
**JOINT SPECIAL SCHOOL BUILDING COMMITTEE MEETING
THURSDAY, APRIL 6, 2023
NHS NORTH BOARD ROOM**

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

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

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

Also Present: Members of the Public, Channel 99 Videographer

PREVIOUS MEETING MINUTES APPROVAL – March 6, 2023

*Mr. Dowd moved to waive the reading of the JSSBC meeting minutes of March 6, 2023, accept them and place them on file. **SO VOTED UNANIMOUSLY.***

ARCHITECT'S REPORT – HARRIMAN – Mr. Jamie Ouellette

Brian S. McCarthy Middle School – Continue to review submittals and RFIs, which have dwindled. Construction refinement items continue to be reviewed, including a site for the trash compactor which Elm Street currently has and would like to have at McCarthy. We met with Athletic Director Gingras to coordinate additional athletic equipment. We have also met with Interim SPED Director Alexander on the lower level playground space equipment which has made good progress. We reviewed the hoist and ADL bathroom requested for McCarthy. Harvey is working on that. We reviewed the mock panel – an exterior wall construction so Harriman can review the building conditions before building (prevents having to go back and rebuild).

Franklin Street School – Submittals and RFIs continue to be reviewed. The kitchen space plan continues to be reviewed and questions answered (Health Dept.). The elevator design was issued to Harvey for their pricing.

Birch Hill & Main Dunstable Schools – Final design refinements of the scope were provided. Items were pulled out and if contingency money is left, we can work on those items. Soft costs were identified for the project. Harvey will be presenting their GMP this evening. We submitted for permitting to the State Fire Marshal and the City Building Department. The Fire Marshall has accepted our application but no approval yet. Follow-up meetings with District Administration and Principals were held to identify project phasing. The new entrance/vestibule, teachers' lounge and cafeteria, mechanicals, separating classrooms, HVAC, new windows and interior finishes, ADA toilet spaces, are all still in the scope. Mr. Ouellette detailed some design elements in the provided photos and reviewed overall schedule (project beginning in 2022 with construction to start May 2023 through the beginning of the school year 2025).

CONSTRUCTION MANAGER'S REPORT – HARVEY – Mr. Ken Lemarier

Birch Hill and Main Dunstable Schools– We broke the construction projects up for the schools and used the design documents to strategically take as much space as we can without impacting the use of the school. We've met a few times with the superintendent, the assistant superintendent, and both principals of the schools and we'll continue to do that periodically as we move through the construction process. We walked them through what to expect at the beginning and end of each phase of work with Mr. Smith's team to make sure that the teachers can move in and out in a timely fashion to allow us to get the work completed. A lot of thought went into the schedule development and phasing, working in tandem with the administration and the staff of the school. It is something that will continue to evolve, but we've got a good plan and a good team in place to be successful at both schools.

Mr. Jamie Ouellette - There is a need due to the construction to add temporary portables at both of the schools. Both of the schools will have four classrooms which is a total of two portable buildings brought over from Elm Street School to temporarily house some of the students during construction so that the phase construction can occur without impacting the number of classrooms needed. We have created paths to get to these portables and back fit

them with all the safety and security measure required. In addition to the portables, the gymnasiums will be back fit to house 5 classrooms during construction.

EEI – Mr. Matt Smith

Franklin Street School – Finished punch list and waiting for Spring to install the windows.

Birch Hill and Main Dunstable Schools - Our design team for the MEP which has mechanical, electrical and plumbing has been coordinating with Harriman and Harvey to help with the scheduling. Our plans have been submitted to the city for approval. We have some revisions that the schools have asked us to make - some missing information. The finalized set should be delivered again next week for our plans for mechanical, electrical and plumbing. At this point, we've started the ordering for mechanical equipment and things with long-lead times, boiler equipment, things of that nature. We are getting all our finalized numbers put together, getting our team together, and getting the subcontracts out.

Alderman Dowd – After meeting with Senator Rosen and Hassan, there was documentation on ESSER funds that doesn't seem to have made it from Washington through the state and to us, which we now have. Bottom line, as long as we've committed ESSER funds by September 2024, that meets one checkmark. Then we can submit requisitions for payment until September 2028. We will make a request through the state.

CONSTRUCTION MANAGER'S REPORT (Cont'd)– HARVEY – Mr. Ken Lemarier

Birch Hill and Main Dunstable Schools

We will have a presence over April vacation, getting our site fencing set up. We have been working with the principals and the staffs there to make sure they're aware of what's going on. We are getting the area ready for the portable trailers when school ends (June). I'll have more information at the next meeting.

Pennichuck Middle School - We are substantially complete for the base scope of the project. During last month's meeting, we had some additional work approved to spruce up some landscaping and clean up the exterior of the school. We will be there over April break to address some of those items and any warranty items for some of the plantings that may not have made it through the winter (part of the construction warranty process).

Brian S. McCarthy Middle School - It's amazing how much has gotten done since in a week. Essentially on the first floor of building C, we've got lockers and finishes and flooring all going in and then on the other side of the building in Area A, we're still placing concrete. It would be a good time, in the next month or so, to do a tour and give everybody a good feel for where things stand. You can see what the finished product is going to look like. The goal is to starting planting the grass at the end of May to allow for two (2) growing seasons prior to opening.

PCOs & PCCOs

Pennichuck Middle School

PCCO #013

This PCCO finalizes and formalizes the previously approved changes. PCCO #013 is for a total credit value of \$614,468.24 and is comprised of the credit for the Harvey pre-construction fee and the 2020 security upgrades that were performed at Pennichuck. Mr. Smith and Mr. Lemarier explained the process to everybody during the last meeting. This also takes care of the freezer pad and dumpster pad at the rear of the school and then the site cleanup that was mentioned that will be taking place in a few weeks. If approved, PCCO #013 will be a total credit value of \$614,468.24.

Alderman Timmons moved to approve PCCO #013 for a credit of \$614,468.24. So voted unanimously.

Brian S. McCarthy Middle School

For the track surfacing, the specification was for a 3/8-inch Plexi track lightening system which is an eight-lane running track that includes all the line striping for the long and triple jump runways in the high jump area. The base contract recommendation is for \$155,000. There is an alternate for this to upgrade to a 1/2-inch instead of the 3/8 inch recommended by the track contractor. We would stand behind this alternate. If approved, the total contract value of this package would be \$183,500.00. That would be that is under the GMP price that was carried in the budget. So there is still a savings here.

Ms. Lamphier moved to approve the track surfacing package to Cape and Island Tennis and Track of Pocasset, MA, in the amount of \$183,500.00. So voted unanimously.

Mr. Keith Kelly – Harvey Construction

GMP for Birch Hill and Main Dunstable Schools -

We've combined them although they're two separate projects, but they're combined as a total as it relates to the total project budget of the Nashua School District. First, we will go through Birch Hill. We did mention that there are a couple of the alternates that were referenced, both in the base bid documents that are referenced, there's alternate two, three and four. For Birch Hill and Main Dunstable, alternate #1 ended up not being used and reflected in this exercise. Alternate #5 was referred to as the "deferred" scopes of work, which were done as a means to get us to \$14,216,390.00 as a total between the two projects. Alternate #5 includes the following: the reuse of the cubbies and the lockers; landscaping and irrigation (no landscaping and irrigation as part of the scope of work); door and window storefronts and some stair sections of windows that could easily be removed or deferred for later; refinishing of the floor of the gym floor that can be done at a later date (especially because the gym will house temporary classrooms during construction); repainting of the lockers and cubbies; and gym wall pads and divider curtain. For Birch Hill, we have a total GMP value of \$7,164,516 to be accepted as part of this presentation.

Alderman Wilshire moved to approve the GMP for Birch Hill in the amount of \$7,164,516. So voted unanimously.

Ms. Giglio moved to approve the GMP for Main Dunstable in the amount of \$7,051,874. So voted unanimously.

BIRCH HILL ELEMENTARY - Mr. Ken Lemarier

The letters of recommendation for the key contractors have identified that we need on site right away. In two weeks, we'll have another collection of subcontractors to approve. I will start at Birch Hill Elementary with the demo and abatement contract. We received two qualified bids and we are recommending the lowest and qualified bidder. The scope of work includes all of the selective demolition identified on the Harriman documents, and also includes any of the abatement that was discovered during the hazmat survey that was performed on the school as well. We are recommending PVC Environmental of Kittery, Maine for a total contract value of \$344,720.00.

Alderman Timmons moved to award the demolition and abatement of Birch Hill Elementary to PVC Environmental of Kittery, ME, for a total contract of \$344,720.00. So voted unanimously.

Moving on to the metals and structural steel portion. This is to infill the existing deck openings, which is the support of the new mechanical equipment going on the roof, any miscellaneous reinforcing steel that needs to be added throughout the project, and any Fire watch that is required by the fire department while we're welding. This includes all the PE engineering stamped shoring and shop drawings for the project and all the shoring and installation that's required while we perform the work safely. We received three bids for the scope of work and we are recommending the lowest qualified bidder, Empire Sheet Metal of Manchester, NH, for total contract value of \$208,180.00.

Ms. Lamphier moved to award the metal and steel portion of Birch Hill Elementary to Empire Sheet Metal of Manchester, NH, for a total contract of \$208,180.00. So voted unanimously.

The next package is the roofing package which includes all the patching of the existing roof, any repairs that that we discover while we're on site, all the flashing of the new roof penetrations, all the curbs for all of the new equipment (installed by EEI), and all of the perimeter edge metal. We received two bids and we are recommending the lowest qualified bidder, Academy Roofing of Rindge, NH for a total contract value of \$124,000.00.

Ms. Giglio moved to award the roofing package for Birch Hill Elementary to Academy Roofing of Rindge, NH, for a total contract of \$124,000.00. So voted unanimously.

The next package is the glass and glazing package. The scope of work here is the installation and furnishing of all the aluminum storefronts, all the new windows, retrofitting and modifying some existing window assemblies as well all of the ceilings and backer boards required to fill voids as we perform our work, the glass and glazing at the interior doors and hollow metal frames as well the sidelights, and all the hardware, power supplies and door

operators required to complete the scope of work. For this package, we received two bids and we're recommending the most qualified bidder and that is Portland Glass of Lee, NH for a total contract value of \$514,165.00.

Alderwoman Wilshire moved to award the aluminum, glass, and glazing for Birch Hill Elementary to Portland Glass of Lee, NH, for a total contract of \$514,165.00. So voted unanimously.

The next package is for the transportation of the portable classrooms coming from Elm Street. This includes the transportation from Elm Street to Birch Hill, and also includes the dismantling at Birch Hill to wherever their final resting place is going to be. This number includes a crane to set the portable classroom trailers and any anchoring or bracing that's required per Harriman's documents to make sure that they're secure and safe for occupancy. We received one bid for this from a highly recommended subcontractor, JR transport of Tewkesbury, MA, for a total contract value of \$97,010.50.

Alderwoman Timmons moved to award the transportation of portable classrooms for Birch Hill Elementary to JR Transport of Tewksbury, MA, for a total contract of \$97,010.50. So voted unanimously.

The final package for Birch Hill is the site work, which is very limited, for this project. It is for set up for the transportation of portable classrooms. There's some utility work associated with that to make sure the subgrade is safe and ready for the portable classrooms. It also includes restoring the site back to normal when we complete the project in 2025. We received three bids and we are recommending the lowest qualified bidder, CSSI Contractors of Bedford, NH, for a total contract value of \$270,630.00.

Ms. Giglio moved to award the site work for Birch Hill Elementary to CSSI Contractors of Bedford, NH, for a total contract of \$270,630.00. So voted unanimously.

MAIN DUNSTABLE ELEMENTARY - Mr. Ken Lemarier

Moving over to Main Dunstable. You will notice a lot of the scopes are the same, with a few minor tweaks. Due to that, we have carried a lot of the same contractors, but in some cases, we might have to recommend a different contractor based on workload, commitments the current contractor might have, or not be able to service both Birch Hill and Main Dunstable at the same time. Moving onto Main Dunstable for the demolition and abatement, it is the same scope of work, we are recommending PVC Environmental of Kittery, ME, for a total contract value \$403,951.00.

Alderwoman Wilshire moved to award the demolition and abatement of Main Dunstable Elementary to PVC Environmental of Kittery, ME, for a total contract of \$403,951.00. So voted unanimously.

The next package again is the structural steel and metals. Again, we are recommending Empire Sheet Metal Inc. of Manchester, NH, for a total contract value of \$208,180.00.

Ms. Giglio moved to award the metal and steel portion for Main Dunstable Elementary to Empire Sheet Metal of Manchester, NH, for a total contract of \$208,180.00. So voted unanimously.

The next package is the roofing package and we're recommending the same contractor as Birch Hill and that is Academy Roofing of Rindge, NH for a total contract value of \$121,200.00.

Alderwoman Wilshire moved to award the roofing package for Main Dunstable Elementary to Academy Roofing of Rindge, NH, for a total contract of \$121,200.00. So voted unanimously.

The next package is the aluminum glass and glazing package. This is the same scope but with one difference in the glazing on the quiet rooms and we're again recommending Portland Glass of Lee, NH for a total contract value of \$522,865.00.

Alderwoman Timmons moved to award the aluminum, glass, and glazing for Main Dunstable Elementary to Portland Glass of Lee, NH, for a total contract of \$522,865.00. So voted unanimously.

The next package is for the transportation of portables classrooms coming from Elm Street. This includes the transportation from Elm Street to Main Dunstable and the transportation from Main Dunstable to wherever their final resting place is going to be. Again, we are recommending JR transport of Tewkesbury, MA, for a total contract value of \$98,186.50.

Ms. Giglio moved to award the transportation of portable classrooms for Main Dunstable Elementary to JR Transport of Tewksbury, MA, for a total contract of \$98,186.50. So voted unanimously.

The final package is for the site work at Main Dunstable. We are recommending CSSI Contractors of Bedford, NH, for a total contract value of \$227,090.00.

Alderwoman Wilshire moved to award the site work for Main Dunstable Elementary to CSSI Contractors of Bedford, NH, for a total contract of \$227,090.00. So voted unanimously.

PURCHASES

Recommendation to purchase dispensers for Brian S. McCarthy Middle School. This is a for toilet paper, paper towel dispensers, and sanitary napkin disposal containers. Our preferred vendor for this is Clean'O'Rama of Gorham, ME, for a total of \$17,953.04. Incidentally, the soap dispensers are free.

Alderwoman Timmons moved to recommend the purchase of dispensers for the Brian S. McCarthy Middle School to Clean'O'Rama of Gorham, ME, for a total of \$17,953.04. So voted unanimously.

The next item is running fiber and cable to McCarthy Middle School from various destinations in the city. The IT department solicited bids. This scope of work provides fiber from the Nashua High School South to McCarthy Middle School. This also provides the labor to run the cable for the fire department. IT recommends we award the contract to COM-Track in an amount of \$208,272. Incidentally, by waiting until this point, we took advantage of the E-Rate funds and saved nearly 60 percent of potential cost.

Ms. Giglio moved to recommend the purchase of fiber optic and cable connections for McCarthy Middle School to COM-Track in an amount of \$208,272. So voted unanimously.

Next item is the award of a contract for work on the security vestibule project. We issued an RFP through the city website and received just one bid for the work. Fortunately, it's a company that we're well acquainted with and that would be Harvey Construction. We've had early discussions about this work which may actually take place in the summer 2024 due to workloads. This is acceptable to us. We're working with the architect to finalize the design. The recommendation is to award Harvey Construction the construction manager contract for the elementary school security renovations. Once we pass a contract to hire a construction manager, they'll go out and do the pricing and give us a price.

Ms. Giglio moved to award the security vestibule project to Harvey Construction. So voted unanimously.

INVOICE APPROVAL

- a. Allied, Total \$24,228.00
 - i. #IN1-910260416, \$2,620.00 – Franklin Street
 - ii. #IN1-910260417, \$10,302.32 – Franklin Street
 - iii. #IN1-910260418, \$1,727.10 – Franklin Street
 - iv. #IN1-910260419, \$7,953.26 – Franklin Street
 - v. #IN1-910260420, \$1,625.32 – Franklin Street
- b. Energy Efficient Inv, Inc., Total \$253,995.66
 - i. Invoice Application 1, \$122,572.35 – Birch Hill
 - ii. Invoice Application 1, \$131,423.31 – Main Dunstable

- c. Harriman Invoices, Total \$111,982.16
 - i. #2302024, \$22,808.03 – Brian S. McCarthy Middle School
 - ii. #2302025, \$4,679.50 – PMS
 - iii. #2302026, \$23,326.42 – Franklin Street
 - iv. #2302029, \$30,475.57 – Birch Hill
 - v. #2302030, \$30,692.64 – Main Dunstable
- d. Harvey Invoices, Total \$3,596,862.19
 - i. 2021-001, Invoice #24, \$884,037.33 – PMS
 - ii. 2019-006, Invoice #15, \$2,570,823.05 – Brian S. McCarthy Middle School
 - iii. 2022-008, Invoice #12, \$142,001.81 – Franklin Street
- e. Hayner/Swanson, Inc.,
 - i. #20213 \$585.48 – Brian S. McCarthy Middle School
- f. Hertz Furniture (School Furnishings)
 - i. #2718583, \$54,654.09 – PMS
- g. John Turner Consulting, Total \$17,459.00 (\$6,675.00 Brian S. McCarthy, \$10,784.00 Franklin Street)
 - i. #2207050-10, \$6,675.00 – Brian S. McCarthy Middle School
 - ii. #2207141-01, \$355.00 – Franklin Street
 - iii. #2207141-02, \$3,047.50 – Franklin Street
 - iv. #2207141-03, \$1,578.50 – Franklin Street
 - v. #2207141-04, \$1,752.00 – Franklin Street
 - vi. #2207141-05, \$55.00 – Franklin Street
 - vii. #2207141-06, \$3,996.00 – Franklin Street
- h. Turner Group – Turner Building Science and Design, Total \$10,229.10
 - i. #7177, \$10,229.10
 - \$9,565.52 – PMS
 - \$663.58 – Brian S. McCarthy Middle School
- i. Turner Group – The H.L. Turner Group
 - i. #27351, \$45,870.00 – Security Vestibule Project
- j. RPF Environmental, Total \$6,042.00
 - i. #2214361, \$2,958.50 – Birch Hill
 - ii. #2214061, \$3,083.50 – Main Dunstable

Franklin Street Invoices: \$200,340.23

Middle School Project Invoices: \$3,554,491.58

Birch Hill/Main Dunstable Invoices: \$321,205.87

Security Vestibule Project Invoices: \$45,870.00

Total Invoices: \$4,121,907.68

Ms. Bishop moved to approve the invoices in the following order Franklin Street Invoices: \$200,340.23; Middle School Project Invoices: \$3,554,491.58; Birch Hill/Main Dunstable Invoices: \$321,205.87; Security Vestibule Project Invoices: \$45,870.00; for total invoices to be paid: \$4,121,907.68. So voted unanimously.

COMMENTS BY COMMITTEE MEMBERS

Alderman Dowd: We put in for the additional \$10 million required for the middle school project. Everyone got a copy of the letter that explained the funding in detail but it was always part of the payment for the original GMP. Once we had the GMP for Harvey, we were trying to see if we could save some money and wouldn't have to go in for the full 10 million but with the anticipated work for the dehumidification at Pennichuck, we feel we need that. We also feel that we will have money leftover even though we're going for 10 million, but we need that for contingency. It has been approved unanimously by the Budget Committee at the Board of Aldermen and it's on the agenda for our next meeting on April 11th. Once that's approved, the scope of the project will increase to \$130,330,000.

Mr. Claffey: Can we get a promise that the stop lights on Manchester Street (Pennichuck) will not be running in the summer when school is closed? Alderman Dowd responded that the lights were now in the control of the DPW and the State Department of Transportation. They are collecting data now to see if they need adjusting. It also looks like we should put some asphalt for a holding lane as the cars are blocking the roads during pick-up times. The new electronic sign is up and running at Pennichuck.

Alderwoman Wilshire moved to adjourn. So voted unanimously at 8:26 pm.

Submitted by Tara C. Kinsella