they have a one year contract to use the higher level chips which were tested by DEM for environmental issues. In the future they could try different types of chips. Mr. Aharonian and Mr. Laramie noted that it is pretty clean, there is not a lot of ash.

When asked for an update on the computers, Dr. Barnes reported that the firewall was installed over Christmas break to allow VPN access. They are now working on getting ConEd access to monitor the system.

#### **5. High School Project Update**

Mr. Tim Alix reported that classes are being held in the auto and wood shops with some minor work to be done. He reported that the fire suppression system is on-line.

Mr. Alix reported that the cafeteria will be inspected tomorrow for occupancy and there will still be some punch list items to do. He noted that they will be leaving the existing elevator in the upper cafeteria until the new elevator is ready. Mrs. Ejnes questioned whether the bathrooms near the cafeteria are also ready to which Mr. Alix replied no.

Mr. Alix reported that the library construction is ongoing, the ceiling grid is going in, they are working on the millwork, the lighting and the computer kiosks. He said they will also be working on sanding and doing repair work on the floor prior to laying the carpet. Mr. Abt questioned whether it is okay to lay the carpet directly over the maple flooring. Mr. Alix reported that they have a letter from Shaw, the carpet manufacturer saying they do not have an issue with this, they would have an issue if the carpet was being laid over laminate flooring. Mr. Abt questioned whether it is dry under the floor. Mr. Alex Ziembra said it is dry, they took out a section of the flooring and no dampness was found. The issue was discussed and Mr. Abt stated that he wanted an underlayment down before the carpeting as he is concerned with wetness and bumps. Mr. Alix said the price for the underlaying is \$12K. Mr. Abt suggested and many committee members agreed that this work should be done. Mr. Grzyb reported that the underlaying will add a half inch of plywood. Mr. Laramie

asked what would be done about the change in floor height from the carpet to where they are leaving the wood and Mr. Alix said they will use some type of filler or strip. Mr. Laramie questioned the area in the front entrance of the library where the plans call for leaving the wood flooring, he asked if there was any reason why this couldn't be carpeted to avoid a tripping hazard with the different floor heights. Mr. Alix reported that it was only for appearances. The committee agreed to carpet this area as well.

Mr. Alix continued to report on the progress in the high school saying that the elevator installation is ongoing and is scheduled for completion early to mid February. Once this is complete the demolition of the old shaft can begin. He stated that they have been working on the venting for the first and second floor bathrooms. Inspections for this will be done tomorrow and then they will begin to put the bathrooms back together with completion scheduled for late February. The second floor South side classrooms are substantially complete with some punch list items to complete. They have not been inspected yet. The work in the science classrooms is ongoing, they are working on the casework, rough plumbing, CMU is going in and they will start painting in the next few days. Mr. Alix reported that completion of the science rooms is scheduled for late February, early March. Mr. Laramie noted that this is three weeks behind schedule. Mr. Alix said the completion date is conservative.

Regarding the auditorium, Mr. Alix reported that they still have to do the fire alarm work around the corridor. They have looked at the school calendar and the best time to do the work would be between February 16<sup>th</sup> and March 18<sup>th</sup>. There is only one event scheduled during that time and Mr. Laramie asked Mr. Alix to work with Mr. Joe McGovern to reschedule that event so that the construction work can be done.

Mr. Alix reported that they are working on the final touches on the biomass building and stated that the wells and pumps are in and pumping. He reported that ConEd started the Chiptec boiler and they will let the chips burn and dry out to take readings. Mr. Laramie asked if the auger pit has been cleaned. Mr. Alix reported that it is pumped and Mr. Luc Couture will clean it. Mr. Aharonian reported that he has seen it running and half of the lowest pit is dry, the water is receding. Mr. Laramie explained that in the lower auger pit there was sitting water when the sump pump wasn't working. Now that the pump is working the area is getting dry. Mr. Laramie noted that the roof drain outlet in the wall is also showing signs of water. Mr. Grzyb reported that they are getting someone out there to check on the thickness of it compared to the middle school. Mr. Laramie reported that there is water in the chip pit. Mr. Aharonian said they need to get the chips out to see where the water is coming from. Mr. Abt stated that the pumps just started running today, they need to give it at least a week to see what happens.

Mr. Ron Cervasio stated that he appreciates the work of the committee but said he is concerned that the school committee is not aware of what is going on with the building project. He asked that the building committee make substantial reports to the school committee each month. He then asked who pays for the time that the Chiptec boiler is not up and running stating that they have been promised cost savings for not using oil for this heating season. Mr. Laramie stated that there is an estimated completion date and a myriad of issues that come up. There is no contract to be finished by a certain date, only an estimate that they'd be starting the heating season with the Chiptec boiler. Mr. Cervasio said the school committee needs to be informed of this and noted that he is also concerned that the water issue is a design problem. Mr. Aharonian said they are working on the issue to see where the problem is. Mr. Laramie replied that this is just one of the many issues that as a committee and team they have attempted to investigate and discern what is reasonable and

who is responsible. Mr. Laramie noted that in the past each party has stepped up when they were responsible and said that once the issue is resolved they will discuss responsibility. Mr. Cervasio noted that he sees the water as a big problem. Mr. Laramie replied that this is financially not the biggest issue, he suggested that the school committee look at the repair budget and explained that all the things the building committee is clearing up but didn't plan on doing is because of the capital expenditures budgets, these items have not been addressed over the years.

In response to Mr. Cervasio's concerns about not knowing what is going on with the project, Mr. Laramie stated that Mr. Cervasio or anyone with a question on the project is welcome to call him and he explained that the best way to hear about things is to attend the monthly building committee meetings as the full building committee is there as well as the consultants. Mr. Laramie said that the problem with issuing a report for the school committee meetings is that the school committee meetings are held a week before the building committee meeting so the report given to the school committee would be three weeks old. He further explained that all building committee members are not brought up to speed until the monthly meeting. Mr. Cervasio stated that the building committee works for the school committee and there should be a building committee representative to speak to the school committee. Mr. Laramie responded that he has been to the meetings and last month was not able to make it but Mr. Chretien reported on behalf of the committee. Mr. Laramie agreed to have a representative at the meetings.

Mr. Steere noted that it took a long time to get the pump in the wells as that was discussed at last month's meeting and the pumps just started running today. He stated that the big problem is that there is water in the higher area where the chips are. Mr. Laramie said that the committee agrees and they are looking into it.

Mr. Abt asked for an explanation of the wells and pumps. Mr. Ziemba reported that the wells were drilled 12 feet and 16 feet, the pump began running today and the transducer was put in the well today and the water has dropped about 5ft below the finished grade. Mr. Steere questioned why the wells were not drilled to 25ft as explained at the last meeting. Mr. Ziemba and Mr. Aharonian explained that drilled as far as they could because they hit ledge.

Mr. Steere asked when the biomass will produce heat. Mr. Alix noted that it would be better to have ConEd at the meeting to answer questions on the plans to have it up and running but reported that they will be starting the boilers January 20<sup>th</sup> and will need about two weeks of fine tuning. Mr. Alix, Mr. Aharonian and Mr. Ziemba said that the goal is to be heating the schools by the next building committee meeting.

Mr. Steere asked when the leak in the new high school gym would be fixed. Mr. Grzyb reported that he is not aware of a gym leak while Mr. Alix noted that there were several minor leaks that they have been working on. Mr. Steere reported that he has heard that there was a major leak. When questioned, Mr. Kafalas reported that there were some minor leaks but nothing substantial.

Mr. Laramie informed the committee that they have agreed to do more roof work than was initially done and explained that the building committee has been putting together the application for the Federal Stimulus Relief package. Dr. Barnes explained that he and a few others attended a meeting at Bryant which identified the criteria for the grant and they have begun to outline and prioritize what needs to be done. He explained that they will apply for \$225K for new windows and \$950K to replace portions of the '92 roof as well as additional funds for the pump house including new pumps and structures. Dr. Barnes thanked the building committee for getting this started.

Mr. Chretien noted that he has been asked about the message board on the high school sign saying it blocks the view of buses. Mr. Laramie replied that this is not a building committee issue, the sign was a class gift and any questions on this should be deferred to the Superintendent.

Mr. Jacques reported that he noticed some weather stripping was put in the doors in the gymnasium but noted that the bottom of the doors are not sealed, there are still gaps. Mr. Grzyb reported that he has a meeting with the company who installed the doors and he will go through that issue with them. Mr. Jacques also noted that there are wires hanging from the gymnasium ceiling. Mr. Alix responded that these could relate to the clocks and speakers that aren't completed yet, he will check into it.

Mrs. Ejnes questioned whether the security issue related to the doors has been addressed to which Mr. Gryzb said the issue has been resolved.

Mr. Jacques asked for an update on the phones/clocks for the physical education area. Mr. Alix said that the wire needs to be brought down. They will try to get access to a phone until this is resolved.

Mr. Laramie reported on behalf of Mr. Fogarty regarding the grant status. He informed the committee that the Federal Energy Grant work is complete and noted that several people worked on this including Mr. Ross McCurrdy, Mr. Mike Franklin, Dr. Barnes, Mr. Chretien, Mr. Ziemba, Mr. Fogarty, the ConEd team and many others. Mr. Laramie acknowledged that there was a lot of work that went into the grant and he thanked everyone for their efforts.

#### **6. Seek to Convene to Executive Session**

Mr. Laramie reported that an executive session would not be needed and reported that the attorneys had a phone conversation with the judge from the RI Supreme Court regarding the ongoing litigation. The attorneys will need to file full briefs within the next two months with oral arguments to begin in the Spring.

#### **7. Approval of Minutes**

Mr. Chretien moved and Mr. Ducharme seconded to approve the minutes from the December 9, 2008 regular meeting and executive session. So voted, 5-0-2 with Mr. Abt and Mrs. Ejnes abstaining as they were not at the December meeting.

#### **8. Adjournment**

Mr. Ducharme moved and Mr. Jacques seconded that the meeting be adjourned at 7:52PM. So voted, 7-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, February 10, 2009