

**MINUTES ~ November 10, 2009**  
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 6:30PM in the Ponaganset High School, Library.

**2. Roll Call**

Mrs. Kecia Pierce called the roll. In attendance were Mr. Gregory Laramie of Glocester, Mr. Dennis Chretien of Foster, Mr. Raymond Fogarty of Glocester, Mr. George Jacques of Glocester and Mr. Bill Abt of Foster. Mr. Warren Ducharme of Foster joined the meeting at 6:40PM. Mrs. Julie Capobianco of Foster and Mrs. Anne Ejnes of Glocester were absent.

**3. Communications**

Mr. Laramie reported that members of the committee received an invitation to the NEASC open house on November 15<sup>th</sup>. He reminded everyone to respond to the organizing committee appropriately.

Mr. Laramie reported that they received thanks for hosting the Washington County Planning group who toured the facilities as the model for their planned energy conservation program for the different projects in the South Country area.

Mr. Laramie noted that the Little Compton school district has been looking at the Ponaganset projects as a means of doing energy efficient building and as a model for how to build a school building. He reported that the latest estimate that Little Compton got for their new school building was \$400 per square foot and he noted that this middle school was built for less than \$200 per square foot.

**4. Financial Report**

Mrs. Sarah Mangiarelli reviewed the Treasurer's Report which committee members had received prior to the meeting. The Treasurer's summary report is attached as reference 1. Mrs. Mangiarelli noted that as of today all the money is in the checking account to pay the last bills.

Mrs. Mangiarelli reported that the revised projection shows the project with a surplus of \$102,930 including the contingency of \$150K. She explained that the surplus is after the kitchen equipment lease and the phase 2 Capital lease. Mrs. Mangiarelli said the number is subject to change based on the National Grid rebate, the amount included in the calculation for the rebate is an estimate. She said when the project is complete any remaining funds will be applied toward the capital lease. Mrs. Mangiarelli reported that they signed the phase 2 capital lease and the \$750K should be in by next week.

Mr. Laramie reported that he contacted ConEd regarding the National Grid rebate but has not heard back from them. He asked Mrs. Mangiarelli to continue pressing National Grid for the amount due.

Mrs. Mangiarelli noted that the swing in the numbers came from Mr. Grzyb's numbers. Mr. Grzyb reported that the reduction came from going through the open items on the change order logs and being able to reduce the amount needed to finish the project. He said that everything to date is accounted for and the numbers worked out.

Mr. Chretien moved and Mr. Abt seconded to accept the Treasurer's report as presented. So voted, 5-0.

## **5. Middle School and High School Project Updates**

Mr. Grzyb reported that they have been meeting with Mr. Larry Desormier on the items to complete for the certificate of occupancy. Final inspections are needed for the changes to the fire alarm and the lighting and they need to provide the as-builts. Mr. Grzyb said Korey is working on the as-builts and noted that the attorneys are involved in this as well.

Mr. Grzyb reported that they had a close out meeting with the MEP subs last week and noted that they have some work to do and their final payment is contingent on completing the as-builts. Mr. Grzyb said they are holding retainage on the subs until the work is completed.

Regarding the punch list, Mr. Grzyb said there has been a lot of activity since last week and they have a third person coming on Thursday to give the punch list another push to get everything done by the end of the month. He reported that there will be a lot of activity next week with the energy lab, they are working on painting and the ceiling work. He said the garage door will be put in at the very end.

Mr. Grzyb reported that the lighting which was an issue last month should be installed by Friday. The manufacturer's rep is coming out on Thursday to review and test the lighting. Mr. Laramie noted that last month this was identified to the school committee as a potential legal issue however it is no longer an issue.

Mr. Fogarty questioned the status of the functional skills area. Dr. Barnes stated that it was his understanding that they moved in over the weekend.

Mr. Abt reported that the ERV reprogramming at the middle school has been done and they will wait to see how it works. It was noted that there has not yet been an odor however the reprogramming was only done a week ago.

Mr. Laramie asked about the status of the commissioning. Mr. Grzyb reported that there are some loose ends but they will be done by the end of the month. Mr. Fogarty asked that a formal request be made to ConEd to attend next month's building committee meeting. Mr. Laramie noted that he requested that they attend tonight's meeting and they did not but he will request again next month.

Mr. Laramie asked for an update on the reconciliation of the changes. Mr. Grzyb reported that he has been working on it though they are still getting some small changes. He said that 99% of the subs have been accounted for. Mr. Fogarty stated that for the December 1<sup>st</sup> school committee meeting he wants to be able to present the committee with an estimated final figure. Mr. Grzyb reported that the goal is to have everything reconciled by the end of the month.

Mr. Jacques questioned whether anything has been done regarding the two cement blocks at the middle school fields. The committee agreed that Mr. Jacques should follow up with Mr. Joe McGovern on this issue.

Mr. Walter Steere noted that his main concern was in getting the certificate of occupancy for November 30<sup>th</sup>. He asked if ConEd had people on site checking up on things so there wouldn't be any last minute surprises. Mr. Grzyb reported that Kevin Venturine is on site often and on top of the project. Mr. Grzyb reported that they haven't seen anything major yet.

Regarding the energy lab, Mr. Grzyb said they have the hard ceiling in with the exception of one area where they are waiting for the coil to come in, the ceiling grid is in, the perimeter tiles are in with the flooring to be done around the 23<sup>rd</sup>, there is painting to be done and the cabinetry is ready to install. Mr. Grzyb said the work should be done by the end of the month or early December.

Mr. Fogarty questioned the data equipment. Mrs. Mangiarelli said the PO for the server and switches and wiring has been approved and they will be ordering the computers within the next few weeks. She also reported that there is a meeting scheduled for Friday with the video conferencing vendor.

In response to questions on the grant status, Mrs. Mangiarelli said they originally expected the grant on October 31<sup>st</sup> but are now being told November 30<sup>th</sup>. She explained that the Department of Energy has requested that they extend the timeline of the project and noted that the next meeting with the DOE is December 3<sup>rd</sup> or 4<sup>th</sup>.

Mr. Fogarty reported that he has discussed doing a post occupancy evaluation where everyone at the schools and in the community will be surveyed about the project and a comprehensive listing of what still needs to be done will be compiled. Mr. Fogarty asked that approval of the survey be an agenda item for the December meeting. Mr. Fogarty said that he will work with Mrs. Mangiarelli, Dr. Barnes and the contractors to create the survey. Dr. Barnes noted that he and Mrs. Mangiarelli are working on a five year capital plan where they identify things as they go along, they are keeping a running list of major and minor initiatives.

## **6. Approval of Minutes**

Mr. Fogarty moved and Mr. Ducharme seconded to approve the minutes from the October 13, 2009 meeting. So voted, 6-0.

## **7. 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 and Potential Litigation. So voted, 6-0.

Mr. Laramie asked Attorney Piccirilli, Mrs. Mangiarelli, Dr. Barnes, Mr. Grzyb, Mr. Aharonian, and Mr. Ziemba to stay for the executive session. He also invited school committee members Mr. Steere and Mr. Cervasio to stay, only Mr. Steere stayed.

## **8. Reconvening of Meeting to Open Session**

Mr. Laramie reconvened the meeting to open session at 7:35PM.

Mr. Jacques moved and Mr. Abt seconded to seal the minutes of the November 10, 2009 executive session. So voted, 6-0.

Mr. Laramie reported that there were general discussions of legal issues regarding the building project and no votes were taken in executive session other than the vote to reconvene to open session.

**9. Adjournment**

Mr. Fogarty moved and Mr. Jacques seconded that the meeting be adjourned at 8:40PM. So voted, 6-0.

Prepared by: Kecia Pierce, Building Committee Clerk

Approved by: Foster Gloucester Building Committee, December 8, 2009