

Joint Building Committee (JBC) Meeting for City Bonded School Projects

Date: June 4, 2020

Time: 8 AM start

Location: Mulligan's Grill Dining Room at the Career Technical Center*

**In accordance with the Governor's Emergency Order #12 pursuant to Executive Order 2020-04, this public body is authorized to meet electronically. The Somersworth School District will be utilizing zoom for this electronic meeting.*

Present: Councilor Marty Pepin (in person), Councilor Marty Dumont (attended remotely – joined meeting at 8:15 AM), School Board Member Tom McCallion (attended remotely), Facilities Director Karl Ingoldsby (attended remotely), School Board Member Gerri Cannon (attended remotely), Superintendent Robert Gadomski (attended remotely), Assistant Superintendent Lori Lane (in person), Business Administrator Katie Krauss (attended remotely), Brian Gehris and David Baer from Milestone Construction (in person), Cris Salomon from Samyn-D'Elia Architects (attended remotely), and Maple Wood Principal Devin McNelly (attended remotely).

Pepin called the meeting to order at 8:07 AM. A motion to accept the meeting minutes from the May 18, 2020 JBC meeting was made by McCallion. Seconded by Cannon. ROLL CALL VOTE: McCallion – Yes; Pepin – Yes; Cannon – Yes. Motion passed, unanimously.

Project Update – Maple Wood School Project, Phase 2:

Salomon said that steel is up in the music room as of last week. The project is moving forward quickly. They are moving ahead with shop drawings. There was a construction meeting on Wednesday, May 27 where the flooring for both the music room and library were chosen. The music room storage was also reviewed with the teacher so that the design can be finalized. A meeting will be set up soon with the librarian to review the mill work going into the library.

Gehris said that the roof membrane is going up as are the walls for the music room. Everything is moving forward on schedule. The weather has been very cooperative which has helped.

In a previous meeting, the JBC had asked for pricing to replace the existing carpet in the classrooms and the common areas. Gehris and Salomon discussed the information they had pulled together so far. Moisture testing yielded that mitigation would be necessary to insure that the flooring with adhere properly. This would be required by the installer to guarantee the work. Because of the cost, some schools do not do the moisture mitigation and just replace the tile/carpet squares as they come loose. This is an option, although all would need to agree to this. The cost of mitigation alone is approximately \$50,000.

Gehris said that they have researched both VCT tile and carpet as flooring options. Both options are about the same price, which is also approximately \$50,000 for either material. Carpet is preferred by McNelly because of the sound reduction quality he is looking for in the classrooms. Additionally, the cost of removal of the existing carpeting, demo and prep as well as installation is also \$50,000. Total cost of the project, including flooring material, moisture mitigation and installation is \$150,000.

Joint Building Committee for City Bonded School Projects Meeting Minutes 6-4-2020, Page 2

Gadomski asked where this fit in the cost of the project? Lane said that some could possibly come out of contingency, but there was no intention to take the full cost out of the project budget. Salomon reiterated what he'd said at previous meetings that he'd spoken with Amy Clark at the DOE about incorporating the carpet replacement into the available building aid for this project. He said that she approved this as an allowable expense. The purpose of gathering this information was to provide the JBC and the school district with the costs associated with this project so that a decision could be made. Other district funds would need to be available. Gehris said that he would create a formal cost sheet on the flooring options for next week's construction meeting. Lane asked whether pricing for just re-carpeting the common areas could be provided. Gehris said that they could break this out. He also said that decision will need to be made soon if we want this project to be completed over the summer. A recommendation will be brought to the JBC at the next meeting for a final decision.

Ingoldsby reviewed the recent asbestos testing that was conducted at the school. A very limited amount of black mastic was found in the library work room. Because that flooring is going to be changed, abatement will need to be done. The cost will be factored into the construction costs as this is a very small abatement.

Budget Update – Maple Wood Project, Phase 2:

Lane said she has been working with Milestone and Samyn-D'Elia to identify all of the expenses that the project has and will incur in order to spend the first building aid payment before the school district's fiscal year ends on June 30, 2020. At the next meeting, a budget update will be provided to the JBC that will outline the expenses to date.

Project and Budget Update - SMS Elevator Project:

Salomon said that they will have completed drawings in the next two weeks. The geotechnical engineering report confirmed that there was a significant amount of ground water that needed to be worked around to create the final design. There will be a lot of reinforcement to secure the foundation. Dumont asked if there was concern that moisture would seep into the building. He also asked about the warranty. Salomon said that he would report back on the exact terms of the warranty. He did say that that a moisture mitigation process and products that will be used for this project are used in many of the elevator installations in the Boston area because of the water levels they have to deal with. These products are designed specifically for moisture mitigation for elevator installation.

Gehris reviewed the proposed Guaranteed Maximum Price (GMP) for the elevator project. The construction costs have increased some since the original estimate because of the additional work needed to address the moisture issues in the elevator pit. The GMP breaks down as follows:

Elevator Construction Costs	\$482,935.62
Construction Mgr Fee	\$ 19,075.96
Contingency	\$ 24,146.78
TOTAL GMP	\$526,158.36

Joint Building Committee for City Bonded School Projects Meeting Minutes 6-4-2020, Page 3

Salomon reviewed the overall elevator budget. In addition to the GMP, the budget includes \$123,841.64 of “soft costs” which includes architecture and engineering costs, data and security, testing expenses and an owner’s contingency. **The total project budget is \$650,000.** Pepin asked if the bond that the City Council approved was sufficient. Lane said that the bond was for a cost not to exceed \$650,000. Gehris said that the project contains a healthy contingency so the funding is sufficient.

McCallion made a motion to approve the Guaranteed Maximum Price for the Elevator Project of \$526,158.36. Seconded by Cannon. ROLL CALL VOTE: Dumont – Yes, McCallion – Yes, Cannon – Yes, Pepin – Yes. Motion passed, unanimously.

McCallion made a motion to approve the overall budget for the Elevator Project of \$650,000.00. Seconded by Cannon. ROLL CALL VOTE: Dumont – Yes, McCallion – Yes, Cannon – Yes, Pepin – Yes. Motion passed, unanimously.

The next meeting was set for Thursday, June 18th at 8 AM.*

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Adjournment: A motion was made by Dumont, seconded by McCallion to adjourn. ROLL CALL VOTE: Dumont – Yes, Cannon – Yes, McCallion – Yes, Pepin – Yes. Motion passed, unanimously. Meeting adjourned at 8:52 AM.

Respectfully submitted,

*Lori Lane
Assistant Superintendent*