

Dennis Mires Architects**Dennis Mires****Steve Peach**

Supt. Mosca stated that they will allow them to do a four to five minute introduction and then the board has questions they would like to ask and then at the end they will give you a minute or two to wrap up. Dennis Mires stated he is here with Steve Peach and they have been working together for twenty years and they would be the two architects working through this phase. He stated that they are a seven person firm and this is their 35th year. He stated that they have done a lot of school work and lately they have been doing post-secondary work at Franklin Pierce. He stated that we think this is a good fit. He stated that they went on the walk through and we work with John Waite who has worked a lot with Andy.

Board Questions**1. What work have you done of similar scope, size, age of building, community dynamics etc.?**

Great Bay Community College, they renovated a former hospital and redid the envelope and used the bones and adapted the full community college campus to that facility. They have a range of programs similar to what the CTC offers. Steve Peach stated that they did work at Nashua Community College and they are bringing a sense of identity to the campus to create an overall school campus image that was rather successful. He stated that the overall campus has a strong identity that people are excited about. Mires stated that they have a strong nursing suite and various computer programs and the technology that goes with it. He stated that they have a 300 seat auditorium at Nashua as you look to performing arts you could integrate into the program.

2. Based on your recent walkthrough assessment, what are two specific areas of grave concern and what would you propose to address them?

Mechanical system and related with that the level of humidity in the building, we would do an investigation to find out if it is an ongoing thing and how to manage that. He stated that in extent of the programs this was designed for programs that are no longer here so there is available square footage so there is a real opportunity. Steve Peach stated that they will work toward maintaining as much flexibility as possible so as programs change the building can shift and change with the programs.

3. What do you see as the important considerations and factors in this project?

The mechanical issue we need to address. He stated that there is a lot of opportunity to overlay new programs and work with the existing configuration. He stated that if we would add space to make auto bays work better or building trades. He stated that he sees an opportunity at the end of the building to double load the corridor where the greenhouse is and square off the

building. Steve Peach stated that they approach with a clean slate and a fresh eye and what are important adjacencies and who needs to be near whom. Bolduc stated that we have a target number out there. Mires stated that we understand that and are aware of that. Gibson stated when you say double load are you referring to classes on both sides. Mires stated that the idea would be to fill in the corner for more flexibility.

4. **What potential challenges do you foresee?**

The building will identify those as we get into it. The critical piece is to get aspirations from the board, a wish list. He stated that the committee should be a cross section of the community, students and staff to get a picture of what is out there and we need community support and to keep them posted and involved as we go along they will put progress reports out with diagrams on the website. He stated that you should put a news release out that you hired the architects and then do progress reports as you go along. Peach stated that from a technology point of view you need to look at that immediately. He stated that the building seems solid and has good bones and we need to take a hard look at how to handle the envelope. He stated that it is a perfect opportunity to take renewable energy sources to help with overall maintenance costs and it is also a great educational tool.

5. **Explain how your company has addressed completion of significant renovation of a school while avoiding disruption of the in session school calendar?**

Most school projects are occupied buildings and they all take place while students are in session so we do as much as we can during the summer. He stated that he would consider a construction management form of delivery so that the contractor is brought on board earlier. Peach stated that they are very careful during the spec process where we define how the site will be controlled. He stated that it will be fenced in and they will work with the high school to coordinate the best place for staging equipment and everyone will have badges to check people in, they have very high security so they are aware of who is there and who isn't. He stated that they have a very tight control on site.

6. **What criteria will be used to establish priorities and make design decisions?**

Mires stated that they will let the programs identify because they all have different square footage needed and the required equipment needed to support. He stated that they will start to establish priorities in terms of the physical plant. He stated that there are mechanical, structural and setting issues that are being monitored and they will participate in that. Peach stated that they will meet with the program heads and hear their dreams and goals and how they see the program growing. He stated that they can't make the spec decisions on who gets top priority but we want to meet with everyone. He stated that they want them presented clearly so any program conflicts can be resolved. Mires stated that this is an interactive process which is a good way to resolve these things. That is why we meet as a whole group as people hear the concerns of others they recognize what their priorities are.

7. **What direct experience do you have with sustainable design, in particular LEEDS standards?**

Mires stated that they did one building leed goal certified and other that were leed certified and Others designed to meet Chips so they are familiar with Leeds but not all owners want to go through the expense to be leed certified. He stated that they are familiar with the criteria and glad to walk them through that and they do want to look at systems and see if there are

opportunities for alternative energies to be used. Peach stated that the upfront cost is where we want to demonstrate that we spend this but it will save us this over the years. He stated that you get into some areas where the pay back isn't as clear but is important such as indoor air quality. He stated that they use all locally sourced materials that have a high recycled content which is all leed based.

8. What was the most serious complaint you received by one of your customers and how was it addressed?

Mires stated that they discovered along the way that the local authorities have additional criteria like the local building inspector or the fire chief and we have found in some cases the exit lighting on the egress doors it was unclear on how far the lights have to maintain and it becomes a differing interpretation issue and we have had to go back and add lights in our opinion didn't make much difference but we had to do it to meet the local checklist. He stated that we also sometimes have to go back when a proper job of commissioning is not done and when that is not done some equipment doesn't talk to others and it takes weeks to track down the issue due to complex systems these days.

Harriman

Mark Lee

John Tarr

Karen Shot

Dan Bisson

Sam Bruno

Board Questions

1. What work have you done of similar scope, size, age of building, community dynamics, etc.?

Lee stated that the firm is made up of 75 professionals and about 40% is in the education market, they do preschool to high school and CTC and most recent they have done community college. He stated that Dan has been involved in the CTC renovations. Bisson stated that Portsmouth is similar to you and they were able to integrate an addition and renovations on time and passed by the state board and it was very successful. He stated that it was significant renovation work. Lee stated that Karen worked with NH public radio. Shot stated that she was hired to create a new infrastructure so that they wouldn't become obsolete and they wanted it to be top notch so there was a lot of integration that happened.

Bruno stated that he worked in Exeter and they were pushed to the front and they had to be on the fast track in the building renovations and he was on the committee there and went through the stage with the architect to let them know what we wanted to do and he can bring that to this project.

2. **Based on your recent walkthrough assessment, what are two specific areas of grave concern and what would you propose to address them?**

Lee stated that you have lots of areas of cracking that we need to investigate. He stated that He stated that they need to make sure that the spaces are built for the programs that you have now and the opportunity to refashion the spaces to accommodate where technology is today which is different from when the building was created so we want to provide flexibility in these spaces. He stated that they will also look at where do students maintain these paces, he doesn't see how the student feels that this space reflects them and to make sure that they can see themselves in these spaces. Tarr stated that updating the systems and technology are his two areas of concern. Bisson stated that people like to gather so creating a niche for them to interact.

3. **What do you see as the important considerations and factors in this project and what potential challenges do you foresee?**

Lee stated that this is an opportunity for this project to redefine the identity of the Somersworth CTC. He stated that programs are in flux and he sees this as a catalyst and giving identity to the center. He stated that it is a tight site so they need to think about phasing and what happens when. He stated that they are respectful of the budget and they understand that it involves public resources and they will make sure that they spend them wisely. He stated that they have engineers and architects in house so it helps us to stay on track.

4. **Explain how your company has addressed completion of significant renovation of a school while avoiding disruption of the in session school calendar?**

Lee stated that every project has a different opportunity and you have some programs where the space is not being utilized such as the greenhouse which is a potential opportunity there. He stated that they will develop a strategy to understand how we can adapt spaces and if we have to phase if there is an opportunity to use space in district or adjacent areas while doing construction. Bruno stated that he had a situation where they needed to get staff willing to move and the students are fine and in the project in Exeter they didn't add new programs they focused on the programs that they needed most and identify those and do those over the summer in order to impact the student learning the least. He stated that you need to put together a schedule and it will depend on the time of year and do any major renovations over the summer.

5. **What criteria will be used to establish priorities and make design decisions?**

You folks establish the priorities and we will give you guidance on how much to devote to equipment versus infrastructure but it is really up to you. He stated that flexibility of spaces to make sure that you build the space to accommodate as they are now but other things come in and out so you want to make sure that these spaces support those. Bruno stated that it used to be that the CTC programs were defined by their equipment but where

technology is now they can make spaces more flexible without large pieces of equipment and create flexible spaces. He stated that when he arrived here in 1990 the community was very proud and it will be great to have that same sense of pride again.

6. What experiences do you have with sustainable design, in particular LEEDS standards?

Lee stated that if you are doing the job right you will be saving money by putting in efficient systems and you will pay less in energy costs. He stated that systems can also be great teaching tools in schools to use them and see how they move energy through the building. Bisson stated that Idlehurst took advantage of the chips program and we did things that you don't even see. He stated that we do things naturally because of our training and we always do an analysis of payback so we do keep that in mind. He stated that we want a return on the investment in a reasonable amount of time.

7. What was the most serious complaint your company received by one of your customers and how was it addressed?

Bisson stated that Idlehurst had a couple of issues that we had to come back for, there were roof issues and we looked at them immediately and we insisted that they be replaced and we never charged anything for our resources and we pushed people to get it done. He stated that most recently they had a scare about the snow loads and he got a call from Andy and they were down here in five hours and they came down and addressed it. Lee stated that we stay with you until issues are resolved and we use our leverage to get things done and we bring the resources we need.

CMK Architects

Chip Kraus

Fred

Board Questions

1. What work have you done of similar scope, size, age of building, community dynamics, etc.?

Kraus stated that MST has a similar scope because they are interested in a prime identity for themselves.

2. Based on your recent walkthrough assessment, what are two specific areas of grave concern and what would you propose to address them?

Kraus stated that he sees unused space and there is a lot of strange space that is not well utilized like the greenhouse has potential. He stated that he would use the existing footprint as much as they can and see what we can reorganize and repurpose. He stated that he saw a lot of space that we can recapture without a massive demolition. He stated that it would be nice to make your own identity rather than coming through the high school. He stated that you are land locked and don't have enough parking. He

stated that mechanically you need some help but it is clearly maintained but you just need to upgrade the overall appearance.

3. **What do you see as the important considerations and factors in this project and what potential challenges do you foresee?**

The budget is a potential challenge and you have systems that have not been touched in a long time and when you add up the program changes and look at the mechanical and electrical it can add up fast. The demand for space, we will get input and sit and evaluate and make a rational decision based on the standards versus what they really want and show them how they can use the space more efficiently. Flexible use of space and spending money wisely and getting the biggest bang for your buck. He stated that it is a tight rope walk with the needs and budget and space to end up with something that everyone is happy with.

4. **Explain how your company has addressed completion of significant renovation of a school while avoiding disruption of the in session school calendar?**

With MST they handled it over an extended construction period of one year that they moved from one wing to another and they had the benefit of vacant spaces and they could look at that here. You don't have much swing space in other situations we have had to move out and we would figure out how to do that possibility on a portable basis. He stated that they would start in early spring so they could go through two summers so you can work while the students aren't here. He stated that they will put together a plan on what they think it will be and outline the general direction so there is a solution for the student safety and welfare and education process is important.

5. **What criteria will be used to establish priorities and make design decisions?**

Kraus stated that he would like to see a team that is making the decisions and they will help with the visual side. He stated that the best product is one where you as the committee come up with. He stated that we want the committee to have input into the final solution and we prioritize on our own based on your information, programs and space. He stated that we have no preconceived notion when we come in we build for your committee.

6. **What direct experiences do you have with sustainable design, in particular LEEDS standards?**

Krauss stated that Wolfeboro was done to the chips program which is based on the Leeds program. He stated that they do all the energy efficient things such as collecting rainwater to irrigate fields, low flush toilets, daylight harvesting, controls to shut off lights when nobody is in the room, LED classroom lighting and you have a great envelope for efficiencies.

7. **What was the most serious complaint you received by one of your customers and how was it addressed?**

The single biggest issue is communication and being truthful with one another, the building will work itself out. He stated that roofs and heating controls are the biggest issues in buildings.

Banwell Architects

Ingrid Nichols

Chris Solomon

Board Questions

1. What work have you done of similar scope, size, age of building, community dynamics, etc.?

Nichols stated that Banwell was founded in 1966 and they have done hundreds of school projects. She stated that they are working at Plymouth on their CTC currently and they did Kennett and are finishing up Stevens high school renovation which was the first one with zero state aid. She stated that they are used to doing bond votes and meeting with the staff. She stated that this is something that we do every day and we enjoy doing it. Solomon stated that Plymouth is exactly what you are looking to do here where you take the building and combine the school into one integrated environment. Nichols stated that they are used to doing phased construction and were used to doing complex projects.

2. Based on your recent walkthrough assessment, what are two specific areas of grave concern and what would you propose to address them?

Nichols stated that the site plan is the biggest piece; you have a tight site and parking. She stated that creating an identity is the first thing, you have a sign at the front but we want to create a warm welcoming front door and create a pedestrian CTC walkway with flooring treatments and paint colors and nice signage and to line the corridor with displays to help garner excitement. She stated that they looked at an opportunity to do a new auditorium that you can enter on the first and second floor and there is a possibility to do an addition in the back. She stated that the administration office area is too large and we would turn that into a usable space possibly move the school store there at the end of the corridor. She stated that they are seeing trends of creating student breakout areas to congregate and have informal meetings. Adding expansion for the kitchen and expanding the dining room and creating an outdoor patio so the community feels invited to come in. She stated that they have a structural issue with settling in the foundation and they will fix that. There is a humidity problem so we need to redo the ceiling.

3. What do you see as the important considerations and factors in this project and what potential challenges do you foresee?

Nichols stated that first the new programs need to find a home; we know what the educational needs are. The challenges are limited space but we also have the opportunity too, we are trying to look at what you have and compliment that with your educational goals all within budget. Solomon stated that they will collaborate between departments and rework it and it will be a great opportunity to work with staff.

4. **Explain how your company has addressed completion of significant renovation of a school while avoiding disruption of the in session school calendar?**

Nichols stated that Claremont high school is a great example, they did phase construction. She stated that people get together and talk about it and they suggest you hire the construction manager when you start doing the design. She stated that sound is a big issue and site safety, it is hard but it is doable. Bolduc stated that having the construction manager before the final plan sounds like a design build. Nichols stated that design build construction is you hire the contractor and they hire us where construction manager is more of a triangle they still bid out all the work and they draw on databases of costs and they are an added benefit because they add cost to what we're drawing while were doing it. We can adjust the drawing if we are over budget or if we are under we continue on. She stated that they are a resource and the fees to do pre-bond work are minimal. Solomon stated that they work for you and they show you all the buds and they are open bids. Nichols stated that design build is not open book. Gibson asked if these bids are bids we will build from or just for drawings. Nichols stated both, we do estimates for drawings and we send the construction manager plans so they can give you a preliminary cost before you even hire them. They manage the bidding process and it is all open book. Solomon stated that were all going to work together so that is a big benefit.

5. **What criteria will be used to establish priorities and make design decisions?**

Nichols stated that we develop as many options as we can so when we get to vote and there is one person who was not involved and they think they have the solution, we vet it through committee and come down to one or two options and we talk to all stakeholders and get input on plans in order to get total buy in. We develop ball park costs of the options and do advantages and disadvantages of the options and have public forums so the community can be a part of this and build the solution rather than us prescribe it. She stated that we get one option and move forward with that and do estimates. Solomon stated that we like to meet with people and do brainstorming sessions and talk about every idea and explore all options.

6. **What direct experiences do you have with sustainable design, in particular LEEDS standards?**

Nichols stated that she was leed certified in the 90's and sustainability is a passion of mine and she helped Ed Murdough write the chips program. She stated that they look at both programs and utilize both checklists to stretch the envelope of paybacks and different scenarios. She stated that there are so many things you can do and she is very passionate about it. Solomon stated that each element is also a teaching element so they can see where energy and resources are coming from.

7. **What was the most serious complaint you received by one of your customers and how was it addressed?**

Nichols stated that one challenge in a project that took extra effort to facilitate had to do with mechanical systems where the lead engineer left before construction started and part was done design build and the owner should have set up engineer

goals and a lot of schools don't understand what they want for mechanical systems and they are way over complex. She stated that there wasn't commissioning done and they were getting called back due to mechanical issues and we remedied it and set up meetings every two weeks at no cost. She stated that it was a design error. She stated that it is about getting the right design team and establishing project parameters.

8. Tell us something you didn't tell us.

Nichols stated that you are speaking to all good architects. She stated that they have worked with Marie and Jeni before and your project would be our A1 project and we are excited about your project, you have some great opportunity here. She stated that we get it we have to stay on budget and stay on schedule. She stated that we pay strict attention to both of those things and we are team players. She stated that everything we do is about collaboration.

Board Discussion

Gibson stated that Banwell made an excellent presentation. Each company made valid points, CMK made mention of their attention to security on the project site. That is something that we can incorporate as we go along. He stated that for him he liked Banwell best, they did a complete presentation in the booklet as well as here. Bolduc stated that if you look at charts CMK got my attention at first, Banwell got my attention as well as Harriman. He stated that Banwell swayed me with their presentation and brevity; there was not a lot of bologna with what they had to say. He stated that Banwell was the number one choice among us before we got here. Philpott stated that she liked Banwells comment about recreating how people are taught that is what we're doing. They are mixing other educational things with the CTC and aligning things. She stated that she was impressed that they told us to get the construction manager sooner rather than later that made sense to me to make sure we are on budget. She stated that she has nothing bad to say about any of them, she loved the energy of Harriman and they brought a lot of experience on the team. She stated that she did have a question on if we make any changes in terms of electricity does the rest of the building have to come up to code. Lucier stated yes it is up to code now. Supt. Mosca stated that the mechanical pieces are old. Lucier stated that the mechanicals in the ceiling would go aware. He stated that they gave some misinformation they gave a scenario of going out into the courtyard and nothing can go out there because we have all the electrical transformers go out there underground and it is a major expense to move. Supt. Mosca stated that what Banwell does is they give a number of options to look at and once they get information they shift their design and process. Philpott stated that they all were good but Banwell had really good ideas. Paradis stated that she also liked Banwell as her favorite, they are the only one who brought up points nobody else did such as hiring the construction manager before the design and they went into how much detail for the process to establish their priorities like public forums. Gibson stated that we have a JBC process so can we even hire the CM and do that work. Supt. Mosca stated that we might have to move the JBC up. Austin stated that he detected that all presented as if we were a town and not a city so that is a process they would have to understand. Bolduc stated that it would seem to me we don't have the final say on this. Supt. Mosca stated we do on this. Paradis stated that she liked how Banwell showed us what they were thinking about. Gibson stated that they

had been told not to do a presentation so it is a matter of interpretation. Joanne Pepin stated that she was very impressed with each one of them in a different way. She stated that the only concern she had with Banwell was if they had too many projects in the works but she made it clear we would be the number one project. She stated that they were dynamic and passionate. She stated that she came out and said that budget and schedule is important and they didn't say they couldn't do it with the preconceived amount she made it clear they can work with the budget. She stated that when they asked about establishing criteria and priorities three said that it was up to us, she didn't she detailed exactly what she could offer us and they have extensive experience in CTC's. She stated that one firm did almost all hospitals. She stated that Banwell did the best presentation and the most passion with and the price is right. Gibson stated that Banwell is working on Plymouth and their building makes our building look like a masterpiece. Rivers stated that any of them could do the job, he liked Banwell in 2009 for Idlehurst and they didn't get selected and I think Joanne nailed it on Banwell. Harriman was a great presentation and they have a large staff but he liked the enthusiasm of Banwell and their price is as good as it is going to get. Joanne Pepin stated that one said that a big problem was that the fire chief came in and said they had to change the lighting and Banwell mentioned meeting with the DOE and local fire to make sure they fix any issues. Austin stated that he was impressed with Banwell as well and to me they had the most CTC type experience which is important for us. He stated that right along we have been saying it is about programs so the more someone understands that we will meet that goal. He stated that they used our pathways information and had our timeline so they did their homework. He stated that Harriman is a big firm and we used them before and Dan Bisson has done a number of projects in Somersworth but for the money they can't go there, not this time. He stated that he thinks that Dennis Mires and CMK are comparable and both competent in their presentation but he doesn't think that they measured up to Banwell. Lampros stated that we are looking at 6.5 million and saving every dime and she is struggling looking at the price and the cost of the buildings they have done. She stated that she is struggling with \$66,000 at Harriman but the school costs were in line with what we could get. Lane stated that the things that resonated with you also resonated with me. Ingrid did her homework. She stated that she doesn't like the song and dance and she felt that on occasion with some of them. She stated that she wants someone to be in the trenches with me and the staff, we have one opportunity and we are taking this seriously. She stated that Banwell is what connected with her. D'Agostino stated that based on the building, grounds and transportation outcome on the evaluations Banwell was number one and Harriman was second place so I think we all agree. Austin stated that he picked up some things in each presentation that whoever we work with we can talk to them about. Harriman talked about relocating students to businesses and talked about welcoming them into their offices as internships and that intrigues me. A motion made by Gibson seconded by Paradis to accept the proposal from Banwell Architects for the preliminary design for the CTC renovations. VOTE: Motion passed, unanimously. A motion made by Gibson seconded by Philpott to adjourn. VOTE: motion passed, unanimously. Meeting adjourned at 9:03pm.

Katie Krauss
Recording Secretary