

JOINT BUILDING COMMITTEE-MAPLE WOOD PROJECT

Date: August 27, 2019

Time: 8:00 a.m. start

Present: Councilor Marty Pepin, Councilor Marty Dumont, School Board Member Tom McCallion, School Board Member Mark Richardson, Karl Ingoldsby, Facilities Director, Robert Gadomski, Superintendent, Lori Lane, Assistant Superintendent, Katie Krauss, Business Administrator, Brian Gehris, Mark Hatfield and Dave Baer from Milestone Construction, Josh Riley from Samyn-D'Elia Architects

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

Dumont made a motion seconded by Richardson to approve the minutes from the August 8, 2019 JBC Meeting. VOTE: motion passed, unanimously.

Richardson made a motion seconded by McCallion to approve the minutes from the August 20, 2019 JBC Meeting. VOTE: motion passed, unanimously.

Project Update: Hatfield stated that we got the temporary Certificate of Occupancy yesterday, pending the electrical inspection which will happen this morning. He stated that they could probably start moving into the office this afternoon and be ready for tomorrow. Lane asked if the office would be functional tomorrow. Hatfield stated it would be somewhat functional. Richardson asked if people would be able to enter through the office? Hatfield stated that is the plan. Gadomski asked when Ingoldsby and his staff could start moving things into the office? Hatfield stated around noon. Baer stated that the electrical inspection was scheduled for yesterday but the inspector only works Tuesdays and Thursdays. He stated that the rest of the day would be clean up and punch lists. Lane asked if all of the classrooms were finished? Baer stated they were. Gadomski asked what is left? Hatfield stated that the boiler in the back would take some more time but that is away from the classroom areas. He stated there was some roof work that has to be tidied up and then the trims. Baer stated that the glass is still outstanding and one fire door that was incorrectly measured so the original is back on. He stated that they would have a couple guys at the school for a few days punching some things out. Ingoldsby stated that they have Johnson Controls still finishing up. Pepin stated that the guys were fantastic and to see what has been done and accomplished in a short period of time is amazing. Riley asked if there was a timetable for the paving and the drainage swale? Baer stated the paving was done as well as the swale. Gadomski stated that from the original bid it sounded like they were going to do some dredging of the pond also. Hatfield stated that they scooped down and away but the water is above the outlet that dumps into the pond. He stated that end is clear. He stated that what he understands is that the pond does not drain anywhere and it is just a holding pond. Gadomski asked how much he dug down? He stated he was under the impression that he was going to dig to make the pond deeper because it had filled up with silt. Ingoldsby stated that it was to make sure that the outlet was clear and nothing clogging it and causing it to back up. Gehris stated that the biggest problem was the swale that drains out to the pond. He stated that he has put a shovel down on the holding side and he felt no obstruction there. Gadomski asked if it was ever found out where it drains off at the other end of the pond? Hatfield stated it comes in from the parking lot and there is a catch basin there. Ingoldsby stated that they have not found anything that comes out of the pond. Baer stated that it could be that the soils do not allow any drainage. He stated that someone had told him that there is bedrock close to the surface and would not allow it to drain. Gehris stated that it will fill

up and then over a few days it goes down. He stated that without an exit it is just going to sit there. Lane stated it was odd that you would have that just a stone's throw from a school. Baer stated that if it was built today it would have a fence around it. Dumont stated they are planning on building a path out there. Richardson stated that we could consider putting a fence around it. Pepin stated that the path is still a part of the blue prints. Baer stated that when they do the music addition perhaps the Civil Engineer can look at it and expand the scope into it. Gadomski stated that he wondered if they could put a high drain on it, but he did not know where it would drain to. Riley asked if we were still waiting on the glazing? Baer stated that we are. He stated that the fire window will be finished by the end of the day. Gehris stated that the only other thing is the sliding windows in the office are coming and right now they still have the fixed ones there. Hatfield stated that we still have the Plexiglas out front in the vestibule. Hatfield stated he had heard that the mail slot cabinets will be ready in the next few days. Baer stated that Ingoldsby and his crew have done an amazing job.

Budget Update: Lane stated that most of the funds for this project are captured in the GMP there is not a lot of other stuff that we are spending. Krauss stated that only a couple of invoices had been paid. She stated that the contingency had stayed the same. Lane stated that Gehris had shared with her some very minor changes. Gehris stated that the bills will now start to stack up but the numbers are still pretty much in line. Baer stated that he usually requests Gehris to open a PCO line item to be able to accomplish this last push during last week. Dumont asked if the mold issue had been fixed? Ingoldsby stated it was all fixed and they had air testing yesterday and he had asked to have the results expedited so we can have them today. He stated that everything had been abated and no one seemed to see any issue with what we did. Gehris stated that they have to put down the pad around the flagpole and reset the bench.

Other: Lane stated that she had one thing that she wanted the JBC to consider approving. She stated that this was a part of the project that lives under our piece. She stated that she had a quote to do some of the security for the office through Johnson Controls. She stated that it did not go out to bid because it is a proprietary system. Ingoldsby stated that Johnson Controls is our access control vendor. He stated they control the badge reader system, the readers and controllers that open and unlock doors. He stated that originally he had a very aggressive access control system but it was cost prohibitive at around \$45,000.00. He stated he reduced the scope to the two front doors that teachers will use to gain access to the key pad to shut the alarm off and the access into the main front office. He stated the quote came in at 12,485.00. He stated for now the building was going to be under lock and key so he wanted to get this approved as soon as possible so it could be installed. Gehris stated that other items could be added later. He stated that you can start with this and we get done the project and there are funds left over you can add on. Dumont made a motion seconded by McCallion to approve the purchase of security items in the amount of \$12,485.00. VOTE: motion passed, unanimously. Gadomski asked if this comes out of the \$60,000.00? Krauss stated this comes out of the furnishings and data line where there is \$19,000.00 left in the budget. Lane stated they had put together a quote from School Furnishings for the furniture. She stated that they know they are not going to be able to get all of the items included in the quote. She stated they will meet with School Furnishings again on Thursday and decide what the must-haves are. She stated that the conference room will be one area they focus on. She stated if it is enough we may have to go out to bid. Gadomski stated that another point for consideration is the EEI lease performance contract. He stated that if we have some money left over we had planned on \$300,000.00 as the lease to cover out of our budget. He stated that if we have some money left we can go \$270,000.00 and spread it out

over a number of years. Lane stated that we need to plan a ribbon cutting ceremony. She stated that she and McNelly had discussed having it the night of the Open House which is September 19th from 5:30-7:30. Dumont stated that it is important to showcase the schools. He stated that having it the same time as the Open House would conflict with showcasing the building. He stated that you want the public, particularly the older people to see it as they are the ones footing the bill. Richardson stated that you would have parents here that would see the building that night, but the public would probably stay away. Ingoldsby stated that the problem with doing it during the day would be you would not allow the public in to see the building. Pepin stated he liked the Open House idea. Lane stated that it could be prior to the Open House. Dumont stated they needed to use the media to showcase it. He likes having it prior to the Open House. It was decided to hold the Ribbon Cutting prior to Open House at 5:00. Baer asked what the teacher feedback was on the lighting? Ingoldsby stated that they loved it. He stated they have set the classrooms to 60% to save more energy. He stated that the hallways were set to dim to 20% after a minute of no occupancy and shut off another minute after that. He stated that we will save a lot of money with this project.

The next meeting was set for Tuesday, September 17, 2019 at 8:00 AM at Maple Wood School.

Adjournment: A motion made by Dumont seconded by Richardson to adjourn. VOTE: motion passed, unanimously. Meeting adjourned at 8:37 am.

Melinda Sullivan



SCHOOL ADMINISTRATIVE UNIT FIFTY SIX
Rollinsford School District – Somersworth School District
51 West High Street
Somersworth, NH 03878
(603) 692-4450 • Fax (603) 692-9100



ASSISTANT SUPERINTENDENT
Lori Lane

SUPERINTENDENT
Dr. Robert Gadowski

BUSINESS ADMINISTRATOR
Katie Krauss

DIRECTOR OF STUDENT SERVICES
Nancy Jo Michaud

SPECIAL EDUCATION LIAISON

To: JBC Members
From: Lori Lane
Date: August 27, 2019
RE: Maple Wood School Door Security Access Controls Quote

Purpose - The scope of work outlined in the attached quote includes:

1. Install badge reader on exterior door 101.
2. Connect crash bars on exterior door 101 and interior door E101 to door controller.
3. Connect electrical door strike to allow the office to unlock door 104.

Comments –

This project is a necessary part of the security upgrades for the new main office.

Please note that Johnson Controls is a vendor that currently provides security access systems for the schools in the district. This is a “proprietary” system, meaning that only Johnson Controls can provide the needed hardware. Therefore, this project was not bid out to secure other quotes.

Quote Details –

The prices below include installation, wiring, and mounting to insure functionality. See attached quote for further detail.

Maple Wood School Access Controls	Price for scope of work
Badge reader installation, connection of crash bars and door strike.	
TOTAL	\$12,485.00

Recommendation –

It is being recommended to the JBC that cost quote from Johnson Controls from Nashua, NH for \$12,485.00 be approved for the scope of work outlined in this request.