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**JOINT SPECIAL SCHOOL BUILDING COMMITTEE MEETING  
MONDAY, MARCH 6, 2023  
NHS NORTH BOARD ROOM**

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A meeting of the Joint Special Building Committee was held at NHS North on Monday, March 6, 2023. Mr. Dowd called the meeting to order at 6:35 p.m.

**Present:** Mr. Dowd, Ms. Wilshire, Ms. Timmons, Mr. Sullivan, Ms. Raymond, Ms. Bishop, Ms. Giglio, and Mr. Claffey

**Also Present:** Mr. Shawn Smith, Dr. Mario Andrade, Mr. Jamie Ouellette, Mr. Ken Lemarier, and Ms. Kathy Miskoe

**Also Present:** Members of the Public, Channel 99 Videographer

***PREVIOUS MEETING MINUTES APPROVAL – January 26, 2023***

*Mr. Dowd moved to waive the reading of the JSSBC meeting minutes of January 26, 2023, accept them and place them on file. **SO VOTED UNANIMOUSLY.***

***Chairman Report – Alderman Dowd***

Thank you for the rescheduled meeting due to the bad weather. We will still have our regular March meeting.

***School Administration***

***Mario Andrade, Superintendent***

Dr. Andrade had the opportunity to walk through McCarthy Middle School last week. It is just remarkable how much progress has been made. He thanked all of our construction partners for the support, from signing the beam until last week, it's truly incredible work that's being done. He told the committee he was excited for the next six months and seeing what the school will eventually look like. Dr. Andrade will be touring the other middle schools and looking at the completed construction projects soon. He thanked everyone.

***Shawn Smith***

The Pennichuck Middle School rededication ceremony scheduled for later this week is being pushed until the dedication plaque is received at the end of this month. Sometime in April, we'll work with the principal to decide on the specific date.

***ARCHITECT'S REPORT – HARRIMAN – Mr. Jamie Ouellette***

***Brian S. McCarthy Middle School*** – Continue the review and inspection of work – moving quickly. Some of the finishes are starting to be installed. A mock up panel is on site which reviews the exterior components and how they are put together which helps set the standard. The masonry work on the mock up shows the intended brickwork.

We've had a couple of meetings with school admin regarding 1) furniture and 2) space usage. At the furniture meeting, we reviewed the furniture design start up for the McCarthy Middle School. We are starting to lay out the spaces and look at furniture options; talk about timeline; and learn what the desires might be for the school and how spaces might vary because of the different programs. It will be a few months before the drawings are complete and planning how that school will be phased for setting the furniture.

Another meeting was held with the interim special ed director and school administration to review some specifics for the McCarthy Middle School regarding the programs that will be resident there. We reviewed the playground and the toilet room for medically fragile students. It was identified that maybe it's too small for the effort needed to potentially work with some students. Director Alexander and I went to Nashua High School South to look at how they operate the hoist that assists the students and how that space functions. The McCarthy design had a small collaboration room connected as a separate, small office to where that toilet room was envisioned to go. It was an easy adjustment to redesign and merge those spaces. We also identified that there are pottery wheels that are desired for one of the art rooms (coming from Elm Street), so we just had to make a small adjustment with a short wall to add some outlets in order for them to line up the pottery wheels. The adjustment was easily made as the slabs haven't been poured yet.

Franklin Street School – We're working on the three previously approved proposals for additional design efforts. One was an elevator modernization design coordination that is anticipated to go out Thursday of this week to Harvey to review and price. The second proposal was the kitchen re-design on the third floor of the Franklin School that we anticipate to go next week to Harvey for pricing. The structural engineer is looking to get out there this week to confirm some mechanical penetrations for some new units that would be installed (kitchen hood). The last one was a structural slab analysis of some deteriorating slabs found as ceilings were removed and things were being done. The structural engineer was on site, reviewed the spalling concrete, and found it to be a function of previous construction work that likely exacerbated the issue. He was able to provide some solutions and it did not turn out to be a major structural undertaking-good news.

Birch Hill & Main Dunstable Schools – The project is beginning to slide over to the construction side of things. Harriman issued the last agenda to the drawings today. We've issued two addendums to our original documents that went out last month and today addressing the portables that will be in use for temporary classrooms for the duration of construction. The foundation design wasn't able to be completed prior to the CDs being issued because we are waiting for some information back from the geotechnical engineer. We did receive good news that we are able to use the existing foundations that were used for the Fairgrounds portables (saves some money), but we will have to procure more as some of the portable configurations are slightly different and require more support. Last week we submitted some permitting sets to the State Fire Marshal. We anticipate issuing city permitting sets this week.

For Pennichuck, we submitted a partial completion letter this week. As soon as we are complete, we will issue a final completion letter.

Alderman Timmons questioned the condition/safety of the re-usable portables. Mr. Smith contested that the portables have seen better days, but he is confident they will get us through the next two years. They are also inspected for safety prior to use.

#### ***CONSTRUCTION MANAGER'S REPORT – HARVEY – Mr. Ken Lemarier & Kathy Miskoe***

Brian S. McCarthy Middle School – Mr. Lemarier referred to a photo of the feature walls in the lower level of building C. It gives an idea for the different style/level of finishes going into Harriman's design. We've been lucky thus far this winter with the weather as we were able to get the subgrade (finished level) of all the athletic fields mostly done, which was very advantageous. We are working with Harriman on getting the final grading completed and ready for this spring and early summer so we can get the fields planted, established, and get two (2) growing periods in for the athletic field. That's an important milestone for us. This summer we'll be getting all of the walkways that are set away from the school established, the guardrails on D'Antonio Drive, and all the curbing put in. Then next summer, we'll take care of the plantings around the school itself.

Again, the building sequences always building C, B, D, and then A. Building C, B, and D are student wings. Building A is the main entrance, learning commons, kitchen area, etc. Buildings C, B and D are very similar in design. Whereas they started with Building C lower level, basically each floor is about four weeks behind the other one. In Building C, we're putting in cabinets in on the lower level and working our way up. Building B has been completely sheathed in. So once that's complete, we can go inside and start working on the interior stuff. Building A is right behind it.

Pennichuck Middle School – Harriman mentioned earlier that we did receive substantial completion form for the majority of the building that's been completed (approximately 95%). The only items or areas of the building that weren't included were the computer and ELL areas, which have now been turned over and 100% signed off by the Nashua building department and the fire marshal, as well. We also did some small renovations to a minor corridor. We're now 100% complete with the contract work and just working through some items that are change orders. As Alderman Dowd mentioned earlier tonight, we'll be talking about the bollards at the next meeting. Some other minor things we've been able to cover with buyout savings include minor things, security items, electrical items, and we were able to provide additional power to 29 additional classrooms to account for the new projectors that were installed. We were able to get in last week during vacation and address a lot of these odds and ends that we normally can't take care of when the students are in school. We're working through the commissioning process of the building that's basically making sure that all the equipment that's been installed is up and running per Harriman's design parameters and addressing any items that we need to correct as part of our work. Later this spring when the weather

turns, we have some minor exterior items, such as plantings in the learning commons area and a few other minor warranty items. All in all, Pennichuck is nearly complete but we'll have a presence there through April and May.

Items left to be done include grounds cleanup after solar farm work, metal drip edging (weather permitting), dumpster enclosure (repair/redesign)

Franklin Street School – Progress has been going well at Franklin Street. We have turned over and received the certificate of occupancy for the basement level. The abatement was done over February vacation and that is done and cleaned up, and the first floor vacated. Now the plan is to continue work on the first floor. The HVAC work has been done by EEI, we are installing new flooring, reframing new walls, and new paint finishes. Our target now is to finish before April vacation so we get our TCO and the occupants of the third floor can move down to the first floor. Over April vacation, we hope to prepare and do abatement of the third floor which will alleviate the quantity of abatement that has to be done as soon as school gets out around June 15. Hopefully, we'll have a very small amount left on June 15th. We did do one stairwell, but the other stairwell needs to be done. After April vacation, the third-floor renovations will begin. Roofing will be happening this summer or possibly begin after April vacation (because if the construction is on the third floor, the noise above may not be impactful). I haven't talked to the roofer about schedule yet in coordination with EEI who will be replacing windows in the summer.

Main Dunstable and Birch Hill will be the next focus. Ken and his team have put a lot of effort into the phasing with our supers and the schedule. We're in the bidding process right now, and at the next meeting, we will bring the GMP budget for review. Ken will go through all those recommendations to award for all the subs. That is rolling along behind the scenes.

## **PCOs & PCCOs**

### **Pennichuck Middle School**

#### *PCO #040 – Bookkeeping Correction*

Clarification: There is one bookkeeping item that's budget-related. In an effort to clean up both the Harvey books and the district books, there is a credit but under the original bond for the school. We had included the summer 2020 Security vestibule and pre-construction work under a separate project. Mr. Smith elaborated: When we started the work in May or June, we didn't have a GMP from them yet. Everything leading from the beginning of their work in June until the GMP was received in, maybe October, the work was set up by Harvey as a separate project still under the banner of Pennichuck, but just a separate number. From that point on, if you go back through the financial sheets, that's when their GMP started to take effect and every time they put in an invoice, it was deleted from that. I think we woke up this fall and discovered that there was a discrepancy of about \$700,000, give or take. That discrepancy was exactly the amount of money they spent pre-GMP. In essence, they've already billed us, we've already paid them, it was just a different column in the accounting sheets. This credits us back. So if approved, this PCO is a credit back to the district for a total value of a credit of \$699,290.39.

***Alderwoman Timmons moved to approve PCO #040 for Pennichuck Middle School in the amount of \$699,209.39 (account correction).***

Mr. Smith: If you look at the financial worksheet for Pennichuck, it lists the construction manager's proposed budget expended to date. I've added two lines underneath that. One is for pre-construction, which was about \$38,000, and the rest was for the summer work to include the pre-construction, which was for \$661,000. So that makes up the \$690,000. It's already in the financial sheet, it's already been expended and it is not a windfall for us.

***So voted unanimously.***

#### *PCO #041 – Site Cleanup at Main Entrance*

The work included in this scope is grinding the existing stumps, getting rid of all of those existing soils, making sure that all of the grading is flattened out to provide a safe area for kids leaving and entering the school, bringing in new loam and hydroseeding the area. Additionally, the rusty fence will be taken down and any dead trees removed. If approved, this PCO is a total contract add of \$39,910.64

**Ms. Raymond moved to approve PCO #041 for site cleanup at the main entrance of Pennichuck Middle School in the amount of \$39,910.64.**

Ms. Raymond expressed a desire for adding trees and native plants

**So voted unanimously.**

*PCO #042: Harriman Proposal Request #71 – Dumpster Area/Freezer Pad*

This is the dumpster area and freezer pad located at the rear of the school by the bus loop. This proposal request was put together by Harriman in coordination with the school district's request to add an exterior freezer/cooler due to a shortage of space in the current kitchen. Harvey will be providing the pad, electrical connections, and walkway only. The District's Food Service department will supply the cooler/freezer itself.

**Alderman Sullivan moved to approve PCO #042 for a dumpster/freezer pad for Pennichuck Middle School in the amount of \$44,911.51. So voted unanimously.**

### **Franklin Street School**

*PCO #034 – Reduce Escalation Funds (Credit)*

The PCO for review this evening is a credit of \$200,000 to reduce our escalation value in the overall guaranteed maximum price that we have for the project. The GMP originally included an escalation amount of \$447,000. We have been fortunate to not be spending it on escalation and move it to other locations where we needed the funding. For example, the elevator, we were able to shift some escalation funds towards another purpose to cover that extra expense there. This is \$200,000 we're taking off of our side of the books to give back to the district to reallocate for other costs associated with Franklin Street. Because we can afford to do so given that we've done the buyout, we are three quarters of the way through, so now we can comfortably deplete that and give it back. Because it was under your signatory limit there, it's been executed already, but it's in front of you. So PCO number 34, to reduce escalation funds, for a credit of \$200,000.

**Mr. Dowd approved the credit of \$-200,000 but asked if any objections. No objections noted.**

*PCCO #009 – Approval of PCOs 027-034*

PCCO #009 incorporates PCOs 027-034 for a total credit of \$180,332.24

**Ms. Raymond moved to approve PCCO #009 for a credit for Franklin Street school in the amount of \$-180,332.24. (credit). So voted unanimously.**

### **INVOICE APPROVAL**

- a. Cen Com
  - i. #32856, \$5,635.00 - PMS
- b. Computer Hut of N.E., Total \$2,836.00
  - i. #100760, \$2,758.00 – PMS
  - ii. #100764, \$78.00 - PMS
- c. Control Technologies
  - i. #209641, \$1,848.00 - FMS
- d. Harriman Invoices, Total \$165,583.13
  - i. #2301036, \$27,046.23 – Brian S. McCarthy Middle School
  - ii. #2301037, \$7,513.06 – PMS
  - iii. #2301094, \$63,105.67 – Birch Hill
  - iv. #2301093, \$63,105.67 – Main Dunstable
  - v. #2301039, \$2,812.50 – Franklin Street

- e. Harvey Invoices, Total \$3,257,578.45
  - i. 2021-001, Invoice #23, \$149,403.28 – PMS
  - ii. 2019-006, Invoice #14, \$3,027,361.08 – Brian S. McCarthy Middle School
  - iii. 2022-008, Invoice #11, \$80,814.09 – Franklin Street
- f. Hayner/Swanson, Inc., Total \$7,694.71
  - i. #20110 \$1,170.96 – Brian S. McCarthy Middle School
  - ii. #20114 \$675.00 – Brian S. McCarthy Middle School
  - iii. #20102 \$5,848.75 - PMS
- g. Hertz Furniture (School Furnishings)
  - i. #2718583, \$309,995.55 – PMS
- h. John Turner Consulting
  - i. #2204133-01 \$10,000.00 – Birch Hill/Main Dunstable
- i. Turner Group, Total \$12,768.71
  - i. #7169, \$4,011.71
    - \$876.76 – PMS
    - \$3,134.95 – Brian S. McCarthy Middle School
  - ii. #27279, \$8,757.00 – Security Vestibule Project

Franklin Street Invoices: \$83,626.59  
 Middle School Project Invoices: \$3,543,344.62  
 Birch Hill/Main Dunstable Invoices: \$136,211.34  
 Security Vestibule Project Invoices: \$8,757.00  
**Total Invoices: \$3,771,939.55**

***Alderman Sullivan moved to approve the invoices in the following order Franklin Street invoices \$83,626.59; the middle school project invoices for \$3,543,344.62; the Birch Hill/Main Dunstable invoices for \$136,211.34; and for the new security vestibule project invoices \$8,757.00 for total invoices of \$3,771,939.55. So voted unanimously.***

**COMMENTS BY COMMITTEE MEMBERS**

*Alderman Dowd: We approved the guaranteed maximum price (GMP) for the McCarthy Middle School. At that time, we knew that we needed additional bond money to support the middle school project. I ran it by the mayor and this board and we've been trying to see how much we had left after Fairgrounds and Pennichuck. Fairgrounds had some money left, but Pennichuck has had additional items needed. The additional work includes dehumidification, which will not leave a lot of money to transfer into the McCarthy School. There is currently \$10 million in the bonding plan to cover the middle school project, and after talking to the mayor and the city treasurer, I'm going to go in for the full 10 million. Anything that's not spent at the end of the project will either not be bonded, or if the Board of Aldermen so desire, it can be moved to another project. Hopefully we should be in really good shape. But there's still a lot of work to be done on the McCarthy school and we keep having unknown unknowns. I just want to let you know that the legislation will be going in shortly for the additional 10 million that's always been in the bonding plan. It's nothing new and the mayor has been aware of it since day one, so has the treasurer, and I think most of the Board of Aldermen and Board of Education.*

*I just want to let you know that one thing that came up at a past meeting and is not a requirement yet, but the Electric aggregation committee is going forth with the legislation that says that we should be putting charging stations all over town. I have talked to Harvey and Harriman about putting in the infrastructure right now so we don't have to dig up new paving. Until we get further along and see where we're at financially and whether or not this group wants to put in the charging stations, we're just going to have the conduit underground to support up to ten (10) which will allow us to do that without digging up half the parking lot. Conversations continued regarding the details on how payment will work with the charging stations, whether solar energy can be funneled to them, etc.*

*Ms. Raymond asked if the school district had heard about the additional \$13M grant money for school security improvements that the Governor approved the week before. Mr. Smith replied that Nashua has taken advantage of approximately \$150,000-\$250,000 of grant money for this particular purpose and he would follow up on the new installment of grant monies.*

***Ms. Bishop moved to adjourn. So voted unanimously at 7:43 pm.***

*Submitted by Tara C. Kinsella*