
JOINT SPECIAL SCHOOL BUILDING COMMITTEE
THURSDAY, JUNE 25, 2020
VIA ZOOM (Teleconference)

An online meeting of the JSSBC was held at via Zoom on **Thursday, June 25, 2020**. Alderman Dowd called the meeting to order at **7:00 p.m.**

Present: Alderman Dowd, Alderwoman Wilshire, Alderwoman Klee, Alderwoman Harriott-Gathright, Alderwoman Lu, Ms. Bishop, Ms. Brown, Ms. Giglio, Mr. Guarino, Ms. Raymond

Also Present: Ms. Fitzpatrick, Mr. Smith, Mr. DuBois, Mr. Oullette

Everyone present stated why they were participating remotely, where they were, and that they were alone.

This meeting and Presentation can be can be watched in its entirety at:
<https://www.youtube.com/watch?v=pjkBK9ryQ4c>

Presentations & referenced documents, including contract bids can be accessed on at:
<https://www.nashuanh.gov/agendacenter/joint-special-school-building-committee-37/?#06252020-5001>

Alderman Dowd

As Chair of the JSSBC I find that due to the State of Emergency declared by the Governor as a result of the Covid-19 Pandemic, and in accordance with the Governor's Emergency Order #12, pursuant to Executive Order 2020-04, this public body is authorized to meet electronically. Please note that there is no physical location to observe and listen contemporarily to this meeting, which was authorized pursuant to the Governor's order. However, in accordance with the emergency order I am confirming that we are using Zoom for this electronic meeting. All members of the JSSBC have the ability to communicate contemporarily during this meeting using this platform, and the public has the access to contemporarily listen with the phone number: 978-990-5298. The password is: 273974. The public may also view this meeting on Comcast Channel 99.

We previously gave notice to the public regarding information to this meeting, and the instructions have also been placed on the City Website, and publically noticed at City Hall at the Hunt Memorial Library... providing a mechanism for the public to alert the body of this meeting with public access. If you have a problem accessing the meeting by phone or through Channel 99, please call 603-821-2049 and they will help you connect. In the event that the public is unable to access the meeting by methods mentioned above, the meeting will be adjourned and rescheduled. Please note that all votes taken at this meeting will be done by roll call vote.

PREVIOUS MEETING MINUTES APPROVAL – May 28, 2020

Alderman Dowd moved to waive the reading of the JSSBC minutes of **Thursday, May 28, 2020**, accept them and place them on file. **So voted unanimously by roll call.**

REMARKS BY CHAIRMAN

Alderman Dowd

We'll hear updates on the Middle School Project, and there is also a Presentation from the Architect and Construction Manger for tonight's meeting.

REMARKS BY SCHOOL ADMINISTRATION (if requested)

Mr. Smith

You should have received an email from Ms. Frothingham with bid award recommendations from Harvey, and revised financial sheets including an additional invoice from Page Street Rental. And we'll talk about all of those when the time comes.

ITEMS FOR DISCUSSION AND APPROVAL OF INVOICES

Architect's Report - Harriman

Mr. Oullette, Project Manager Harriman

I do have a presentation for you tonight.

Began PowerPoint Presentation which can be followed at: <https://www.youtube.com/watch?v=pjKBK9ryQ4c>

Mr. Oullette

One note that didn't get on the presentation that Mr. DuBois emailed me about last night, is that the construction for Pennichuck is actually not slated to start in the dead of winter. It's actually going to push into the spring. Thank you.

Ms. Giglio

I just really want to thank you for working so closely with Emily Sand from PMS. What you've put together working with her is what is most current in library world. It looks like you've been able to work with a lot of her ideas. I am deeply grateful to you all for working with her.

Mr. Oullette

She's great. I couldn't believe the research she had done, which actually helped us a lot. She was fantastic.

Alderwoman Klee

The discussion about the stage... how much is something like this going to add to this project? While I think it is important to have the Arts in the school, some of these look a little on the elaborate side. Does it add significantly to the project?

Alderman Dowd

Yes.

Alderwoman Klee

There were some questions originally about putting in an auditorium, which is much different than this stage. This stage has always been part of the cost element. It's just that the school didn't want it permanently in the gymnasium.

Ms. Brown

Thanks Jamie for your great presentation, I really appreciated it. And I like the fact that you've been doing a great job integrating teachers and librarians into your plans. I really appreciate that. So, I feel the opposite of Alderwoman Klee, in that I think we're doing our Performing Arts students a bit of a disservice without an auditorium. Especially for those who are leaving Elm Street. But I understand that at this point it's not going to be feasible with this budget. So having said that, I wanted to use my personal experience to give you ideas regarding the open flex space option. I attended an open concept middle school, which had a mini stage similar to what you're talking about. This new design is pleasing to the eye and has nice high ceilings, and I think it was a really good idea to put the entrance opposite the gym, so you can use those spaces twice. But I'm questioning ambient smells and ambient noise. Are we putting a high priority in a really good quality ventilation system and some really good noise abatement plans in that design?

Mr. Oullette

Ventilation, yes absolutely. Ventilation is one of those top of the list items... and that includes smells from a kitchen. And we are looking at acoustics and concerns about noise from below. We're even looking at mitigating those sounds beyond just a wall. It might be sound panels, acoustic panels, panels in the ceiling that helped with sound... if it's an exposed deck, it would be acoustic decking made to mitigate that sound. I do appreciate that comment, because we do appreciate how that would be a concern with that big space, right as you enter the building.

Ms. Brown

Thank you very much.

Alderman Dowd

It's still the City's intention to keep the Elm Street auditorium, and the high schools and the middle schools have the opportunity to use that newly renovated space when it's done. So they won't lose it, and it will be enhanced from what you see today.

Mr. Oullette

If that stage does end up there, having both sides being functional as opposed to one side... I'm looking for some feedback on how people feel about that.

Ms. Brown

I think that's great. You could have two groups of kids using it at the same time. I think it's really wise to make it so you can use both of those spaces. But in the long term I would rather spend money on making a really great amphitheater for sound, rather than what it looks like. I think it would be a better priority for sound and theater. But I do think making the sound panels very functional would be a priority, in my opinion.

Ms. Heather

I like the new design very much... I think it was a very good idea to change the bathroom access. I also like the cafetorium better than they gymatorium. Just in general, I think it's more functional for more people. I don't know anything about acoustics so I will trust Ms. Brown's opinion on that. But I like it, I like the schematics. I still don't like the communal stairs, but that's not a decision that's up to me.

Construction Manager's Report – Harvey / Approval of Sub Contracts / Approval of Pre-approved Sub Contracts**Mr. DuBois**

With me tonight is Kathy Misco, Senior Project Manager and Ken Lemarier, Project Manager. As I stated earlier, we have mobilized out at Fairgrounds. We had a great meeting with the administration and teachers, so they understand how everything is going to be set up, and how we are going to operate and separate ourselves as much as possible from the kids and faculty as much as possible. We are onsite and the goal is to start demolition Monday. We are out to bid for the rest of the project at FMS. The bids are due July 9th, and hopefully by the July 23rd meeting we'll be approving contracts for sub-contractors. That might be a lengthy meeting.

After tonight if we get approval on site work, you'll start to see heavy equipment rolling in. The goal is to get the street cut made for the new drop off area, and get that situated for the start of school in September. So one of our goals this summer is to complete that for use, by the start of school.

In terms of PMS we have been finalizing the cost for the security vestibule work, based on the grant that Mr. Smith received. We've also been finalizing all of the costs associated with relocating all the utilities and communication lines, and we'll be presenting that cost for approval on July 6th. Tonight we have 5 packages to present. I'm going to turn it over to Ken to review that site work.

Mr. Lemarier

We have 2 important packages to get approved tonight for PMS. We'll start with Demo and Abatement, and we're recommending Advanced Building Systems of Salem, NH in the amount of \$432,600 which is the low bid. There is one added alternate for \$6,000.

Alderman Dowd

So the total value that we want a motion to cover, is 438,600 with the insulation.

ALDERWOMAN WHILSHIRE MOVED TO AWARD THE DEMO AND ABATEMENT CONTRACT TO ADVANCED BUILDING SYSTEMS OF SALEM, NH IN THE AMOUNT OF \$438,600.

SO VOTED UNANIMOUSLY BY ROLL CALL.

Mr. Lemarier

The next one is for the Site Work at FMS. We received 3 bids and are recommending Pichette Brothers Construction of Manchester NH, which is the low bid. *Read through alternate details illustrated in the bid*

Alderman Dowd

What is the total value of the contract including Alternatives #'s 1, 2 and 4?

Ms. Lemarier

That would be a total of \$692,506.

Mr. Oullette

I asked a Civil Engineer about Alternate #3 (Storm Water Protection Plan), and his comment was that this alternate is recommended. I'm not saying it definitely should be included, but based on what he described to me, it may be needed.

Alderman Dowd

What was the cost of Alternative #3?

Mr. DuBois

\$7,500.

Alderman Dowd

Okay, so now we're looking at \$700,006.

Ms. Raymond

Regarding Alternative #3, if this goes forward and we find out we don't need it, are they able to just not do it? Or does our contract bind them to do it?

Mr. DuBois

If you approve this tonight... and I want to have further discussion with the Civil Engineer about how we approach the site...

Ms. Raymond

I don't want to get in trouble with the EPA, but if it turns out we don't need it...

Mr. DuBois

We don't either. But it's a question of how you approach it and phase it. Once you get it stabilized and you can open up another area... if you approve it tonight and we don't need it, we're certainly not going to spend the money.

Ms. Raymond

Okay, thank you.

Alderwomen Klee

I'd like Alternate #3 to keep ourselves safe. And Alternate #4 seems like the right thing to do. But obviously some people will say, well what if we don't go back to school. But we need to make this decision tonight, correct?

Mr. DuBois

Correct. And the reason being, is that we need to move forward with this. I have to assume that school will be back in session in September... that's the only way we can operate. So I have to have these portables up and running, including sanitary so I can get sign-off from the Building Officials in the City.

Alderwoman Klee

And I absolutely agree with that. But I just want to make it clear that we're now tying into the current sewer system within the school, and we're not going to be doing these tanks.

Mr. DuBois

That's correct.

Ms. Brown

I'm also in favor of this. Once the tie-in is there, down the line when the portables are removed do you just cap that line so it can potentially be used in the future for other things? Or does it have to be removed?

Mr. DuBois

I have to talk to the City Sewer Department. We'll obviously have to disconnect it at the portables, but we'll also have to disconnect it at the manholes. I don't think they'll want that line to remain live. But I don't see the need to go back and dig it up and remove it. It's a question of just properly terminating it based on what the City Sewer Department would require.

MS. RAYMOND MOVED TO APPROVE THE CONTRACT WITH PITCHETT BROTHERS OF NASHUA, IN THE AMOUNT OF 700,006, WHICH INCLUDES THE 4 ALTERNATES.

SO VOTED UNANIMOUSLY BY ROLL CALL.

Ms. Lemarier

So that's it for FMS tonight, we'll move over to PMS for the early security upgrades we're doing this summer. The first one is for the dry sprinkler system package, which is a total of \$128,135 and is comprised of 4 separate cost proposals that are part of the background that's come across the table over the last 2 months. *Read the proposal*

This quote is being recommended to Capital Fire Protection who did the original install. So there is no bid comparison here.

Alderman Dowd

We've had continual problems with the dry sprinkler system at PMS, which is 32 years old. This is a life safety issue and is critical to the school opening.

ALDERWOMAN KLEE MOVED TO APPROVE THE CONTRACT WITH CAPITAL FIRE PROTECTION, IN THE AMOUNT OF \$128,135.

SO VOTED UNANIMOUSLY BY ROLL CALL.

Ms. Lemarier

The next package we're proposing is the mechanical package... the HVAC scope of work at PMS. We intend to award the HVAC contract to Eckhardt & Johnson, who are the low bidders and located in Hooksett NH. The entire cost of the contract is \$20,270.

ALDERWOMAN WILSHIRE MOVED TO AWARD THE HVAC SCOPE OF WORK CONTRACT TO ECKHARDT & JOHNSON MECHANICAL CONTRACTORS OF HOOKSETT NH, IN THE AMOUNT OF \$20,270.

SO VOTED UNANIMOUSLY BY ROLL CALL.

Mr. Lemarier

The final two packages are related to the security grant. And as Mr. Smith noted earlier, he'd like to take the floor on this issue.

Mr. Smith

Just to remind everybody, we received a grant of \$50,000 for the security vestibule at PMS. So the BOE already approved the \$50,000 and their motion indicated that they understood there was an additional \$4,000 that the Middle School Project would pay. So you already approved the transactional window at the last meeting, which was \$12,345. So I would suggest that you don't need to approve the hardware that was approved by the BOE for \$30,700. So if you add the security vestibule glass, the total comes to \$59,630. We already had the BOE approve \$55,000, so all we need from JSSBC tonight is approval for \$4,630 from the bonded money that the Project received. That might all sound like the new math, so I'll be happy to answer questions about how I arrived at this figure.

Alderman Dowd

Shawn, that money would be covered for work done by Harvey Construction, correct?

Mr. Smith

Correct. And the BOE already approved the purchase order to them for \$55,000, plus \$75,000 at FMS.

Alderwoman Klee

So this \$4,630 that we're going to be taking from the Middle School Project, is just the difference that we're kicking in? And I think this is great.

Mr. Smith

That's correct.

Alderman Dowd

And if we didn't get this money from the State, we'd be paying for the entire security upgrade out of the bond.

ALDERWOMEN KLEE MOVED TO APPROVE \$4,630 FOR THE COMPLETION OF THE SECURITY VESTIBLE AT PENNICHUCK MIDDLE SCHOOL.

SO VOTED UNANIMOUSLY BY ROLL CALL.

Mr. Lemarier

That is all I have for this evening.

Invoice Approval

Mr. Smith

Before we do the invoices, we first have to approve pre-approved subcontracts. The Chairman of the JSSBC can approve up to \$50,000 of changes to the contract as needed, and I can approve up to \$5,000. These are usually for things that cannot wait for our next meeting. So Alderman Dowd approved 2 projects, one for architectural millwork at PMS with Aubin Woodworking, in the amount of \$20,671. So we're looking for approval of that decision.

ALDERWOMAN HARRIOTT-GATHRIGHT MOVED TO APPROVE THE CONTRACT WITH AUBIN WOODWORKING INC, FOR ARCHITECTURAL MILLWORK AT PMS, IN THE AMOUNT OF \$20,671.

SO VOTED UNANIMOUSLY BY ROLL CALL.

Mr. Smith

I have 3 more. Alderman Dowd approved a contract with Advanced Building Services for demolition at PMS for \$6,200. This work is earmarked for the security vestibule.

ALDERWOMAN WILSHIRE MOVED TO APPROVE THE CONTRACT WITH ADVANCED BUILDING SERVICES FOR PMS IN THE AMOUNT OF \$6,200.

SO VOTED UNANIMOUSLY BY ROLL CALL.

Mr. Smith

The next one is to provide ground storage units at FMS, and we're asking for approval of a Purchase Order to Page Street Rental in the amount of \$3,000.

ALDERWOMAN WILSHIRE MOVED TO APPROVE THE CONTRACT WITH PAGE STREET RENTAL, IN THE AMOUNT OF \$3,000.

SO VOTED UNANIMOUSLY BY ROLL CALL.

Mr. Smith

The last one is for security upgrades at FMS, by Allied Universal Technology, in the amount of \$3,587.89.

ALDERWOMAN HARRIOTT-GATHRIGHT MOVED TO APPROVE THE CONTRACT WITH ALLIED UNIVERSAL TECHNOLOGY, FOR SECURITY UPGRADES AT FMS IN THE AMOUNT OF \$3,587.89.

SO VOTED UNANIMOUSLY BY ROLL CALL.

Mr. Smith

I just have the invoice approvals left to do. I recommend payment of invoices to Harriman, for a total of \$242,776.85; to Turner Building Science & Design for \$6,600; and to Page Street Rentals for \$570. The grand total amount is \$249,946.85.

MS. BROWN MOVED TO APPROVE INVOICES TO HARRIMAN A&E, FOR A TOTAL OF \$242,776.85; TO TURNER BUILDING SCIENCE & DESIGN FOR \$6,600; AND TO PAGE STREET RENTALS FOR \$570, FOR A GRAND TOTAL AMOUNT OF \$249,946.85.

SO VOTED UNANIMOUSLY BY ROLL CALL.

PUBLIC COMMENTS

None.

COMMENTS BY COMMITTEE MEMBERS

Ms. Brown

Is this the right forum to ask where we stand on the access roads to the new middle school?

Alderman Dowd

It would be, but because it's in the hands of 2 lawyers I can't say anything.

Ms. Brown

Okay. So there is movement on that?

Alderman Dowd

Oh there is, definitely.

Alderwoman Wilshire moved to adjourn. **So voted at 8:28 p.m.**

Submitted by Jacki Waters