

Joint Building Committee Meeting

January 11th, 2015

CTC Conference Room

4:00 pm

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, Katelyn Carrington, Joe Campbell, and Lori Lane.
2. **Approval Of Minutes:** A motion made by Dumont seconded by Gibson to approve the minutes from December 14th 2015. VOTE: Motion passed, unanimously.
3. **Revised Plans:** Salomon stated that they have been going through and working on the budget so we have had to make a few plan changes to make sure we are on budget. He stated that they eliminated the glass curtain wall and will keep the existing windows. He stated that the main lobby will stay the same. He stated that they are working with the lighting guys for the theatre and there are no changes there. He stated that in building trades they reworked the floor plan and decided that they will keep the existing concrete pad that is outside where the greenhouse was and keep that instead of a large paved area they will resurface that for an outside work area. He stated that auto will stay the same as before. He stated that initially they wanted a fire rated closet but they don't need that anymore so they will eliminate that. He stated that they were going to take over the hallway for the engineering lab as a storage space but it was an additional cost so they will keep it as is and eliminate that due to the budget. Bolduc stated that he questions if it is a good idea to leave the concrete pad and resurface it. He stated that the two surfaces will eventually come apart and he sees it as becoming a mess. Salomon stated that it already has frost walls around it and they are relying on the civil engineer to say how best to resurface that and they are saying concrete on top of that and bond to be one surface. Bolduc asked if there is asphalt around the pad. Salomon stated that it is grass so that it stays a work area and people don't use it as parking. He stated that on the second floor there is no change to medical assisting, digital media, marketing and teaching multiple levels. He stated that they are working with broadcasting on their relationship with the theatre but there are no real plan changes. He stated that they looked at porcelain tile and in some areas they are going back to CVT tile. Nichols stated that it is still in as an alternate. Bolduc stated at the last meeting you were going to have to move the hood in the culinary costing \$80,000. Salomon stated that they worked with the teacher and they are going to keep it in the existing location. He stated that a lot of the little things that they did had to do with the budget and they did a lot of refinement. Bolduc asked if they have run into any surprises. Salomon stated not yet. Messier asked what the contingency is if they do. Campbell stated that the contingency for the construction manager is 10%. Bolduc asked if Jeni wanted to give an update on the class reassigning. Supt. Mosca stated that partnership is moving to the Family Consumer Science (FCS) room and FCS is moving back to the middle school. She stated that Andy did some work over Christmas break and they know they need to move before February vacation. She stated that they created a draft worksheet for the rest of the programs with when they are moving. Bolduc asked Andy if we are all set for the move. Lucier stated that they are packing now and when they are packed we move it and will move as needed. Bolduc asked if they had to make changes to the room. Lucier stated that they created a kitchen at the middle school and they need to hook up the dryer. Supt. Mosca stated that they will now have all the middle school programs back at the middle school. Messier asked when the contractors will be on site. Campbell stated February 22nd. Gibson asked when the administration area is moving. Supt. Mosca stated just before February break. Kerry will be moving to the athletic trainer's office, Katelyn will be in the concession stand and Amanda will move to the guidance conference room.
4. **Review Civil Plans:** Salomon stated that they already talked about reusing the greenhouse pad.
5. **State Fire Marshall Review:** Supt. Mosca stated that she received a letter from the DOE civil engineer approving our project. She stated that they met with them in November and she followed up with a

letter. Messier asked if this project was state funded. Supt. Mosca stated yes. Messier asked if they had to go by the Davis Bacon. Campbell stated no. Salomon stated that they submitted the plans to the state fire Marshall and they are reviewing them. He stated that they met to review the door hardware and review safety and security. He stated that the first set of doors as you walk into the entrance will be unlocked and open into a vestibule. The second set of doors will be locked and controlled with a buzzer at the reception. He stated that there will be a panic button in the office and if it is pressed the first doors will be locked shut. Messier asked if there is also a camera. Salomon stated yes. He stated that all the rest of the doors will be locked. Gibson asked if the administration offices will be glass enclosed. Salomon stated yes, they will keep the existing store front. He stated that with the fire Marshall they are looking at the main lobby space because the elevator is entering into the lobby. He stated that we can get a variance with existing buildings but if this were new construction we couldn't have an elevator opening into the lobby. He stated that they asked that they look into it and accept that and he is hoping this week we will hear from them and include their feedback into the final drawings. Gibson asked if we fall under the percentage where if we do X amount of remodeling that we have to update everything. Salomon stated that that deals with structural codes and there are things throughout that we couldn't do because it would put us over the tipping point so we try to stay under that so we don't have to upgrade. Bolduc stated that if someone really wanted to get into the entrance they could bust the glass out and get in and asked if there are any thoughts on the glass on those doors. Nichols stated that they make film that you can apply to the glass so they could look into that. Gibson asked if they have a timeline on getting the report back from the fire Marshall. Salomon stated hopefully this week.

6. Cost Proposal: Campbell stated that Banwell has been working on the documents every day and this budget today doesn't reflect the plans that you were shown today; this reflects the design development phase which is the halfway point. He stated that North Branch is responsible for two line items on this sheet. He stated that North Branch completed the estimate and it was much higher and they worked over three weeks to come up with savings and the team worked hard and found over \$400,000 worth of savings. He stated that they are over the project budget as of today but for a \$6.5 million dollar budget to be over by \$100,000 is small peanuts. He stated although the alternates are additions we also have some that are deductions. He stated that he doesn't want people to be overly concerned because \$100,000 is small in terms of the overall budget. Messier stated that he is not worried because the owner's contingency hasn't been called out yet so it could be less so he doesn't think that we need to worry just yet. Campbell stated that this was a price check tool because we were heading above where we needed to be so we made some tough decisions to get it down. Messier stated that we need to make sure that there aren't any unforeseen issues before we hit the contingency. Salomon stated that we have deducts in the project in case we need to use those and we have additions if we have extra money. Gibson asked what they took out in the \$416,000. Campbell stated it was things like changing the ceiling tile to a different manufacturer or the glass wall to a regular wall. Gibson stated that it is a variation on the same themes. Salomon stated yes, it is also going with simpler case work. Lucier asked if he wanted to talk about the meeting with PSNH. Salomon stated that they had a conversation with Eversource on energy savings. He stated that they will send the drawings to them next week and then they will meet with them on any financial help. He stated that they are also meeting with the gas company as well. He stated that if we can get to them before everyone else we have a good opportunity to get it. Gibson asked if there is anything they can get in regards to the CHIPS program like Idlehurst. D'Agostino stated that no, Somersworth got the last one with Idlehurst. Dumont asked if they obtained a price on having a different boiler from the high school. Nichols stated that we are going forward with that. Salomon stated that the existing boiler is 60% efficient and if we reuse it there is a cost associated with bringing it up to code. He stated that installing a new on is 93-94% efficient boiler system and would be the heat source for this

building. Campbell stated that it would also be a separate meter. Dumont asked if there was a savings or was it excess. Salomon stated that it did add a small amount to the project but it improves efficiency and we are replacing a boiler that could have failed. Campbell stated that you made a smart decision with that and it will save us money when we go out to bid. Supt. Mosca stated that it was an increase of \$40,000-\$50,000 but there will be a good pay back. Dumont asked if the roof is still an add on and how much. Nichols stated that it is an alternate and they are changing it to a 15 year warranty and they haven't priced that out yet because we did the specs on a 30 year warranty. Campbell stated that the range is \$373,000-\$433,000. He stated that the manufacturer of the roofing had a problem with keeping the existing insulation and they didn't want to warranty it. Dumont asked how many new orifices are we putting through the roof. Nichols stated a half a dozen. Dumont stated that if we are putting holes in the roof we need to talk about this more. Messier stated that we need to see how the subs come through first. Supt. Mosca stated that if we are thinking about doing the roof when is the drop deadline that we can't do it anymore as well as when is the deadline to start releasing the contingency. Campbell stated that when they provide alternates they look for feedback from the subs. He stated that the roof is not something that we need to know day one; it can be a ways into the project like a month. He stated that where it has new roof top equipment we would want to install the roof before the equipment. He stated that North Branch will report on the contingency on a monthly basis. Bolduc stated that you said we would put the roof on before the equipment but if we put it up and they are working up there and something happens we will have to patch it and how do we protect the new roof while they are working on it. Campbell stated that they have very strict rules and they put plywood down on the areas of travel. He stated that on a 53,000 square foot roof a puncture will happen and we will fix it and a patch isn't any worse than a seam. Bolduc stated that if we are going to have to replace it in a few years he wants to look at it now while we have the money.

7. Other: Campbell stated that he handed out a schedule and it will get more detailed as we get tasks and schedules and then we will add them to the schedule once we build our team. Supt. Mosca stated that we are going to the planning board on January 20th at 6:30pm for a courtesy review. She stated that we need to talk about the clerk of the works. D'Agostino stated that we are looking for direction on if they would like to hire them as an employee through the district or hire them as a contracted service. She stated that she saw Ed Murdough and he sent her some possible candidates that may be interested and we will advertise as well. She stated that if we do it as a contracted service and they don't perform they don't get paid but if we make them an employee it may be harder to get out of but it is up to the committee to determine. Messier stated that he is an advocate for contracting out. He is not a big fan of adding an employee to the district, let them carry the insurance. Bolduc stated that if we put the notice out that we need a clerk of the works if local people are interested what would they need. Messier stated that they would have to show that they are bonded. Dumont stated that in the expense it says \$30,000. D'Agostino stated that was just an estimate. Supt. Mosca stated that they would feel more comfortable with a contracted service. Dumont stated that he is in favor of a contracted service.

8. Next Meeting Dates: The next meeting is February 18 2016 at 4:00pm at the CTC First Floor conference room.

9. Adjournment: A motion made by Messier seconded by Gibson to adjourn. VOTE: Motion passed, unanimously. Meeting adjourned at 5:10pm.