

JOINT BUILDING COMMITTEE-MAPLE WOOD PROJECT

Date: March 28, 2019

Time: 4:00 p.m. start

Present: Councilor Marty Pepin, Councilor Marty Dumont, School Board Member Mark Richardson, School Board Member Tom McCallion, Superintendent Bob Gadomski, Asst. Superintendent Lori Lane, Business Administrator Katie Krauss, Devin McNelly, Maple Wood Principal, Karl Ingoldsby, Facilities Director, Cris Solomon, Architect from Samyn-D'Elia Architects

Pepin called the meeting to order at 4:00 PM. He asked for a motion to accept the meeting minutes of February 20, 2019. Richardson made a motion seconded by McCallion to accept the minutes from February 20, 2019. VOTE: motion passed, unanimously.

Solomon stated that he wants to go over the budget because they have the Design Development Estimate, a quick plan review, review some security and the schedule and the contract. He stated they did a Design Development Estimate to see where they are overall. See budget attached. He stated that the Construction Cost is only one portion of the project. He stated that we are at \$3 million dollars in the overall estimate and we have \$2,720,080 in allocated price so we are \$327,870.00 over. He stated that this was at Design Development level. He stated that he had a list that they had cut back on. He stated that Milestone did a full project estimate for the project. He stated that they had included some mechanical money for the entry but he took that money out as it is in EEI's contract. He stated he took out another \$20,000 for the mechanical(plumbing) at the main entry. He stated that they have the rooftop updates plus the CM and then the breakdown to all of the other costs to the project. He stated that the market is up 10-15% over last year and we went through and cut some of the costs. He stated that as we know, there is no more money. See list of items eliminated to cut costs. He stated that they want to see what some of these things cost because they are nice, but then you need to look and back down from them. He stated that there will be more ideas to cut costs as we go out to bid. He stated that they need to find ways to cut costs and still stay aligned to the project. He stated that they will eliminate the casework in the offices. He stated that the window sills will be a solid surface. He stated that if they are under budget they can add better ones back in. He stated that they were going to use nice aluminum panels at the canopy but we need to just use perforated metal panels so you do not have birds nesting and to cover the steel beams. He stated that instead of aluminum entry doors we will swap out to steel entry doors. He stated that they will eliminate the window in the principal's office to the back hallway. He stated that the hallway was actually an exit passage. He stated they will put a camera there. He stated that there will be no bullet resistant glass at the front office. He stated this would likely be put back in if there is extra money. Richardson asked how this all gets prioritized? Solomon stated that they will release Design Documents the beginning of the week and then that will go out to bid. He stated that they will send it out to all the sub-contractors. He stated that we will get the overall project price and then we will be able to see line by line where the money is. He stated that he has ideas that if there is extra money we need to keep it in the security end. He stated that we have gone back to the normal ceiling tile. He stated that if the district buys the washer and dryer it will avoid any markup by Milestone. He stated that they had a nice skylight down the middle of the office but it is very expensive. He stated that we have eliminated that and put in a couple smaller skylights. He stated that as you come into the building that area will have a skylight and be lit. He stated when you come into the main reception area there will be

another skylight. Ingoldsby asked how much the skylights cost? Solomon stated that he does not have that figure. Ingoldsby stated that he was concerned about the secretary's trying to use their computers and having the sunlight shine down on those computers. Solomon stated that there will be about 18 feet by the time you get below the structure so there will be some nice light coming in. Ingoldsby stated that to eliminate that skylight might be a savings. Dumont stated he was thinking of not doing either skylight. Ingoldsby stated that we will have all LED lights in the office area. Ingoldsby stated that it may be worth seeing what it saves. Dumont asked if there was any study as to the enhancement of better light and the better study of the students. Solomon stated that having the skylights in the front office will make for a better living environment. He stated that you are required to have natural daylight in the classrooms as it has been proven with test scores that it is better. Richardson stated that if you take those out you may have some money towards the other cuts. Dumont stated that eliminating the skylights you will gain some money. Solomon stated that they will get the cost and then we can decide if it is worth it. Gadomski asked if it was \$5,000 a piece or for both? Solomon stated that it was each. Gadomski stated that maybe they could leave the one in the office area and do away with the one in the foyer area. Solomon stated that he would recommend natural light in this space. McCallion stated that you do not necessarily need two and can use just one. Dumont stated that this list we have been given is saving us \$327,000. Solomon stated no. He stated that we are off \$300,000 still with all of these cuts. He stated all of these reductions have been included in the figures on the front page. Dumont asked how much over we were? He asked \$700,000? Solomon stated yes. He stated that we are presently at 2.5% unemployment rate which is driving up construction costs. Dumont asked about the contingency. Solomon stated that it was 10%. Dumont asked 10% of what? Solomon stated that it was out of mechanicals. Dumont asked if we know anything from the State yet? Gadomski stated that we are still in the running for the Building Aid but we will not know anything final until June. He stated that if the Building Aid goes through and we get the other part of the project we may be able to take something off the other part of the project and not give as much on this one. He stated that we will not know until June. Solomon stated that they had a mechanical review and are talking about replacing the motors and not the fans. He stated that they also looked at replacing two boilers and keep the third as a backup. He stated that the two they wanted to replace do not come in that size so this is all in the mechanical numbers. He stated that what they are doing is to put together the final Construction Documents for the main entry and the mechanicals for the rest of the school which is part of the EEI contract and coming out in a second set of construction documents, which will go to bid after. He stated that they will be able to move forward with this before you sign off on the final GMP price. He asked do we move ahead or wait for the mechanicals and get the overall project price? He stated that Milestone is not here tonight to let us know what that final schedule is. He stated that once you have the first set of numbers we can see if we are in alignment in the break down for what we have for the main entry and roof and mechanicals. He stated that we know what those numbers need to be. He stated that we could still move ahead without waiting for the mechanicals and the performance contract. Lane asked if you were looking for some direction from the committee tonight? Solomon stated that they were still looking to get some hard numbers and then we need to see if we make any design revisions and then we get the GMP. He asked if the committee is comfortable with moving ahead with the front entry scope knowing that the mechanical scope is still being defined? Lane asked when they anticipate getting that figure together? Solomon stated that it would be at least three weeks. Gadomski asked if this would not put them behind schedule? Solomon stated that Milestone is concerned with the mechanicals as well as getting started on this. He stated that they are concerned that they will get the project all opened up and ready to go and perhaps the

offices will not be ready to move into in the fall by the start of school. He stated that they are thinking two to three weeks after opening of school. Gadomski stated that the problem may be that it ends up being two to three weeks and then four to six weeks and that would be unacceptable. Solomon stated that they do not want to over promise. Dumont stated that he does not want to exasperate the situation of starting something and having no money to finish so we need to make a decision. He stated that we need to have some kind of timeline to know and be sure of. He stated that we need to know that the school will be operational come September. He stated that this is a risk for us. He stated that plan B needs to be discussed and we need to know that we are able to complete this project. He stated that Milestone has plenty of work. He stated that he is now concerned that this will not get done. Solomon stated that the piece being completed at the beginning of school would be carpet and paneling and painting. He stated it would be the finishing touches. He stated that you would still be able to use the new entry way. Gadomski stated that this was a huge piece. He asked what we would do with the offices? He asked when we would know costs so that we could make these decisions? He asked if we were within three weeks of knowing? Solomon stated that he did not know when Milestone would have the final numbers in. He stated that he knows this is not at all ideal but it can be all finished. McNelly stated that he is at a loss right now. He stated that Milestone will be able to get into the building two weeks ahead of time in June. Gadomski stated that if it will only be three weeks for us to get prices and make some decisions, that seems reasonable. Ingoldsby asked if mechanicals will hold this up too? Solomon stated that mechanicals are a separate set of bid documents. He stated that we know the budget for the mechanicals. He stated that that work does not start till the end of June. Pepin stated that he does not want to make any decisions without knowing the numbers. Gadomski stated that we need to meet as soon as those numbers come in. Lane stated that they had got the information on the mechanicals sooner than anyone had anticipated so she believes that the committee has done their part to push this along. She stated that Milestone told them that they would be all set if the decision was not made until the third week in March so now we are not pleased about this. She stated that they need to be a part of this team and they need to hear these concerns. She stated that the idea of not having that office available at the start of school is tough to hear. She stated that there was no idea that this office would not be ready for August 26th. She stated that she is a bit more than a little frustrated. Solomon stated that right now they do not have the final schedule. Pepin stated that they do not want to be set back from what they were expecting. Lane stated that we have been clear all along the way that we wanted this done for the start of school. She stated that she knows they changed the scope of work but we were told that this would not be a barrier. She stated that we need to meet again within the next three weeks. Solomon stated that we need to know when the GMP will be available and then we would meet immediately after that. Lane stated that she had set a tentative date for groundbreaking. She stated that since construction would start during April vacation, the date of April 19th seemed to make sense. She stated that if we did this, then the committee could meet that day. Dumont stated that the Governor has given us \$180,000 and I am not willing to go out publically yet to announce the groundbreaking in case we need to postpone it. He stated that once you put it out there and it does not happen the JBC members are under scrutiny. Pepin stated that we will have an emergency meeting when we get some figures in? Dumont made a motion seconded by McCallion to call a meeting after the numbers come in. VOTE: motion passed, unanimously. Solomon stated that they will keep pushing to make sure the office is ready to go at the beginning of school. McNelly stated that if they open the year with construction going on in the office, he is concerned about the routine and training. He stated that there is more training for adults than for kids. He stated that this front entrance will involve a lot of training for the staff.

Lane asked could we do it? McNelly stated yes they could. Solomon stated that if in terms of budget, if they come in high, we will keep the bathrooms where they are and not relocate them. Dumont stated that the reason we are doing this project is for safety. Pepin stated that he gets frustrated because they have a game plan and then not enough money to finish it. Solomon stated that this project would be 15-20% more expensive next year. Dumont stated that the supplies have been tarified to death. He stated that oil is climbing. He stated that anything without the bid in already will be higher. He stated that the cost of labor is going up. He stated that they see it at the City level. Pepin stated that he is frustrated with Milestone. He stated that they need to come up with the schedule they said they could. He stated that if they cannot do it we could have gone with another CM. He stated that they knew what they were bidding on. Dumont stated that he thinks any of the CM companies would be concerned with the dilemma we are facing that we do not have the money. He stated that if we had all of our money right now he does not think there would be an issue. Pepin stated that Milestone knew that up front. Dumont stated he did not think that they knew there would be two phases. Gadomski stated that they knew that as it was in the RFP. McCallion stated that he thinks that these CM companies have plenty of work now and they are getting bigger bids. He stated we need to ask them why they were not here tonight. Gadomski stated that we have not changed our expectations from the beginning. He stated that they had asked about the drop dead date as to mechanicals and we got the figures in a month earlier. Solomon stated that it was due to increased costs that we are over. He stated that now that the tariffs are in place the costs have climbed. He stated that product and labor prices have gone up. Dumont made a motion seconded by McCallion to adjourn. VOTE: motion passed, unanimously. Meeting adjourned at 5:50 PM.

Melinda Sullivan
JBC Recording Secretary

Somersworth - Maple Wood Elementary Secure Main Entry Renovations

Design Development Budget Summary

March 18, 2019

A Main Entry & Boiler Room Mechanical Upgrades

Secure Main Entry & Administration	\$1,091,684	Subtracted Mechanicals (\$329,080), added 20k for plumbi
Roof Replacement	\$350,000	
CM Overhead & Profit 3.95%	\$56,946	
		Main Entry & Roof
		Sub Total:
		\$1,498,630.00

B. Mechanical Upgrades

Roof Top Mechanical Ventilation, Infill Panels & Controls	\$1,131,750	
CM Overhead & Profit 3.95%	\$44,704	
		Mechanical Upgrades
		Sub Total:
		\$1,176,454.13

E. A/E, Furnishings & Contingency

Architectural & Engineering	\$166,503	
A/E Mechanical Upgrades	\$0	Included in MEP Upgrades
Civil Engineering	\$10,000	Allowance
Testing and Inspections	\$10,000	
Bond & Legal Fees	\$6,500	
Furnishings & Fixtures	\$30,000	Allowance
Contingency	\$149,863	10%
		Soft Costs
		Sub Total:
		\$372,865.80

MAPLE WOOD IMPROVEMENTS TOTAL:

\$3,047,949.92

Maple Wood Entry & Mechanical Upgrades Bond \$2,360,000

EEl Performance Contract & Grants \$360,080

Total **\$2,720,080**

Difference **(\$327,870)**

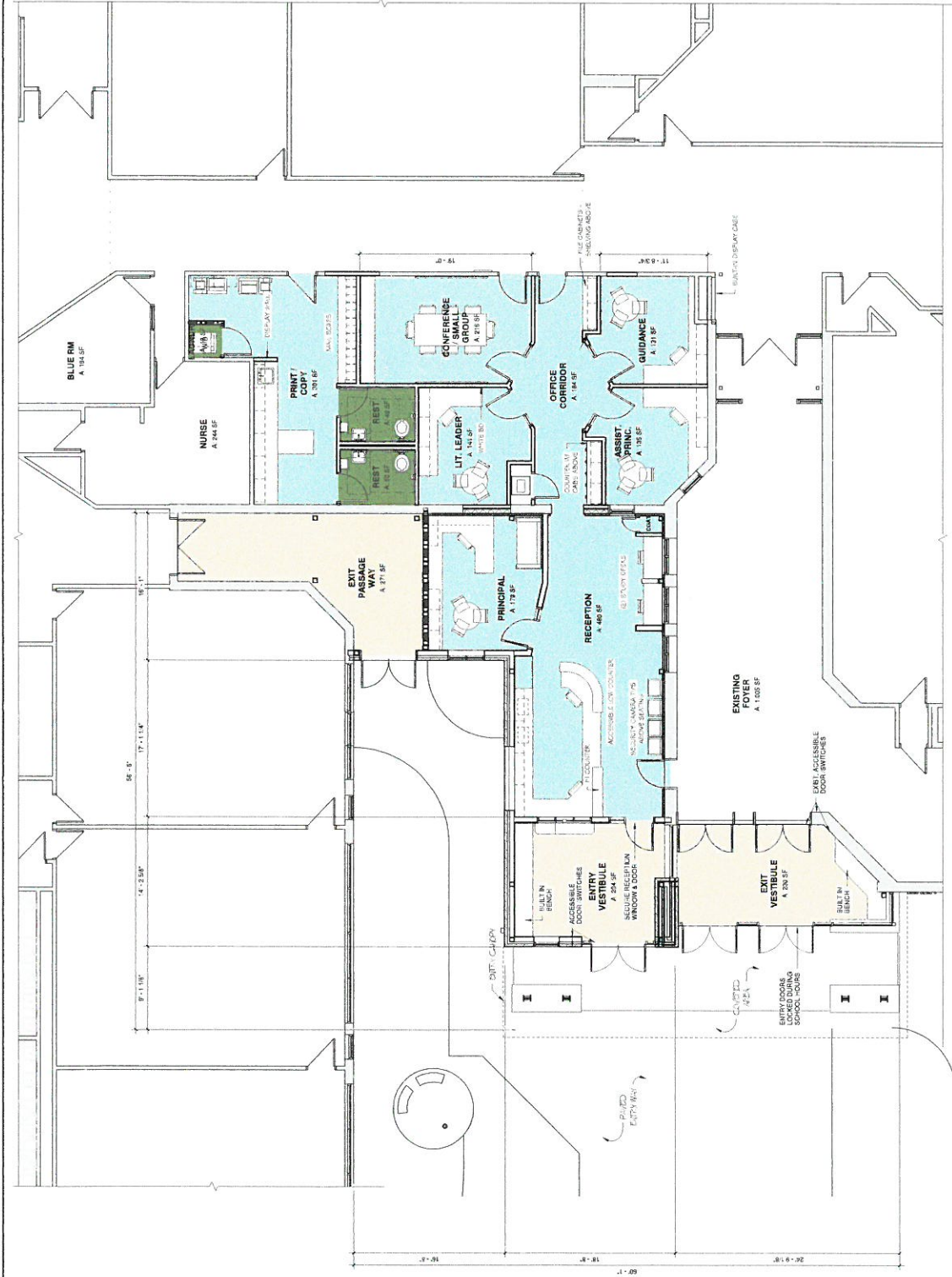
Somersworth – Maple Wood Elementary School
Proposed Value Engineering List
March 28, 2019

Proposed value engineering includes:

- Roofing – Replacement estimated at 334,000. A 100,000 savings over allowance.
- Roof structure will be simplified to eliminate reinforcing existing roof structure
- Office furnishings – Eliminate built in casework. Offices will have purchased desks and chairs.
- Window sills – Hardwood sills instead of solid surface
- Simplify acoustic metal decking at canopy
- Entry doors – Painted steel entry doors
- Reduce size of principle office fire rated window looking into corridor
- Laminated glazing at main reception window and door only. No bullet resistant glass
- Entry windows to be hollow metal frames vs. aluminum
- Simplify ceiling tile
- Washer & dryer by owner
- Simplify window treatments
- Swap Kalwall skylights for traditional Velux or similar vision glass skylights
- Eliminate clear story windows
- Eliminate entry grating. Simplify walk off carpeting at vestibule.

Mechanicals

- Existing exhaust fans – replace motors only vs. full fan replacement
- Replace two boilers with high efficiency condensing boilers. The recently replaced third boiler will remain as a backup boiler. This saves on re-piping the distribution system to accommodate reducing three boilers to two.



1 ENLARGED SECURE MAIN ENTRY AND ADMIN FLOOR PLAN
Scale: 3/16" = 1'-0"

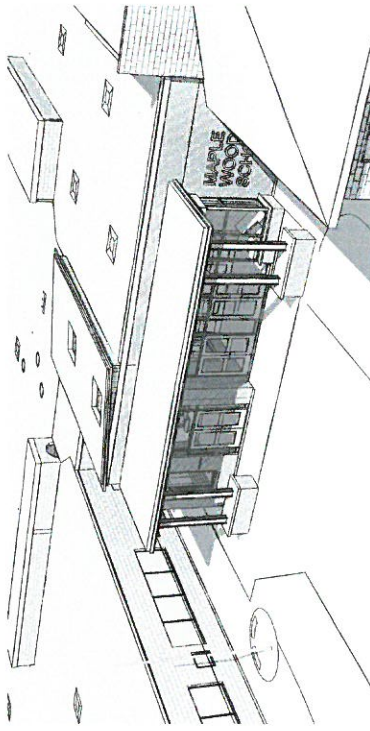
Maple Wood Elementary School 51 W. High Street Somersworth, NH

03/28/2019

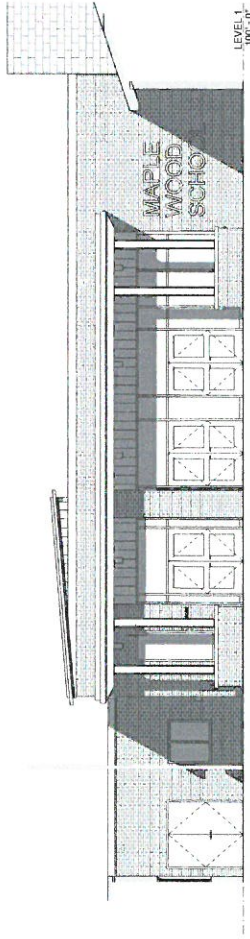


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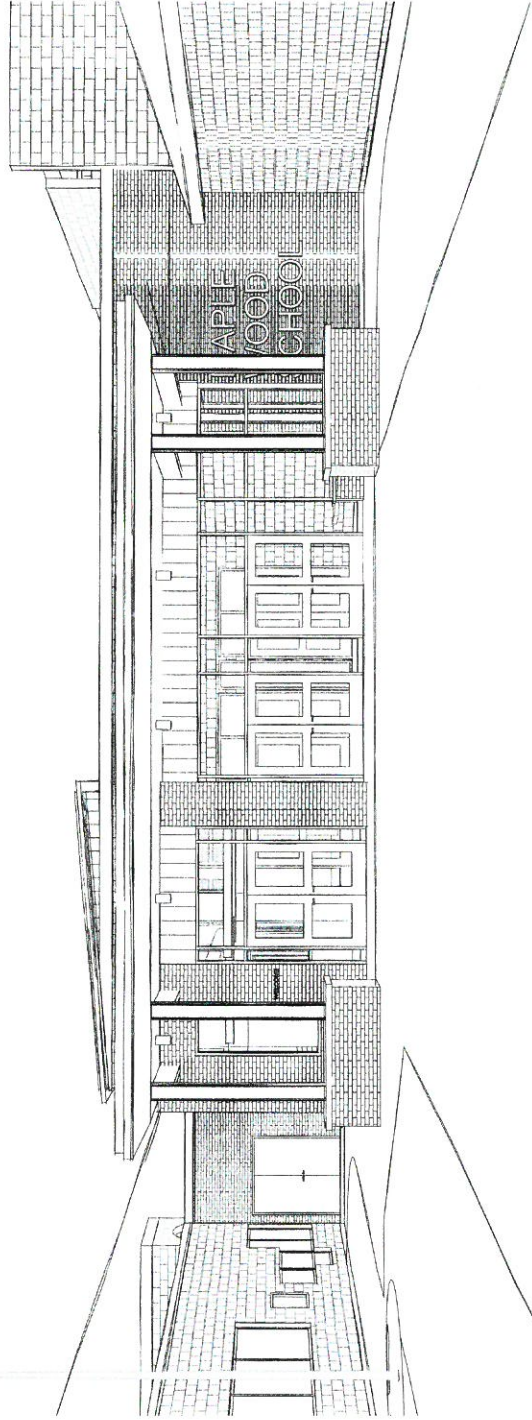
SDA
SAMYN - D'ELIA
ARCHITECTS



2 Aerial View
Scale:



1 Elevation
Scale: 3/16" = 1'-0"

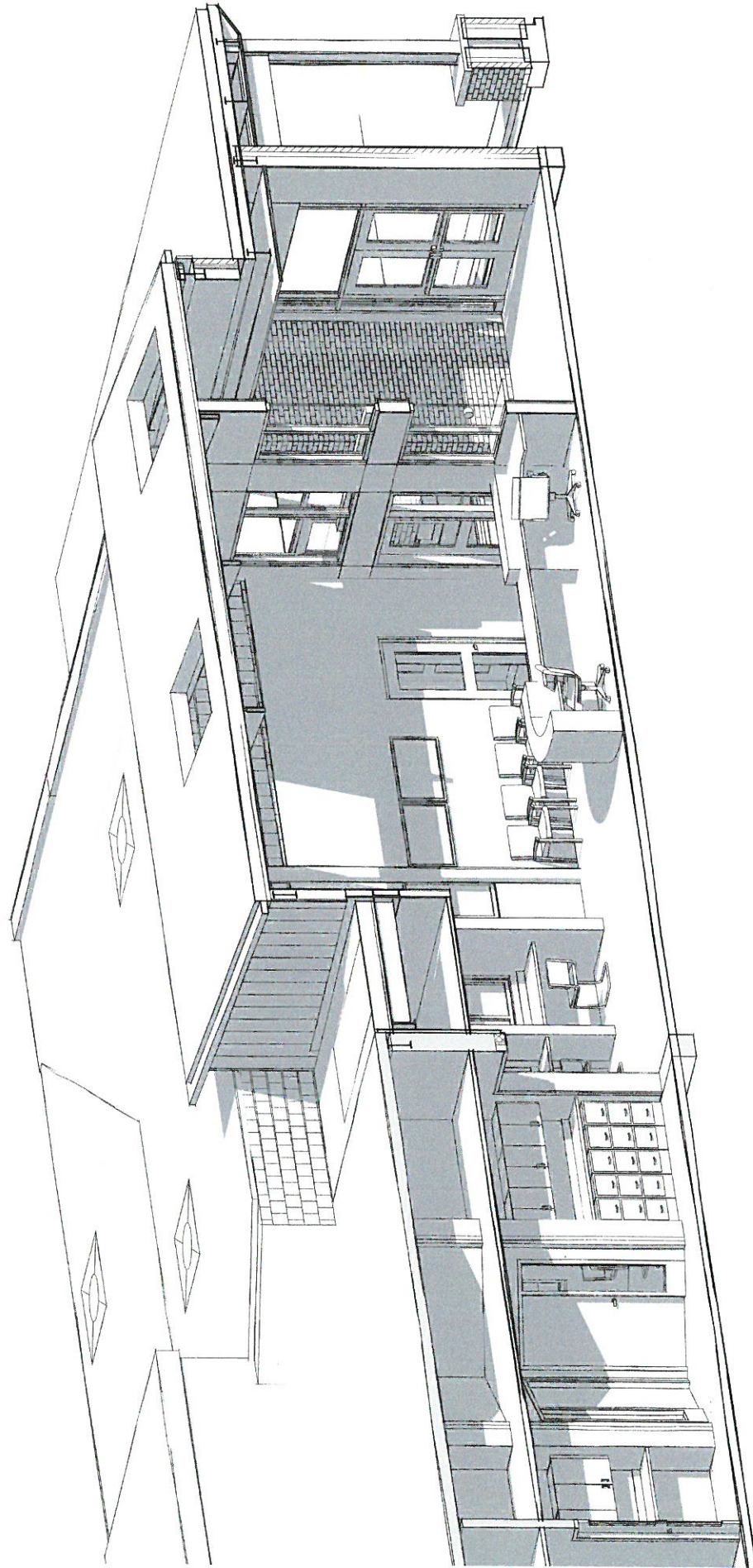


3 Entry View
Scale:

Maple Wood Elementary School

51 W. High Street Somersworth, NH

03/28/2019



Maple Wood Elementary School
184 Maple Street Somersworth, NH

03/28/2019