

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

Date: September 9, 2020

Time: 8 AM start

Location: SAU Office*

**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), School Board Member Tom McCallion (attended remotely), School Board Member Gerri Cannon (attended remotely), Superintendent Robert Gadowski (attended remotely), Assistant Superintendent Lori Lane (in person), Brian Gehris from Milestone Construction (attended remotely), Cris Salomon from Samyn-D'Elia Architects (attended remotely), Maple Wood Principal Devin McNelly (attended remotely), Facilities Director Karl Ingoldsby (attended remotely) and Business Administrator Katie Krauss (attended remotely)

Pepin called the meeting to order at 8:01 AM. Roll call was taken for attendance. Present: McCallion – Yes; Pepin – Yes; Cannon – Yes; Dumont – Yes.

A motion to accept the meeting minutes from the August 19, 2020 JBC meeting was made by Dumont. Seconded by McCallion ROLL CALL VOTE: McCallion – Yes; Pepin – Yes; Cannon – Yes; Dumont – Yes. Motion passed, unanimously.

Project Update – Maple Wood School Project, Phase 2:

Gehris said that the library was done and had been turned over to the school. They have been clearing out the hallways and the multipurpose room. Milestone is working to get the kitchen back online and should be finished in the coming days. The exterior brick on the music room addition is nearly finished. Once this is completed, they will do the final landscaping and paving.

McNelly said that the staff love the new carpet and have noted how fresh the building smells. Gehris said that the on-slab moisture barrier that was installed as part of the carpet project has mitigated the moisture coming through the floor which should help improve the overall air quality in the school.

McNelly also said that the librarian is very happy with how the library has turned out and is now getting everything set up for when the students return.

Salomon added that the construction team did a walkthrough of the school last Wednesday of the spaces that were finished or nearing completion. McCallion joined the team for that walkthrough and said that the building looks great.

Lane reviewed the documents that she sent to the JBC for their consideration and possible approval. The first attachment asked the JBC to approve the installation of a mini-split air conditioning unit in two rooms at Maple Wood for a cost of \$14,033. Neither space has an operational window to let in outdoor air. Room 1 has windows but because it is in an egress path of the school, the windows do not open.

Dumont expressed concern about the cost of the unit. Gehris explained that the unit is larger than a residential model so that more “heads” can be added if needed. Ingoldsby added that it will also be tied

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into the controls system which adds to the cost. Dumont asked if the roof would be broken through to install the unit. Ingoldsby said yes. Lane explained that the cost of the unit and related installation costs will come out of the construction manager's contingency which Milestone agreed to.

A motion to authorize the expenditure of \$14,033 of the construction manager's contingency to install an air conditioning unit at Maple Wood School was made by McCallion. Seconded by Dumont. ROLL CALL VOTE: McCallion – Yes; Pepin – Yes; Cannon – Yes. Dumont – Yes. Motion passed, unanimously.

Lane reviewed the second proposal which was for the renovation of the main hallway soffit at Maple Wood School at a cost of \$8,063. The current wire mesh that covers the lighting fixtures within the soffit has fallen into disrepair over the years. The proposal is to replace the wire mesh with an angled maple shelf that would sit onto of the soffit to keep debris out. The lights are no longer needed.

Dumont asked if a composite material made more sense. Salomon said that a composite material would add a lot of weight. He also clarified that this was a soffit in the interior of the building. The pricing also includes the cost of painting the soffit the same color as the ones in the library and new music room. The cost would come out of the owner's contingency. After this expense, it would leave a balance in the owner's contingency of \$18,690.12.

A motion to authorize the expenditure of \$8,063 of the owner contingency to renovate the main hallway soffit was made by Dumont. Seconded by McCallion. ROLL CALL VOTE: McCallion – Yes; Pepin – Yes; Cannon – Yes. Dumont – Yes. Motion passed, unanimously.

Lane reviewed a list of final project items that the construction team has been considering to complete this project. Along with finalizing the furniture and fixtures purchases, the construction team has been working through design and pricing of signage for the library, front entrance and music room, finalizing the surveillance camera scope and looking at options for irrigation.

Budget Update - Maple Wood Project, Phase 2

Krauss said that we just received bills from Samyn-D'Elia and Milestone that will be reflected in the next budget update. She will also update the contingency lines based on today's decisions in the next update.

Project Update - SMS Elevator Project:

Gehris said Milestone has finished the scope of work they can complete until the elevator itself actually arrives. They won't have a hard date on when the elevator is due to arrive until it ships, though it is anticipated to be in mid-October. Once IT finishes in the closet, they will put in the ceiling tiles.

Gadomski asked how long it will take to install the elevator. Gehris said that it will take a couple of weeks and then they will decommission the existing elevator and renovate the existing shaft for storage. He said that he will coordinate with Karl on the installation so that the building staff and administration can be made aware of what is going to happen.

Lane reviewed the proposal on installing air conditioning for the two new IT closets at the middle school that were created during the construction. The cost of installing a mini-split unit to service both closets is \$14,033. Dumont agreed that proper cooling for servers and other computer equipment is needed. Salomon added that they did not want to have doors with louvers in them because of the potential for

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dust to get into the room. Lane explained that the \$14,033 would come out of the owner's contingency for this project. This is the first expense from this owner's contingency, leaving a balance of \$40,716.

A motion to authorize the expenditure of \$14,033 of the owner contingency to install air conditioning in the IT closets at Somersworth Middle School was made by Dumont. Seconded by Cannon. ROLL CALL VOTE: McCallion – Yes; Pepin – Yes; Cannon – Yes. Dumont – Yes. Motion passed, unanimously.

Budget Update – SMS Elevator Project:

Krauss said that like the Maple Wood School project budget, bills had just been received by Milestone and Samyn-D'Elia so these expenses and the expenditure just approved by the JBC will be incorporated into the next budget update.

The next meeting was set for Monday, September 22, 2020 at 8 AM.*

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Adjournment: A motion was made by Cannon, seconded by McCallion to adjourn. ROLL CALL VOTE: Cannon – Yes, McCallion – Yes, Pepin – Yes. Motion passed, unanimously. Meeting adjourned at 8:38 AM.

Respectfully submitted,

*Lori Lane
Assistant Superintendent*