

1 Joint Facilities Advisory Committee Meeting

2 Thursday, October 7th, 2021

3 Meeting Minutes- Not Approved

4 Attendees:

5 Administrative Team: Assistant Superintendent- Christine Landwehrle, SAU #39 Business
6 Administrator- Amy Facey and Roger Preston- Director of Facilities.

7 Committee Members: Shannon Gascoyne, JFAC Chair, Amherst NH, Pim Grondstra- SCSB
8 Member, Tom Gauthier- ASB Member, Stephanie Grund- SCSB Member, Jeanne Ludt,
9 Amherst NH, John Bowkett, Amherst NH, Brian Coogan, Amherst NH, John D'Angelo-
10 Amherst Board of Selectmen Representative.

11 Meeting Minutes: Danae A. Marotta

12 Public: Ingrid Nichols- Banwell Architects, Brad Prescott- Banwell Architects, Matt Wheaton-
13 DEW Construction, VP Pre-Construction, Kristen Wells- DEW Construction and Dan Riley-
14 DEW Construction.

15 I. Call to Order

16 **Ms. Shannon Gascoyne, Chair of the Joint Advisory Committee, called the meeting to**
17 **order at 6:00 PM.**

18 II. Approval of Minutes

19 **Mr. John Bowkett motioned to approve the Minutes of August 12th, 2021. Ms. Victoria**
20 **Parisi seconded the motion. The vote was unanimous, motion passed.**

21 III. Discussion

22 Ms. Gascoyne noted that the next agenda item is to review the recommendation from the SAU's
23 Cost Committee project team. As you recall we were scheduled to meet last week however the
24 SAU and subcommittees felt they needed additional time to review the cost estimates internally
25 with DEW and Banwell more closely before presenting to this group. Thank you for your
26 patience with the reschedule for tonight.

27 I just want to take a moment to thank SAU #39 Facilities Director, Mr. Roger Preston. He brings
28 a lot to the table with extensive experience in school construction projects and I feel fortunate
29 that we have him as a member of our community. As leader in the SAU, he spent a significant
30 amount of time in conversation with the committees, the administration, Banwell Architects and
31 DEW Construction to ensure that it represents an accurate picture of where they are today.

32 The estimates that they will discuss tonight are conservative and well thought out. What you see
33 for the elementary reflects cost estimates for the concept design that we recommended last month
34 to the Amherst School Board. That is the two-story concept located on the existing Wilkins site
35 which keeps the existing multipurpose room. At AMS, we will look at cost estimates and in that

36 include a full building renovation including HVAC and the potential for a secure entry addition
37 end a new parking site plan. Mr. Preston will walk us through the estimates and renovation.

38 She thanked the other attendees, Ms. Ingrid Nichols, and Mr. Brad Prescott from Banwell
39 Architects, and Mr. Matt Wheaton, Ms. Kristen Wells and Mr. Dan Riley from DEW
40 Construction.

41 Ms. Gascoyne asked if there were any questions.

42 There were no questions.

43 • Middle School Renovation Discussion

44 Mr. Preston thanked everyone for the many hours and hard work that they have put into these
45 estimates they are proposing today. for middle school, we are planning an interior renovation,
46 full replacement of the mechanical, electrical, and plumbing systems. We're also replacing the
47 life safety systems, the flooring, reconfiguration of our kitchen with new kitchen equipment and
48 we're looking at replacing the roof. All of that and the reconfiguration of the building, removal of
49 the 5th grade, and reconfiguring to meet the district education needs is the base cost of what we
50 are proposing today.

51 In that base cost are co-compliant HVAC systems, these would meet the standards that are out
52 there. Our proposal that we brought forward in middle school currently has 53-unit ventilators.
53 The base bid is actually replacement of the existing unit ventilators with code efficient new
54 standard systems and also replacement of all the rooftop units and mechanicals throughout the
55 building as well. They also provided an HVAC upgrade alternate that would provide air
56 conditioning throughout the entire building with greater efficiencies for HVAC systems. They
57 also would include UV lights, higher MERV rated filters for better air quality throughout the
58 building. For this project, for the price proposed, now would be the time to do these HVAC
59 upgrades. These upgrades are part of the building's infrastructure as far as there would be
60 ductwork added to the ceiling. Doing that now with the base project makes sense because all of
61 that is being demolished and renovated to provide new systems. That is a caveat to that HVAC
62 upgrade alternate.

63 They also have an alternate on here for a secure entrance and small administration addition. That
64 small administration addition allows more room for special services throughout the building, and
65 it also provides a secure entrance. The secure entrance would let people into an airlock and have
66 them go through the main lobby before they enter into the building.

67 The other alternate is parking and site work. They do know about a drop off issue that they are
68 refining. They also have an old well system that is covered in the back, and it is actually the old
69 water system for the middle school. They have moved over to Pennichuck water supply but that
70 old well system was left in the back. It is covered and safe but during site work they are looking
71 to remove that as well. The other alternate they provided was solar on the roof.

72 Ms. Gascoyne asked if there are any questions for Mr. Preston.

73 Mr. Bowkett asked if the parking could be delayed a year if it has to be.

74 Mr. Preston replied yes, it does not have to be part of the project. They can always look at the
75 CNA, (Capital Needs Assessment) and operating budget to pick up portions of that as well.
76 When they have 5th grade leaving, they can evaluate what does happen when they have three
77 grades.

78 Ms. Gascoyne asked if moving that would be removing \$1.8m.

79 Mr. Preston replied, yes. That \$1.8m includes all hard costs, construction management costs,
80 contingencies, and soft costs.

81 Mr. Gauthier inquired what is a greater priority the site work or the secure entrance. He asked
82 what is easier to stage during construction.

83 Mr. Preston replied that he cannot speak for administration, but the secure entrance would be his
84 pick between the two.

85 Mr. Gauthier asked about planning for the addition in the future.

86 Mr. Preston responded that he would not be sure how to plan for the addition it would be a
87 challenge.

88 Ms. Parisi commented that she would be concerned with doing a full renovation and not having a
89 secure front entrance. She inquired if there is anything else that would give us a secure front
90 entrance that would not necessarily be \$1.8m.

91 Mr. Preston replied that the challenge is where the existing administration is and where the
92 existing lobby is. They can always harden the glass.

93 Ms. Parisi commented that she feels strongly about the security in the project.

94 Mr. Coogan inquired about the cost if they did not do the addition and reconfigured the
95 administrative offices.

96 Mr. Wheaton replied that to renovate and making it a secure entrance he would have to see it.

97 Mr. Coogan replied that it sounds like that would not solve the problem.

98 Mr. Prescott commented with doing an entrance there are other functions of the building that
99 have to be satisfied.

100 Ms. Grund commented that if you are spending this amount of money, it is better to do the secure
101 front entrance now. If you go back and ask the taxpayers for more money, they will not be
102 happy.

103 Mr. Coogan added that the cost will be more expensive as well.

104 Ms. Gascoyne commented that they should discuss the parking at AMS as well.

105 Mr. Coogan mentioned that they should do it now if they are going to make a multi-million
106 dollar upgrade to the facility. It is only going to get more expensive in the future, and interest
107 rates will go up.

- 108 Ms. Gascoyne inquired about the parking lot in the CNA.
- 109 Mr. Preston added that he is looking at the CNA and there is nothing for parking and for the
110 next ten years. The only thing that I can find is \$11k for outdoor courts in FY' 30.
- 111 Mr. Gauthier commented that there is money to find in the CNA.
- 112 Mr. Preston commented that he is looking at FY 24 for the middle school (\$1.2m) and every one
113 of these items will be picked up in the project.
- 114 Ms. Ludt echoed Mr. Coogan. Her vote would be to make it a priority.
- 115 Ms. Grund asked for clarification on what the \$1.8m includes.
- 116 Ms. Ingrid Nichols, of Banwell Architects remarked that the civil engineer, Tighe and Bond, is
117 studying this and the \$1.8 is not the final number. It is a conservative number; they have not had
118 enough time to review. Once they do review, they will refine the number.
- 119 Mr. Prescott replied really it is about addressing the drop off/ pick up safety issues. The design
120 goals are to solve both problems and get the location reconfigured properly.
- 121 Ms. Parisi commented that this year they are using 3 lanes and it is definitely more of a free for
122 all.
- 123 Mr. Prescott commented that since covid the students are outside more and using that space
124 across from the main entrance.
- 125 Ms. Gascoyne mentioned that she cannot see doing work to the middle school and not solving
126 that problem.
- 127 Mr. Bowkett suggested a vote.
- 128 Ms. Gascoyne replied that if there were further questions.
- 129 Ms. Parisi asked if there was going to be discussion on the HVAC.
- 130 Mr. Preston noted that in the base cost they are including the HVAC upgrades.
- 131 Mr. Gauthier questioned if the big difference between the base package and the upgraded
132 package was the air conditioning.
- 133 Mr. Preston replied that one main factor is the air conditioning, UV lighting, upgraded filtration
134 with more (25%) energy efficient units. Air conditioning is not a need, it is certainly an upgrade.
135 With those styles of units, they could probably talk to DEW and get some sort of
136 dehumidification and UV lighting with upgraded filters. There will be operable windows.
- 137 Ms. Gascoyne asked if the generator was included.
- 138 Mr. Preston replied that the HVAC upgrade also included an upgraded generator as well. The
139 base project includes a 60% generator load. The HVAC upgrade includes a 100% generator load.

140 Middle school is just going to be life safety systems, minimum so that the building can function,
141 egress is the main thing.

142 Ms. Gascoyne noted that the recommendation from the cost committee is to include the upgrade.

143 Mr. Wheaton mentioned that there was a way that they can back off the full air conditioning so
144 that they could put a coil and temper the air and the dehumidification is still there.

145 Mr. Preston commented that the building could be broken down into zones

146 Ms. Grund asked about the UV lighting in the system, how they work, do they work and are they
147 worth the cost.

148 Mr. Preston replied that UVC lighting is typically set inside by the coils. When the droplets hit
149 the coils the UV light projects and cleans the air. There are many options and many types of
150 ways to have UV lighting.

151 Ms. Wheaton added that the enhanced HVAC upgrade will change your air out more frequently.

152 Mr. Prescott noted that UV lighting is a layer in a multi layered system, there is not one magic
153 bullet that will solve it. It is a significant advantage.

154 Ms. Parisi inquired if it was possible to do some and not all HVAC upgrades.

155 Mr. Coogan asked about the 25% energy savings and the ROI on the base system vs. the
156 upgraded system.

157 Mr. Wheaton added that they can get that based on the size and performance of the systems.
158 When you bring on new code compliant systems it may move the needle up or down with
159 energy. They will have to compare the two new systems to show the difference.

160 Mr. Prescott mentioned that if you exceed the code by 22% or more you hit that minimum
161 threshold to get the rebates. If you are below the 22% you don't get the full benefit or any
162 benefit. The greater the efficiencies the higher the rebate. The base design is bringing it up to
163 code.

164 Mr. Coogan inquired if the systems are electric based.

165 Mr. Preston added that they are on natural gas for middle school.

166 Ms. Gascoyne asked the committee if they are comfortable with the base for \$26.2 without the
167 HVAC upgrade, solar, addition and site work.

168 Ms. Grund commented that Epping School District upgraded their boiler system and received
169 close to \$38k.

170 Mr. Preston noted that it is \$0.30 cents per square foot.

171 Ms. Gascoyne asked the committee if there were any objections to the AMS base and HVAC
172 upgrade.

173 The committee had no objections.

174 Ms. Gascoyne asked if there were any objections to the AMS base, HVAC upgrade and addition.

175 Ms. Parisi remarked that she is hesitant with the high number. She supports doing it with the
176 understanding that it needs to come down.

177 Mr. Coogan added that this is the high number mark, and they are still in an early phase of the
178 project.

179 Ms. Gascoyne commented they support the base project, HVAC upgrade and the addition. She
180 asked if there were any objections to the site plan.

181 There were no objections.

182 Ms. Gascoyne commented that solar or can be a community decision. They have not discussed it
183 much.

184 Ms. Ludt asked why should it not be included.

185 Mr. Coogan replied that the number is high and with solar you can put it in later. He suggested
186 that they give the community opportunity to choose. They do not need it and not everyone has
187 the same viewpoints. If there is a secondary warrant.

188 Ms. Ludt added that she supports that idea.

189 Mr. Coogan noted that they have to approve the building first.

190 Ms. Gascoyne mentioned that it would be nice to have and there are a lot of benefits.

191 Ms. Grund asked what is this producing energy wise and the ROI.

192 Mr. Preston noted that DEW was able to do the sections that the KW was high, and he has data
193 now on the square footage to electricity of Wilkins.

194 Ms. Grund noted that they did not do the full background and if they did not right now, they
195 could not support it.

196 Ms. Gascoyne noted that the committee agrees with the AMS base with the HVAC upgrade the
197 addition and the site plan.

198 • CW Facility

199 Ms. Gascoyne went to the Clark Wilkins renovation.

200 Mr. Preston mentioned that this is renovation/ addition. Renovation of the MPR room which they
201 plan on keeping the kitchen area as well as the stage. The rest of the structure would be new
202 building addition. On the same lines of the middle school, there would be new mechanical,
203 electrical and plumbing throughout the entire building. There would be a new roofing system as
204 well. Our base cost for Clark Wilkins includes an HVAC upgrade. The difference between the
205 upgrade is that CW they are building it with rooftop units. That is one main difference. The

206 HVAC upgrades are the same types of upgrades as they were discussing with the middle school.
207 Same type of idea they were talking about with solar, they are planning on the cap and the
208 gymnasium. They do have the Jones Road in the conceptual site plans that may or may not be
209 needed. It is in the base bid because they are still evaluating at this time.

210 Ms. Gascoyne added that page 6 of the memo shows a chart of where they were last year and
211 where they are today. It is a significant reduction in terms of the dollar amount. They were
212 looking at a \$66m elementary school in 2020 that did not include a lot of these details. They are
213 now looking at \$51m for the base and \$55m for the upgrade. She just wanted to note that for
214 anyone that was not familiar.

215 Ms. Ludt asked about SAU opinion.

216 Mr. Preston responded that he will go through each of those. The initial estimate was submitted
217 off of the conceptual designs. The SAU opinion of cost was them working to refining those
218 numbers that were off the initial estimate. They did take off of DEW's plate to their
219 responsibility. The SAU opinion is a collaborative effort off of all parties.

220 Mr. Gauthier asked if that was still the maximum cost.

221 Mr. Preston replied that they are all working together to lower the cost throughout the entire
222 process.

223 Ms. Parisi inquired about the upgraded HVAC and the generator at AMS.

224 Mr. Preston replied that they matched both projects the same.

225 Ms. Parisi asked about a situation where they lost power in town.

226 Mr. Preston replied that they would be fully covered.

227 Ms. Gascoyne inquired if this group supports the C/W base project.

228 The committee agreed.

229 Ms. Gascoyne asked if there were any objections to the HVAC upgrade. She inquired if they
230 wanted to include the solar as a community item.

231 The committee agreed.

232 Ms. Gascoyne noted that the C/W base with HVAC \$79m with the \$82.6 as the high water mark
233 to suggest to the Amherst School Board.

234 She asked if anyone wanted to make a motion.

235 **Mr. Grondstra motioned to recommend the amount of \$82.6m for the Clark/ Wilkins and**
236 **AMS renovation. Mr. Gauthier seconded the motion.**

237 Mr. D'Angelo suggested to go with the amount of \$83m.

238 **Mr. Grondstra amended his motion to recommend the amount of \$83m to the Amherst**
239 **School Board for both renovation projects. Mr. Gauthier seconded the motion.**

240 **The vote was unanimous, motion carries.**

241 Mr. Bowkett asked if they were going to make two additional bonds for the solar.

242 **Ms. Parisi motioned to include solar at both schools as a warrant article in the amount of**
243 **\$3.4m contingent on the approval of the other bond passing. Mr. Gauthier seconded the**
244 **motion.**

245 Ms. Grund added that you have two years to spend the funds as it would be a special warrant
246 article.

247 Mr. D'Angelo commented that you might want to package a number. It is possible in time that
248 the federal government will come up with special incentives.

249 Ms. Gascoyne added that they need more information about solar and make it a community
250 effort.

251 Ms. Grund mentioned that she will have more information on Souhegan 2.0.

252 **Ms. Gascoyne added that the first public forum is Tuesday, October 12th 6:30PM at the**
253 **Clark Wilkins-MPR.**

254 IV. Meeting Adjourned

255 **Ms. Gascoyne adjourned the meeting at 6:57PM.**

256