
JOINT SPECIAL SCHOOL BUILDING COMMITTEE
THURSDAY, OCTOBER 22, 2020
VIA ZOOM (Teleconference)

An online meeting of the JSSBC was held at via Zoom on **Thursday, October 22, 2020**. Alderman Dowd called the meeting to order at **7:00 p.m.**

Present: Alderman Dowd, Alderwoman Harriott-Gathright, Alderwoman Klee, Alderwoman Lu, Alderwoman Wilshire, Ms. Bishop, Ms. Brown, Ms. Giglio, Mr. Guarino, Ms. Raymond, Mr. Guarino (7:20)

Also Present: Mr. Parker, Mr. Smith, Mr. Oullette, Mr. DuBois, Mr. Lemarier, Ms. Misco

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

This meeting & Presentation can be can be watched in its entirety at:
<https://www.youtube.com/watch?v=u2pyMShBP-A>

Referenced documents can be viewed at:
<https://www.nashuanh.gov/AgendaCenter/Search/?term=&CIDs=37,&startDate=10/22/2020&endDate=10/30/2020&dateRange=1%20month&dateSelector=2>

Alderman Dowd

As Chairman 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 contemporaneously to this meeting, which was authorized pursuant to the Governor's Emergency Order. However, in accordance with the Emergency Order, I am confirming that we are providing public access to the meeting by telephone, with additional access possibilities by video or other electronic means. To access Zoom, please refer to the agenda or the City's website for the meeting link. To join by phone dial: 1-929-205-6099; Meeting ID: 839 8042 5862; Password: 196292.

We previously gave notice to the public of the necessary information for accessing the meeting through public postings. Instructions have also been provided on the City of Nashua's website at www.nashuanh.gov and publicly noticed at City Hall and the Hunt Memorial Library. If anybody has a problem accessing the meeting via phone or Channel 99, please call 603-821-2049 and they will help you connect. In the event the public is unable to access the meeting via the methods mentioned above, the meeting will be adjourned and rescheduled. Please note that all votes that are taken during this meeting shall be done by roll call vote.

PREVIOUS MEETING MINUTES APPROVAL – September 24, 2020

Alderman Dowd moved to waive the reading of the JSSBC meeting minutes of **Thursday, September 24, 2020**, accept them and place them on file. **So voted unanimously by roll call.**

REMARKS BY CHAIRMAN

Alderman Dowd

The project is moving along quite well, and a lot of planning is being done which we'll discuss tonight.

REMARKS BY SCHOOL ADMINISTRATION

Mr. Smith

Nothing at this time.

ITEMS FOR DISCUSSION AND APPROVAL OF INVOICES

Architect's Report - Harriman

Mr. Oullette

I'm going to go ahead and pull up the Presentation for you this evening.

Began Harriman PowerPoint Presentation at: <https://www.youtube.com/watch?v=u2pyMShBP-A>

Construction Manager's Report – Harvey

Mr. Lemarier, Harvey Construction

Began Harvey PowerPoint Presentation at: <https://www.youtube.com/watch?v=u2pyMShBP-A>

Alderman Dowd

If anybody would like to take a tour of FMS, we can set up small groups. You'll have to wear hardhats and masks, but just let me know by email if you're interested. Ken, do you want to go over the Changer Orders?

Mr. Lemarier

Sure, I think next on the agenda was the PMS Alternates, but while we're on FMS, we can take care of the Previously Approved Change Order. Jamie noted earlier the integrated clock system at FMS. We were able to utilize an allowance that was included in the approved Guaranteed Maximum Price contract, to avoid adding additional costs to the project, and get this included in the design of the school. So now we'll have a completely integrated clock system. Every room will have the same time, and it will be synched to bell schedules, etc. So that is not included in this change order.

The first item that is on this change order that was approved by the group was the performance of the duct cleaning that was performed in FMS. That was an add of \$43,888.98. The second item on this change order was actually a credit back to the project. This was for the deletion of a metal closure strip at the lockers. And that was a credit of

\$405. The next item was for some added tile wainscot for \$2,582.92. And the last item included in this Change Order was some of the site layout revisions. This was very important to get approved and completed, and I thank the group for doing so with haste. Getting the paving crew to adhere to the schedule was very important. And that was for the added value of \$36,613.89. So the total value of this Change Order is \$82,680.79.

Alderman Dowd

So these things have been previously approved, but just for housekeeping we need the entire JSSBC to formally approve PCCO #002.

ALDERWOMAN HARRIOTT-GATHRIGHT MOVED TO APPROVE HARVEY CHANGE ORDER PCCO #002.

SO VOTED UNANIMOUSLY BY ROLL CALL.

Alderman Dowd

Do you want to talk to the estimates for PMS?

Mr. Lemarier

I'll let Carl take that one.

Mr. DuBois

You're talking about the 3 DD Alternates that are up for discussion. Alternate #1 is the Nurses area is \$299,584; Alternate #3 is around what to do with all the existing mechanical equipment that is nearing the end of its useful life. So there's a discussion about potentially replacing the rooftop units down the line, should the money be available. Because this is a very costly change. And it goes together with Alternate #4, because if you're going to replace the rooftop units, they're on a very old control system which is outdated, which would have to be replaced. So to start with Alternate #3; the replacement of the rooftop units, it's over \$1 million. The discussions that we've had, is let's wait until we see where we are in the project as we move forward. Let's not lose sight on what we've gotten done already and where we're going.

As we finish these schools, much like with FMS whatever is left over, that money will get turned back to you folks. And then we'll have a better handle on where we are with PMS at that point in time. The focus would be that we could incorporate these changes long before we're looking to exit and finish up the new middle school. At this point in time, my recommendation is to get the pricing for you so you know what you're dealing with, and we'll hold it aside to see if the funds are available as we get into the brand new middle school, and finish up PMS.

Alderman Dowd

We do feel that we'll be able to afford this at the end with our contingencies. However we didn't want to spend our contingencies now before we get into the new middle school. And we can put #3 and #4 off. The one I feel we should vote to do as part of the design right now is the one with the Nurses' area. With all that's going on and with Covid now, I think that area needs to be addressed. I think Jamie talked about that area, and I think we do want to approve that. Are you okay with that, Carl?

Mr. DuBois

Yes.

ALDERWOMAN WILSHIRE MOVED TO APPROVE ALTERNATE #1 FOR THE NURSES AREA, IN THE AMOUNT OF \$299,584.

SO VOTED UNANIMOUSLY BY ROLL CALL.

SOLAR POWER PURCHASE AGREEMENT – New Middle School

Alderman Dowd

Tonight we have Dan Weeks here to talk about the Solar Project on top of the new middle school.

Mr. Weeks, Revision Energy

Thank you, I really appreciate the opportunity to present the proposal that we've been developing with Alderman Dowd, Dan Donovan, Shawn Smith and the team for the new middle school.

Began PowerPoint Presentation on Solar Power at New Middle School

Alderman Dowd

You're looking for this committee to take a vote this evening to approve the solar panels on the two schools. I'm not sure if... go ahead, Shawn.

Mr. Smith

No, we're just looking for this Committee to approve the solar panels on the new middle school tonight.

Alderman Dowd

I have no problem with this, we've done it on several buildings already. It's been before the BOA and the BOE and everyone's totally familiar with it. So I would entertain a motion.

Alderwoman Lu

So this is an additional cost?

Alderman Dowd

No, there is no cost to the City. We're just allowing them to put the solar panels on the roof. It's just like all the other projects... the installation and maintenance costs are absorbed by Revision Energy, not the City.

Alderwoman Klee

When we were given the 3 scenarios; never buying it out, buying it at the beginning, or buying it after the 6 years... I didn't see much of a cost savings difference between the last 2 options. Can you explain that a little?

Mr. Weeks

It's not quite apples to apples, in that the sense that the purchase scenario is a cash purchase assumption where there's no financing cost built in. And maybe 1 time out of 10 a school district opts to buy it outright. Almost all of the time they prefer the PPA to avoid any up-front cost and give them the flexibility. So if they're not in a good position in 6 years they can wait until year 9 or 13, or not at any point. If we were to build in a bond rate then you would see a great spread between the two. But you're right that it's not a huge difference, because our investors require a certain rate of return (in the low single-digits) in order to justify the investment and the management of it.

Alderwoman Klee

The reason why I brought that up, was so the viewing audience would see that there really was probably a difference between those two. And I'm all for the PPA. Thank you.

MS. RAYMOND MOVED TO APPROVE MOVING FORWARD WITH SOLAR PANELS FOR THE NEW MIDDLE SCHOOL, AS PROPOSED BY MR. DAN WEEKS OF REVISION ENERGY.

SO VOTED UNANIMOUSLY BY ROLL CALL.

DISCUSSION ON NEW MIDDLE SCHOOL ACCESS ROAD**Alderman Dowd**

Everyone's aware that we've been trying to acquire the land for the access road to the new middle school. So we have reached an agreement with the owners of 36 Buck Meadow Road and have a Seller's signed Purchase & Sale Agreement. We have to complete our legislative process on our side before the Mayor can sign it, and schedule the closing. This has been a long process, and we've been negotiating over several months and we're in the process of doing the acquisition. And then at some point probably in the spring, we start building the road. *Reviewed the diagram of the area involved*

So we're looking for approval tonight to move forward with the legislation to the BOA. It's on their agenda for next Tuesday night, and will then be referred to the Infrastructure Committee and the Planning Board. After the Planning Board meets on the November 5th, and we hope to have another Infrastructure Committee meeting right after that, and then back to the BOA for a 2nd reading hopefully no later than November 10th. And then after that BOA approval, the Purchase & Sale will be signed by the Mayor. I will need a motion to allow to allow me to go forward with an acquisition. *Read through the Purchase & Sale agreement, from PowerPoint Presentation.*

The agreed upon price with all the contingencies is \$370,000 and comes from the money we originally set aside for this property. So I'd like to have a motion to accept and agree to the Purchase & Sale Agreement as presented this evening and authorize the Chairman to bring the P&S forward to the BOA and the Mayor for final agreement, and signature by the Mayor.

As part of this agreement, the City will create an easement on the new school property for a potential future tie-in of utilities by the seller, at their expense. So there would be no cost to the City.

MR. GUARINO MOVED TO ACCEPT AND AGREE TO THE PURCHASE AND SALE AGREEMENT AS PRESENTED THIS EVENING, AND AUTHORIZE THE CHAIRMAN TO BRING THE P&S FORWARD TO THE BOA AND THE MAYOR FOR FINAL AGREEMENT, AND SIGNATURE BY THE MAYOR.

SO VOTED UNANIMOUSLY BY ROLL CALL.

PENNICHUCK INTERSECTION**Alderman Dowd**

At the Planning Board meeting, basically they were fine with onsite part of this, with just a few minor questions. Their concern was that they all definitely wanted a traffic light at the intersection of the school and Manchester Street. But they had no recommendations from the Department of Public Works. The new City Engineer, Dan Hudson wasn't there. We have since had a meeting on Wednesday with the DPW and Vanasse, and we have come to agreements and will be moving forward to the Planning Board with the recommendations for a traffic light at that intersection, because that is the most dangerous school intersection in the City of Nashua. Jamie, do you want to add something?

Mr. Oullette

So the design right from the get-go was looking to put in a traffic light. When we went into that Planning Board meeting, there was a traffic study done but there wasn't a full engagement of a Traffic Engineer to fulfill the warrants required to allow that traffic light to be imposed. So we have all collectively met with them the past couple of weeks to review what warrants would be needed to fulfill that traffic signal request. Things are looking good, so we plan to go November 5th with Vanasse Associates to talk to the Planning Board.

Alderman Dowd

Later in the agenda we had the Vanasse Contract. Vanasse is a Traffic Engineering expertise firm, and they're going to work with Harriman to design the intersection and do all the engineering signoffs that are required. And everyone got a copy of their proposal and contract, which has been reviewed in detail by City Corporation Counsel. The suggestions he had were all incorporated into the contract. I also had it reviewed by City of Nashua Risk, and they had a few comments which have also been incorporated into the contract. So as far as City Hall is concerned, that contract is good to go. They will be working for the City by the way, but reporting with Harriman.

Mr. Smith

The contract is for proposed offsite improvements, design, and contract oversight for Vanasse Associates, Inc. The total amount is \$88,750 and we will probably need a motion to that effect.

Alderman Dowd

This is not an increased cost to the contract. We've always had money in our bond to handle the intersection. But we have to approve it because it's a separate sub-contract.

ALDERMAN DOWD MOVED TO APPROVE THE CONTRACT WITH VANASSE & ASSOCIATES, INC., IN THE AMOUNT OF \$88,750.

SO VOTED UNANIMOUSLY BY ROLL CALL.

PROPOSAL TO REPLACE EXISTING FMS EXTERIOR CAMERAS

Mr. Smith

In your packet was a proposal from Allied Universal who provides our security systems in schools. And we're looking to replace the exterior cameras at FMS. The existing ones were installed about 8 years ago and have reached the end of their service life. And a lot of changed in security since that time, so now we can reduce from 8 cameras to 7 and they'll have infrared technology. In my mind this is a very good investment for the Committee to do. The proposal was in the amount of \$17,766.57.

MS. RAYMOND MOVED TO APPROVE THE PURCHASE OF EXTERIOR SECURITY CAMERAS FOR FMS, FROM APPLIED UNIVERSAL, IN THE AMOUNT OF \$17,766.57.

SO VOTED UNANIMOUSLY BY ROLL CALL.

APPROVAL OF INVOICES

Mr. Smith

I'll read off the invoices, which are all listed on your agenda:

Harriman Invoices, \$249,312.20 Total
\$80,676.77 – PMS
\$19,072.43 – FMS
\$149,563.00 – NMS

Harvey Invoices, \$1,202,897.57 Total
\$970,393.53 – FMS
\$232,504.04 – PMS

RPF Environmental Invoice, \$23,728.75 – FMS

Turner Group, \$2,200.00 – NMS

William Scotsman Invoices, \$72,352.98 – Total
\$34,343.49 – FMS
\$38,009.49 – FMS

And there is one addition to this list for Page Street Rentals in the amount of \$190. That all comes to a total of \$1,550,681.90, and we recommend that you approve those invoices.

Alderman Dowd

Okay, I'm looking for a motion.

**ALDERWOMAN WHILSHIRE MOVED TO APPROVE THE FOLLOWING INVOICES, TO:
HARVEY CONSTRUCTION FOR \$1,202,897.57; HARRIMAN A&E FOR \$249,312.20;
TURNER BUILDING SCIENCE FOR \$2,200.00; RPF ENVIRONMENTAL FOR \$23,728.75;
WILLIAM SCOTSMAN FOR \$72,352.98; AND PAGE STREET RENTALS FOR \$190.00,
FOR A TOTAL OF \$1,550,681.90.**

SO VOTED UNANIMOUSLY BY ROLL CALL.

COMMENTS BY COMMITTEE MEMBERS

Alderman Dowd

By the way, behind the scenes there are a lot of meetings going on all week long, on the Middle School Project. Shawn and/or I are part of those meetings. And we have an onsite meeting at each of those schools at least every other week. So we're getting a lot of oversight, and anyone can take a tour of PMS if they'd like.

Alderwoman Lu moved to adjourn. **So voted at 9:04 p.m.**

Submitted by Jacki Waters