

JOINT BUILDING COMMITTEE-MAPLE WOOD PROJECT

Date: June 11, 2019

Time: 8:00 a.m. start

Present: Councilor Marty Pepin, Councilor Marty Dumont, School Board Member Tom McCallion, Superintendent Robert Gadomski, Asst. Superintendent Lori Lane, Business Administrator Katie Krauss, Karl Ingoldsby, Facilities Director, Cris Solomon, Architect from Samyn-D'Elia Architects, Austin Shae, Samyn-D'Elia Architects, Brian Gehris, and Dave Baer from Milestone Construction

Pepin called the meeting to order at 8:00 AM.

Dumont made a motion seconded by Richardson to approve the minutes from the May 28, 2019 meeting. VOTE: motion passed, unanimously.

Project Update: Lane stated that one thing they wanted to talk about was a change order that went around by email. Gehris stated that they have \$108,000 which was the original contingency. He asked if the committee wanted the cleaning of the drainage swale to be left under the project contingency or is that a potential change order as it was totally unexpected because the City could not do it. He stated that he did not know if it would be funded with separate funding and if so, he would do a change order or it could be kept under the contingency. Lane stated this would be a JBC discussion. She stated that she had sent everyone a document last week and asked for you to approve \$6,601.00 to complete the dredging work. She stated that those who have been involved with change orders before know that there is a fee assessed to them. She asked as they moved forward where do the charges for this fall? Gehris stated that with the fee it would be \$6,350 for the site work. He stated that the contingency does not include the fee, it is just added on at the end. He stated that if you do not spend it, you are not charged the fee. He stated that he has it in the PCO Log right now so it will come out of the budget. Lane stated there is no other funding source. Gehris stated that originally the City had told us that they could not do the work but he did not know if they had an offset to cover this. Gadomski stated that the only other place they had would be to take it out of the school budget but our present budget is tight. Gehris stated that right now it is coming out of the contingency. Dumont asked if the other amount of \$25,000 that they approved for the drainage pipes and changes is also coming out of that contingency? Gehris stated yes it was and he had given Lane an updated PCO Log. He stated that the Log is for overall tracking and all of it may not end up coming from the contingency. He stated that once it says "approved" it is locked in with the fee. He stated that there was an option to add back in the skylights in the office area and some of the windows. He stated that he will keep the JBC active with the list and you can disperse it as you want. Gadomski asked if we have a better idea where we will be with the drainage changes? He stated that they had approved up to \$25,000. Gehris stated that with the swale maintenance we are coming in around \$36,000. He stated there were also some millwork changes. He stated that when they went through the millwork shop drawings there were some things we thought about adding back in but this is not definite. He stated that if those changes go away they go off this list. Gadomski stated that according to the Log it looks like the drainage issues, for which they approved \$25,000, are actually around \$18,000. Gehris stated that the transite pipe is still pending, although it has been removed and abated. Gadomski stated the approval of up to \$25,000 was for the drainage issues and it looks like it

will come in under that. Gehris stated that is correct. He stated that the skylights have been priced out but it is the miscellaneous steel to frame them in that we do not have a price on. He stated that he guessed that one of these things will go away and it will probably be the window increase. Gadomski asked if we needed something formalized on the swale for the minutes? He stated that he knows it went around in an email but might want something for the minutes. Lane stated that, process wise, she hopes that things do not have to go around in emails. Gehris stated that he did that because he wanted to get the site guy while he was still at the location. Dumont asked why the swale would not be added into the drainage charges? Gehris stated that Item 2 is for the pipework under the building. He stated that the drainage swale was a separate item. He stated that it was more of a maintenance thing. Pepin asked since this was a maintenance thing and not a part of the bond, are we covered? He stated that he knows that it had to be done. Lane asked that if it is a part of this whole scope, because it is related in some respects, is it part of the bond? Pepin stated that he is afraid this may come back to them and someone will ask why it was done as it was not a part of the package that the bond was for. Richardson stated that if you put in a new drainage system and it has nowhere to go, you're stuck. Pepin stated he understands this but it was not part of the original proposal. Gehris stated that it is a bigger scope of the picture and things happen. He stated that they cannot blame you for something that is backing up. He stated that it is many years of growth. He stated that it would drain and then come back under the layer of stone because it would not run downstream. Dumont asked how it would affect the project if we did not do this because it was not in the original scope of the project? He stated that we are doing more because of the lack of maintenance issue and putting more new pipes under the building. Gehris stated that the water would come back under the building and remain there. Dumont stated that the City cannot do this because they do not have the time. He stated that this is a separate issue and a lack of maintenance. He stated that, as devil's advocate, he could say, this is not part of the project and it is the City's problem. He stated the reality of it is, it is the City's problem. Pepin stated he just does not want Belmore and Smith at City Hall saying we cannot spend the money on this because it was not as part of the bond. Richardson stated this is tied into the project. Dumont stated that if I was an engineer coming in to this project, and see the ditch there it is assumed it is functioning. He stated, once we start the project, we find out it has not been maintained. He stated this is a failure on someone's part. He asked why are we taking \$6,001 out of a project that is minimum, at best, and spending it on something that somebody should have been doing? He stated that we are already 30% into the contingency. He stated that he would like to see a supplemental amendment from the City to pay for the maintenance and ignorance that occurred. He stated that he finds it hard to believe that the City will agree it is part of the project. Baer stated that in a standard CM contract the contingency is for the sole purpose of the Construction Manager. He stated they can spend the money. He stated that we like to do it as an entire group, as a committee. He stated that if the Construction Manager sees a problem or something unforeseen, we can use that contingency at our discretion. Solomon asked if this is something that we want to present to the City? Gehris stated that the City told us that they could not do it but could get someone to price it out. He stated then they said if we had a site guy there, see if he could price it out. He stated that in his mind he thought that the City was looking to fund it but that they just could not get there. He stated this is why he asked does the City have money for this or would it be a change order impacting the project contingency? He stated that this was \$6,001 that he could be adding in millwork or other items. Dumont stated that he thinks it is worth the ask. Gadomski stated that the other option is that we are sitting at about \$72,000 in the budget and we are in the home stretch. He stated they are still nervous about some Special Education transportation and services invoices that may come in after the

fact. He stated that he was going to recommend to the Board tonight that we not release any of that money and let it play out because we are tight. He stated that if the Board saw fit they could cover that \$6,001 out of the budget. He stated that we are tight and a couple of rouge bills coming in at the end, or after July 1, we have to pay and apply for this year. He stated that if the Board agreed to this it would be prior to going to the City for any supplemental. Pepin stated that he feels more comfortable hearing that the contingency is for unforeseen reasons. He stated it has to be done and we went to the City and they told us to look somewhere else. He stated we can go ahead and take it out of the contingency. Dumont stated that we do not need to agree to take it out of the contingency because this issue is hindering Millstone's progress. He stated that he agrees with Pepin on this. Richardson asked how long it will take to do? Gehris stated that he will pull it out and let it drain, so probably a couple days. Gadomski asked if it is taken out of the contingency and then we look at the budget in a week or two, after closing out the purchase orders, and if that is in a decent place we could go to the Board on the 25th and take the money from the budget. Gehris stated that if Gadomski comes back to him in a week or two and says we need to do a change order and we will back the funds out of the contingency and add the scope back in. Lane stated that she does not like to say "we will figure out where the money will come from" and her feeling is if they can take it from the project we need to keep it there for accounting purposes. She stated that if the school district can pay for some of it, that would be the next option, but the last option is to go back to the City. Gadomski stated to take it out of the contingency and we will look at it in another week or two and see if we can cover it. Lane stated that she and Solomon have talked about the accounting piece of the budget and we will be bringing to you a spreadsheet so that you can see as things start to get spent down. Gehris stated that the initial intent of this was to keep you in the know as to where the money is being spent. He stated that there will be a lot of little things along the way that we just go with. He stated he can put it on the contingency list, and we can account for it. Dumont made a motion seconded by Richardson to approve the \$6,001 to come out of the contingency to fix the swale. VOTE: motion passed, unanimously.

Gehris stated that one of the biggest concerns right now is what they can start in the school. He stated that this is all related to the July 1st date. He stated that the roofer is intent on starting on the roofs now, so he is ahead of it and the same for the mechanical with EEI. He stated that EEI would like to get in as soon as the kids are done and open up some ceilings and measure for all the ductwork so that they can be getting things lined up offsite. He stated that the July 1st has to do with the Building Aid and if the money comes through you flip flop funds. Lane stated that we cannot start anything that is eligible for Building Aid prior to July 1st. Solomon stated that you can start the architectural engineering. He asked would measuring above the ceiling qualify as engineering? Ingoldsby stated that you are not cutting anything, you are just measuring. He stated "go for it". Gadomski stated that if we got a "no" on the Building Aid tomorrow we could turn it loose. He stated that this is covered under the present project but until we hear we need to wait until July 1st because we utilized the roof and some of the other infrastructure as part of that other piece to get to the Building Aid number. Krauss stated that we did not meet the threshold for Building Aid without those other pieces. Lane stated that it is frustrating waiting for the Legislature to make this decision final. She stated that she and Solomon have one more piece to submit to the State on Friday. She stated that she thinks that if there is no possibility they would not have us still jumping through all of these hoops. Gehris stated that the roofer may be able to catch up but it is possible he may still be working on the roof at the beginning of the school year. He stated that if the music addition goes we would still be here anyways. He stated the HVAC is a bigger piece and we could still not be working on this when school begins. He stated if they can get in and get the ceilings opened up that will help get the ductwork pre-

fabricated. Baer stated that it is only two weeks but it is a lot of time to them. Dumont stated that he can see where we will have to make a decision at some point that we have to move forward, especially if we do not get the money until July 20th. Gadomski stated that we can move forward as of July 1st whether we know or not. He stated that it will not change the initial scope. He stated that we could not start on the music room but the initial piece of it we can move forward July 1st. Lane asked if there were any things that need to get started by a drop-dead date of say June 25th? Gehris stated that anything above the ceilings in the classrooms. He stated that the roof is not a big deal if it runs into the beginning of school. He stated that when you are working in the classrooms it affects you directly. He stated that the office is not being held up. He stated that they have brought the interior scope down enough so that it is manageable within the timeframe. He stated that EEI had it in his head that he could be in there prior to July 1st. Gadomski stated that we were upfront in the beginning that he could not be in prior to July 1. Lane stated that they have been clear since the beginning this cannot start until July 1. Gehris stated that if he puts enough manpower on it he can do it. He owns the ceilings, the ductwork, the lights and everything outside of the office addition. Lane stated that he should be reminded that this is a test for the district because we are looking at doing some of these upgrades in our other buildings. Ingoldsby stated the last he heard they are going above the roof with a lot of the duct work. He stated they told him there was no way they could fit the ductwork above the ceilings. Solomon stated that some of it will go on the roof and some will come down. Gehris stated that they are setting up a meeting to go over drawings to redline them so we know what is going where. Solomon stated that they will be running a few up in the joists. Gehris stated the more you put up on the roof it simplifies everything. Solomon stated this is why we are going to sit down with Yeaton and EEI. Ingoldsby asked Gehris if he had had any issues with the permitting process? He stated that he had been told that they had not gotten any signatures from the Building Inspector. Gehris stated that he had heard that the Inspector is reluctant to sign off and wants to see the testing to sign off. He stated that this Inspector that is coming out is reluctant to sign anything. Ingoldsby stated that he had sent him everything that he has. Pepin asked if we were talking about Tim? Dumont stated that the City has a full time engineer now. Gehris stated that they are being told it looks good so go ahead. He stated that he has never had a job where the Inspector comes out and inspects it and wouldn't sign off. He stated that rebar is just a visual inspection. He stated that the testing reports follow the process. He stated that you do the pour of the concrete and seven days later you get the report. Ingoldsby stated that you are not supposed to proceed without him signing off. Gehris stated that there are testing agencies that are signing off. He stated that the Inspector comes out, he looks, and says it looks good. He stated that we are getting the verbal acknowledgement. Ingoldsby stated that he does not want to create any issues with the City. Gehris stated that they will keep track in their book that he came out and said it was OK. Dumont stated that he was very displeased with this. He stated that if he can't do the job let's get someone who can because this is not the first time this has occurred in this City. He stated that he should not get paid to go onsite if he can't do his job. He asked that this process, that he is not following through with, is usual and customary in any other place? Gehris stated yes. He stated that there is a card with your building permit and every concrete pour he comes out and will sign off for each of the different steps. He stated that they are taking his verbal acknowledgement and proceeding to keep things moving but he does not want to get to the end and we go for Occupancy and they say your cards are blank. Solomon stated that the Fire Marshall will need to sign off and he'll ask if the inspections were done for the City and why the card were not signed. Gehris stated that he wanted to flag this issue now. Dumont asked if he will be safe saying this situation is causing a problem? He asked what the compliance issue is?

He asked what is the law? Gehris stated he should be signing the card. He stated that he does not want an issue at the end. Dumont stated his understanding is that he does not do electrical as he is not qualified. Pepin stated that there is a retired guy that does it.

Solomon stated that they left a lot of the millwork in the drawings so they can at least get a price on it and we can always back it out and maybe add in later. Gehris stated that we can go back over the windows, the skylights and millwork at the next meeting and see what needs a decision and is urgent. Lane stated that if we get Building Aid it changes the conversation about what we can do.

Lane stated that the plaque is the only thing that she is working on. She is waiting for Brenda at City Hall regarding the names.

Dumont stated that we sometimes pick the people we work with in blind faith and this time it was Milestone. He stated that this month that in Business NH, Frank LeMay is featured. He stated that he congratulates him. He stated that it makes us feel good that in our selection process we are picking quality companies.

Gehris stated that the flagpole is listed in the list of items. He stated that it is a 30-foot commercial fiberglass pole at \$2,735. He stated that he has not finalized it because he did not know if they would have to move pavers. He stated that he did ask about lighting. He stated they told him the lighting systems on the pole do not work well. Ingoldsby stated that one thing he would like added is an electrical connection just on the outside of the building. Gehris stated that he thought at the corner, under the facier, out of the snow and out of harm's way would be a good place for the light and angled to shoot up at the flag.

Richardson stated that he had heard from two of the three Fournier brothers thanking you for taking care of their mom's bench and protecting it.

The next meeting was set for Tuesday, June 25th at 8:00 AM at the SAU Conference Room, prior to the construction Meeting at 9:30 AM.

Dumont made a motion seconded by McCallion to adjourn. VOTE: motion passed, unanimously. Meeting adjourned at 9:00 AM.

Melinda Sullivan
JBC Recording Secretary