

## Joint Building Committee Meeting

November 2<sup>nd</sup> 2015

CTC Conference Room

4:00 pm

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1. **Call to Order:** Bolduc called the meeting to order and the following members were present: Bolduc, Gibson, Dumont and Messier. Also present was Andy Lucier, Jeni Mosca, Marie D'Agostino, Ingrid Nichols, Chris Salomon, Sharon Lampros, Katelyn Carrington, Lori Lane, Joe Campbell, and Ken Holmes.
2. **Approval Of Minutes:** A motion made by Messier seconded by Dumont to approve the minutes from October 19<sup>th</sup> 2015. VOTE: Motion passed, unanimously.
3. **Plan Review:** Supt. Mosca stated that things at the school level are happening all the time, tomorrow we are meeting to come up with a plan for people getting ready to move so we are ready for a March start. Lori and Katelyn are working to update the binders and get program approval. She stated that she sent an email to Great Bay Community College in order to get a partnership with them around the medical assisting program. She stated that Andy also got us hooked up with Frisbee Memorial Hospital as a possibility. She stated that the building trades program is going to demo the greenhouse so there is a lot going on behind the scenes. She stated that the partnership room needs to move to the high school side of the building by February and that will be ready. She stated that they are working on inventory of equipment and they have talked about getting some pods here to move furniture and equipment we know that we can move. Bolduc stated that sometimes you can have old trailers put on the lot and that may be cheaper. Gibson stated that there are no guarantees with those and you can't move them and going in and out of them is hard. Messier stated that if you are moving classes around you must know how the construction manager is scheduling the project. Supt. Mosca stated that we have been told that they will start down that wing. If we can let the teachers know they are being displaced they can think about how they will do their curriculum so the more notice we give them the better we will be. Messier asked if the pods were going out on the fields. Supt. Mosca stated no. Lucier stated that they will most likely go behind the middle school on the far side so they are out of the way. Messier asked if all of this has been discussed with the construction manager. Supt. Mosca stated not yet we will have further discussions with North Branch, this was just us thinking in order to stay on top of the timeline.
4. **Banwell Update:** Salomon stated that he wanted to show everyone what has been done and what is still in play. He stated that they have been going through every program and meeting with advisories to see what will work best and going through the equipment list. He stated that at the main entrance there will be a reception desk as you enter the administration area where students can check in. He stated that they reworked the office and the conference room with a dedicated staff bathroom and printing area and kitchenette. Nichols stated that in terms of identity which is one of the main themes of the project we want to make sure the entrance is used and asked if they are changing the bus routes and asked if they wanted designated CTC parking for students. Supt. Mosca stated that the bus loop will remain at the current location. Nichols stated that so we don't need to do anything outside but a sign. Lane stated that a sign would be nice but there are other things that are higher priority. Lucier stated that there is a sign out there and it was new when Idlehurst was built. Salomon stated that with the administration area moving down and being reworked the culinary class will be in the existing café with a teachers work station and a camera over the top so the students can sit in class and watch on the screen so they can be in class and also learning whatever they are doing on that day. He stated that they are looking at having the hood in there and behind have some storage and they will be reusing the rolling racks. He stated that in the culinary area they are working with the teacher on possibly moving the hood to create class space in the lab adjacent to the work counters. They deemed it was a necessary item but we will have to work on the budget because the mechanical engineer is saying that it will be \$80,000 to move the hood and repurpose. He stated that we are working with them so it is still in flux. He stated that in this area where we are sitting will be

the café and conference room. He stated that the big drive is having an identity so they will be reworking the hallway and putting in a new staircase upstairs to marketing. Andy's space will stay due to the electrical work in there. Messier stated that isn't that part of the high school, we aren't being consistent. Salomon stated that the CTC can take over the high school but we can't use CTC money for upgrades to the high school but were not doing that. He stated that next to the café is the theatre. He stated that there will be a relationship between the broadcasting and the theatre so we needed a connection as the broadcasting will run the controls for the theatre so there will be a small balcony that will be a cat walk style meant to be used for that relationship with theatre and broadcasting. Gibson asked what the seating capacity is. Salomon stated that you could fit 150 but that would be packed. It is a very versatile multi-functional space. He stated that the work area hasn't been developed yet but there will be a changing room and makeup area but we are still developing that. He stated that they have three options for building trades that came from our advisory board. He stated that for the classroom space they talked about sound issues and how they wanted an open space for building assembly and manufacturing with a classroom with glass around it so the teacher would have full supervision. He stated that they would also build the sets for the theatre. He stated that downstairs in the auto lab they opened up the classroom so that they can bring a car in the class and sit at the table and take notes and do a brake job or an oil change in class so they can see it as well as have the typical space with glass looking into the auto lab. He stated that they will be keeping the existing drainage system and the lifts will be reworked where they are located with added storage space and they moved the compressor and will have a hazmat room for hazardous materials. He stated that they will reuse the existing restroom and take the door off and open it up to still have a safe environment. Gibson asked if the restroom will have a provision for a hazmat shower. Salomon stated that there will be in the lab space with a shower and an eye wash station. He stated that the engineering has taken up some of the hallway and we moved the exterior doors to capture the space for storage. He stated that there will be an engineering lab with a small innovation lab with a chop saw, band saw, and drill press and everything you need to build a robot. Lucier asked if there was a large overhead door in building trades. Salomon stated that they have options for that. Bolduc stated that they had one plan with an overhead door coming in from the end. Salomon stated that it had one large workspace and the advisory wondered if that was the direction the program was going. He stated that they haven't reviewed it with the teacher yet. Messier stated that he has been hearing that they are having a tough time getting projects to do and he assumes they are developing a vision. Bolduc stated that in building trades they show you how to construct a house down there now, they are doing mock ups that fold up and we don't need a big area to build a house. Messier asked if the stairway is code. Salomon stated that they have an option for that. Nichols stated that there are existing foundation issues that we need to assess and may need to dig up and we need to carry an allowance for it. Dumont stated that the most expensive option so far is the hood. Nichols stated that we need to work around the existing layout. She stated that they are creating a new baking area and we could slide the hood back to where it is and modify the area to give them what they need. Lane stated that we need to take it back to the teacher because the advisory board has some strong feelings about it. Nichols stated that we can try to figure out another alternative leaving it where it is. Gibson stated that in the building trade's area he would like to see the flexibility of the overhead door going out in case the focus changes again it will be expensive to go back in. Dumont asked about the area of concern with the foundation. Salomon stated that the firm that did the study after it was built and settled and they put band aids on it and the building settled a year later and then settled more but now it has settled. Dumont asked if we are under monitoring. Lucier stated that it hasn't moved it five years. Bolduc asked about the changes on the stairway. Salomon stated that if you are using the stairway as an egress it needs to be rated, we have rated the entire lobby and have a sprinkler system. He stated that in the store we want to have it open so we are

looking at doors that go up into the ceiling and when a fire happens they come down which will maintain the rating all around the space. He stated that they received a verbal approval from the local fire chief but they are waiting for the written approval and then they will go to the state fire Marshall for approval. He stated that with the existing elevator you can't enter an egress path when you exit the elevator so we will go to the state. Bolduc asked if the overhead door will stay in place. Salomon stated that they have ideas for it but they haven't fully developed it yet. He stated that one thing that they can do is replace it and keep the height and shrink the door and fill in part with metal panels and glass to bring in light for the class space. He stated that on the second floor they will use the existing special education classroom for medical assisting. He stated that they will be meeting with the advisory in a couple of weeks to fully develop this but it will be like a doctor's office set up with typical class space. He stated that it will be a simulated doctor's office where they can practice and train with breakout spaces for height and weight and a phlebotomy room where they can practice drawing blood. He stated that all the floors will be replaced. He stated that the marketing space where the new staircase comes up will come into the store. There will be a classroom with a work counter with a coffee machine and we will reuse the slushy machine. He stated that the class will be off of that with views into the store. He stated that we will be meeting in two weeks to review broadcasting with the advisory committee. He stated that they had a consultant come in to look at light and sound designs and they reviewed it and gave us pointers. He stated that in the original plan it had space for a studio but the teacher didn't see any need for a walled off space it is more about doing small skits so they eliminated the dedicated room. He stated that there is a walkout over the balcony over the theatre space. He stated that if the state fire Marshall says the elevator is an issue they have looked at an additional set of doors and they will leave elevator as is and use the same type of door so when it closes it becomes rated, they have reviewed it with the city and they have given their blessing. Lucier asked what they are doing with the drainage in the greenhouse. Salomon stated that they haven't gotten to it yet. Nichols stated that now that the auto is staying where it is, is there a need for a caged area. Lucier stated no. Supt. Mosca stated that we need to keep in mind that the CTC money can only extend five feet from the building for what they will pay for and paving is not considered a dedicated work space. Messier stated that he understands that but if you are tearing something down what do they expect. Supt. Mosca stated that they expect the district to pay for it. Messier stated that he thinks it is a good plan and he likes the design of it and he hopes that the state fire Marshall will understand that stairway. He stated that he has a concern with the hood because that is a lot of money.

5. **Advisory Committee Comments:** Supt. Mosca stated that they have met with the advisories and they are in the industry and are helping to look at the spaces and the needs as we move forward to create programs that will take us into the future. We will meet with them ongoing as we firm up the plans.
6. **Electrical and Plumbing Progress:** Salomon stated that engineers have gone through the building and the design development set is due on the 16<sup>th</sup> and they will send to North Branch to get a better detailed pricing so that is our next deadline. Bolduc stated that as we go along the numbers will be very important.
7. **Other:** Dumont asked regarding grants if it was up to the contractor or the engineer to apply for those in regards to lighting and electrical. Lucier stated that this building was just done last year. Salomon stated that if we can afford it he would like to put LED lights but that is not part of the base project. Nichols stated that most people assume it is part of our process but it is not usually part of our contract but it is an additional service that we could provide. Messier stated that if you just got money a year ago they will probably not be receptive to give you more money, it is not likely. He asked if all the outside windows are being replaced. Salomon stated that they are an alternate right now. Nichols stated that the roof, windows, condensing boiler, exterior walls with insulation, electrical main switch and LED lighting are all alternates that if we can afford we will add in but if not they won't be. Lucier

stated that when we did the lighting we went from 32 watt bulbs to 28 watt bulbs and put in motion sensors and we finished doing all LED exterior lights. He stated that his concern is the roofer he uses highly recommends that the roof be done because there is only about three years left on it.

**8. Next Meeting Dates:** Bolduc stated that the next meeting is November 16<sup>th</sup> at 4:00 at the CTC First Floor Conference Room.

**9. Adjournment:** A motion made by Dumont seconded by Gibson to adjourn. VOTE: Motion passed, unanimously. Meeting adjourned at 5:05pm.

Katie Krauss  
JBC Recording Secretary

Pending Board Approval