

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

Date: June 18, 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), 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 from Milestone Construction (attended remotely), Cris Salomon from Samyn-D'Elia Architects (attended remotely),

Absent: Maple Wood Principal Devin McNelly

Pepin called the meeting to order at 8:01 AM. A motion to accept the meeting minutes from the June 4, 2020 JBC meeting was made by Dumont. Seconded by Cannon. 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 project is moving forward and is on track. They are working on finishes in the library. Fortunately, there have been no major issues on any aspect of the project so far.

Salomon added that the steel frame is up and is being infilled. There was a meeting with the school's librarian last week to make paint color selections. Case work was also discussed. A meeting in the coming weeks will need to be scheduled with the music teachers to choose paint colors.

Lane and Ingoldsby presented information on the TV projection and sound system for the music room. As this is not part of GMP, it needs the JBC's approval. Lane stated that they are looking for approval to spend \$7,674.47 to install this new system. Ingoldsby said that the vendor would be Clegg Sound of Rochester, NH. This company has installed other sound systems in the school district, notably in the black box theater in the Career Technical Center. Salomon said that this expense would come from the furnishings line of the budget. Dumont asked if this was a hardwired or wireless system. Salomon said that it would be hard wired for increased connectivity, but can also be used wirelessly.

A motion to approve the request of \$7,674.47 for Clegg Sound of Rochester, NH to install the TV projection and sound system in the Maple Wood music room was made by Dumont. Seconded by Cannon. ROLL CALL VOTE: Dumont – Yes; McCallion – Yes; Pepin – Yes; Cannon – Yes. Motion passed, unanimously.

Lane reviewed two proposals for replacing the carpets at Maple Wood. One proposal was for the costs associated with the replacement in the two "common areas" in each classroom wing of the school. The total cost of removal of the old carpet, moisture mitigation of the floor, the carpet project and

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installation was \$11,847. The second proposal was for the same process for classrooms at a total cost of \$144,592.

Lane asked when it would be safe for the JBC to start spending some of the owner's contingency. None of the owner's contingency has been spent so the total available is \$95,786.11. Gehris said that he would also work through his numbers so that he could give a more accurate cost to complete. In any project, the actuals on various items/scopes of work can come in differently than the original estimate so he will go back and review the project expenses to date. He believes that he can release some of the construction contingency, but also needs to make sure that he has what he needs to finish the project. McCallion asked how many classrooms would be involved. Salomon said that the carpet is measured by the square foot, but that it covers 12 classrooms. Pepin asked if this was on the Capital Improvement Plan (CIP) for the school district. He said that a number of items on the CIP for Maple Wood have been "checked off" the list such as the main office construction, the roof replacement and the bathroom renovations. These items were all on the CIP and now they have been done. Dumont agreed and felt that this was the time to finish the various CIP items to upgrade the Maple Wood School facility. Pepin asked if this would be an item for the Joint Commission to discuss and see if there was interest in using some of the unexpended funds that are being turned back to the City from the school district. Gadomski said that the school district could be returning around \$580,000 but will know more in the coming weeks. He felt that it would be a good discussion for the Joint Commission to have. Krauss said that perhaps we would need to ask for a supplemental appropriation but it would depend on the timing. She cautioned that we would need to be mindful of this. Pepin asked if Dumont would raise this question to the Joint Commission. Dumont said yes. Pepin asked what the time frame would be to make a decision. Gehris said that a commitment would need to be made very soon in order to do this project over the summer. Gadomski asked when the Joint Commission could possibly meet. Dumont asked if the JBC should approve this today and figure out the funding after. Pepin suggested that perhaps we could just move forward with the common areas carpeting at this point. Gehris said that this amount (\$11,847) could be absorbed into the savings of the project or the construction contingency. Dumont said that he will speak with the Mayor and City Manager about setting up a Joint Commission meeting at the beginning of next week.

A motion to approve replacing the carpet in the two common areas was made by Dumont. Seconded by Cannon. ROLL CALL VOTE: McCallion – Yes; Pepin – Yes; Cannon – Yes. Dumont – Yes. Motion passed, unanimously.

Budget Update – Maple Wood Project, Phase 2:

Krauss reviewed the budget expense sheet to date. As previously stated, we need to make sure that our billing allows us to expend the entire amount of the first building aid payment. Ingoldsby said that he had one vendor to check with regarding billing for work completed. Once it is determined when we will receive a bill for this work, Krauss will finalize the amount that Milestone needs to bill the school district to spend down the funds. Samyn-D'Elia will also send a bill for the amount owed.

Salomon and Gadomski left the meeting at 8:25 AM.

Project Update - SMS Elevator Project:

Gehris said that demolition is underway. The project is moving right along. They are going through the existing drawings to make sure they match the actuals of what was built. There is a subcontractor meeting on site tomorrow to review the project. They are also finalizing the elevator specs with Stanley. Stanley have been involved since the very beginning which has been very helpful. Gehris also said that the level at which they have hit water is between 4-5 feet, not 2 feet like had been previously thought. He also said that one of the columns was not down as deep as was thought. Both of these things are good news. Additionally, the roof does not need to be exposed as previously thought. Milestone has continued to work with the subcontractors to on all of this. There will be savings in the project costs. Pepin, Dumont, Cannon and McCallion thanked Brian and the Milestone staff for working through this to try to do this project cost effectively.

Budget Update – SMS Elevator Project:

Krauss reviewed current expenditures. We are just at the beginning of expenditures and have a balance of \$617,367.62.

Other -

Dumont is hopeful that the day will come soon when we can meet in person. He is concerned that the zoom app has allowed some of his personal information to be hacked into.

The next meeting was set for Thursday, June 25th at 8 AM.*

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Adjournment: A motion was made by Dumont, seconded by Cannon to adjourn. ROLL CALL VOTE: Dumont – Yes, Cannon – Yes, McCallion – Yes, Pepin – Yes. Motion passed, unanimously. Meeting adjourned at 9:02 AM.

Respectfully submitted,

*Lori Lane
Assistant Superintendent*