

1 Joint Facilities Advisory Committee Meeting

2 Thursday, August 27<sup>th</sup>, 2020

3 Meeting Minutes- Approved 09 30 2020

4 Attendees Via Webinar:

5 Administrative Team: Adam Steel- Superintendent and Roger Preston- Director of Facilities.

6 Committee Members: Pim Grondstra- SCSB Member, Ellen Gruzdien- ASB Member, Tom  
7 Gauthier- ASB Member, Stephanie Grund- SCSB Member, Amy Facey- SCSB Member/ JFAC  
8 Chair, Shannon Gascoyne, JFAC Vice Chair, Amherst NH, Jeanne Ludt, Amherst NH, Brian  
9 Coogan, Amherst NH, John Bowkett, Amherst NH, Steve Frades- Amherst NH and John  
10 D'Angelo- Amherst Town Selectman, Amherst NH.

11 Public: Lance Whitehead and Anne Ketterer- Lavallee Brensinger Professional Architects,  
12 Manchester NH, Lisa Eastland, 19 River Road, Amherst NH.

13 Meeting Minutes: Danae A. Marotta

14 I. Call to Order

15 **Ms. Amy Facey, Joint Facilities Advisory Committee Chair, called the meeting to order at**  
16 **4:06PM.**

17 II. Approval of Minutes

18 **Ms. Gascoyne motioned to approve the Meeting Minutes 07 23 2020. Ms. Jeanne Ludt**  
19 **seconded the motion. The vote was unanimous, motion passed.**

20 Mr. Gauthier and Mr. Bowkett abstained.

21 III. Subcommittee Updates

22  
23 • PR Subcommittee

24 Ms. Gascoyne mentioned that they are in a prepping period for their website. Mr. Tim Atkins,  
25 Amherst Community Member, is building a website for them for this project. He has a lot of  
26 documents and he is building a draft website. It is still under construction and they will be  
27 bringing it forward to the group.

28 The Board thanked Ms. Gascoyne.

29 • Souhegan 2.0 Subcommittee

30 Ms. Grund added that they met with Mr. Lance Whitehead and his team and discussed different  
31 priorities. They know that the HVAC was being brought forward and they did not want to make  
32 it an JFAC issue. They also discussed how can they package everything up with the spending.  
33 They do know that there are several systems that are approaching end of life. The Science Labs  
34 being asked for and questioned how many are needed. Mr. Whitehead was meeting with SHS

35 Principal Mr. Mike Berry. Also looking at the Media Center, with the structure of the school day  
36 right now. The Media Center might be something to focus on. With security, what does the  
37 security of the school need to look like considering the different groups that have weighed in.  
38 Last, if sports are not happening then they can work on the lockers.

39 They are looking for the packages and how that might work. They will come back to the  
40 committee.

41 Ms. Ludt asked if the Annex will be a STEAM center.

42 Ms. Grund replied that is a question for Principal Berry.

43 Mr. Whitehead mentioned that they are trying to be respectful of Principal Berry's time with  
44 school opening. They are trying to break the estimates out so that when they meet with him, they  
45 will have numbers.

46 Ms. Facey asked for committee questions for Ms. Grund. This is the first step in what the actual  
47 work that they want to concentrate on.

48 Mr. Coogan questioned if there was anything that they are obligated to do by law. They want to  
49 make thoughtful decisions. He asked what do they have to do by law and what is discretionary.

50 Ms. Facey requested Superintendent Steel and Mr. Whitehead to reply.

51 Superintendent, Mr. Adam Steel, replied that he is not aware of anything that is legally required.  
52 The hope for this Committee is to look at the HVAC items and sequence them appropriately  
53 based on other long-range facility needs. They have changed their plan, (not asking for a Special  
54 Meeting) but questioned if they address those things as long as they are not throwing good  
55 money after bad.

56 Mr. Lance Whitehead, Lavallee Brensinger Professional Architects, agreed, and added if they do  
57 make changes it has to be up to code. They are at a great state, particularly, with the high school  
58 in that they know where they are going. Today, they have discussed budgets and want to be  
59 mindful of the taxpayers.

60 Mr. Coogan agreed that they want to be thoughtful and logical.

61 Ms. Gascoyne commented that the HVAC has been a topic pre-Covid. The whole point of the  
62 subcommittee is to look at what they need, and the priorities.

63 Ms. Grund added that it is multi-layered.

64 The Committee thanked Ms. Grund.

65 IV. Update on Boards

66 Ms. Gruzdien asked for clarification on what information she is looking for the ASB.

67 Ms. Facey replied what their final determination was on the Unassigned Fund Balance and  
68 potential HVAC work, regarding JFAC.

69 Ms. Gruzdien responded that they had a long-term plan discussion on HVAC and possibly  
70 starting it earlier rather than later so that they have the people to do the work. They decided not  
71 to move forward with the HVAC. It would be difficult to see any work done at Clark, and they  
72 questioned Wilkins and any updates could be incorporated to the building change. The timing  
73 was not great for community in terms of the economic climate. They did not want to add any  
74 fiscal commitment at this time.

75 Mr. Gauthier explained that they agreed to apply to the State the remainder of the UFB \$1.5m.  
76 There is some balance leftover, for short term HVAC items, as they open up schools next week.  
77 This was the fiscally most prudent way.

78 Ms. Gascoyne inquired about the \$1.5m, and what are they doing with the buildings.

79 Ms. Gruzdien replied that they had discussed a number of items, it was about \$400k

80 Ms. Gascoyne mentioned that the air ducts were supposed to be cleaned.

81 Mr. Steel responded that there is nothing that is incongruous with their long-term plans.

82 Mr. Roger Preston, Director of Facilities, remarked that they did clean the air ducts at the schools  
83 this year. At AMS, they cleaned the Gym, Cafeteria, Kitchen and Media Center. At Wilkins,  
84 they did the multi-purpose room, library and 6 classrooms. At Clark, they did the Art/Music  
85 room and MPR.

86 Ms. Ludt noted that there was a lot of PR value in the amount of money that they are returning.  
87 She asked if there was going to be an attempt of explaining why that is not happening anymore.

88 Ms. Gruzdien replied that they will communicate that with the Chair. They will also put that into  
89 a Letter to the Editor. They also have other communication tools that they are working on.

90 The Committee thanked Ms. Gruzdien and Mr. Gauthier.

91 • Souhegan Coop. Board Update

92 Mr. Preston mentioned that he thought that they were going with the short-term plans of the  
93 DDC Controls and item #2 filter upgrades. He is not sure where they left off.

94 Mr. Steel added that it is about the controls and repairs to the unit ventilators with their existing  
95 units. They have to have those repairs for the school year. They have some minor staffing that  
96 they need to cover, PPE for staff, nurses and students.

97 Ms. Facey asked Mr. Preston to give them status on the HVAC.

98 Mr. Preston explained that the HVAC design comes with long term maintenance. The control  
99 system will give them an in depth look at the air and adjust that as time goes on. The systems are  
100 aged and haven't had proper maintenance throughout the years. The existing systems are in need  
101 to attention and still have to be maintained constantly.

102

- 103 Mr. Steel asked Ms. Ludt to verify some items from the Gale report.
- 104 Mr. Preston noted that the Gale report is helpful information.
- 105 Ms. Ludt replied, yes.
- 106 Mr. Bowkett asked about having an HVAC service. He suggested that they have an outside  
107 company to come and check it out.
- 108 Mr. Preston replied that they currently have an inhouse HVAC person. He has made some phone  
109 calls and the oil-fired units are a specialty unit and should be maintained every year.
- 110 Mr. Bowkett added that it should be shared across the districts.
- 111 Mr. Preston replied that he agreed.
- 112 Ms. Gascoyne asked about AMS.
- 113 Mr. Preston added they did an in-depth look at the unit ventilators at AMS. They have an 100  
114 amp 480 volt feed to them with an enormous amount of power that they are able to use. The units  
115 are original but have been adapted over time.
- 116 Ms. Gascoyne added that the HVAC goes way beyond Covid. They were talking about the  
117 HVAC long before with students coming to board meetings.
- 118 Mr. Preston emphasized that it is about preventative maintenance. They are on the right path  
119 now.
- 120 Ms. Grund asked about the fluctuations in the systems at SHS.
- 121 Mr. Preston replied that they are getting themselves back to a reconditioning point. He is leaning  
122 towards Mr. Whitehead and his engineers as they go deep into this. It speaks to the preventative  
123 maintenance that is why they need the redundancy. They have thousands of pieces of equipment  
124 that needs to be maintained throughout all of the buildings and it is almost unrealistic for one  
125 individual.
- 126 Ms. Grund mentioned that it is good to hear.
- 127 Ms. Facey asked Mr. Whitehead to comment on the HVAC replacement.
- 128 Mr. Whitehead replied that SHS systems are beyond their life, not efficient and should be  
129 replaced whether they renovate or not. The unit ventilators are not energy efficient, they do not  
130 change the air as efficiently, and are hard to find parts for and it is those are reasons to replace  
131 them. It is time to replace those systems, the Souhegan 2.0 report had mentioned that and it is  
132 still true. Mr. Preston's job is going to get harder and harder every year because the systems are  
133 beyond their life.
- 134 Mr. Coogan inquired if they had statistics on air quality.

135 Mr. Steel explained that years before, he and Mr. Preston, had toured a school system with better  
136 absence data. The district had attributed their low staff and student absences to a high-quality air  
137 system.

138 He asked Mr. Whitehead if unit ventilators are typically the cheapest to install at the time of  
139 construction, the least efficient and the hardest to repair and maintain in the long run.

140 Mr. Whitehead replied yes; it is a fair statement.

141 V. AMS Update

142 Mr. Whitehead commented that all of this information is posted on the Slack. The biggest issues  
143 that they heard about are the triangle shaped classrooms, they are poorly utilized. They had a lot  
144 of missing space. The solution that they came up with is a renovation and addition for the  
145 population needs. He then displayed his screen showing a rendering.

146 In looking at the Main floor, the triangle shaped rooms are being turned to rectangular  
147 classrooms. They do have break out spaces. The Gym and Cafeteria stay as is with renovations.  
148 The center of the building they discussed having a learning Learning Commons it is an extension  
149 of the Media Center. They are taking the school as a split level and they are using that to their  
150 advantage.

151 In the exterior, this is that courtyard, that you go through. The nice thing is that it backs up to  
152 that property line and you can have a secure area for the students. Interior, they are pushing the  
153 library back and it will be a very flexible space as part of an active learning lunch. They are  
154 setting up conference rooms off of that and can be designated to any of those things. Site lines  
155 have control points, so you do have a visual observation to them.

156 Mr. Steel noted that these numbers are high because Mr. Whitehead is not a Cost Estimator.

157 Mr. Whitehead explained that the Order of Magnitude Cost- Renovation and New Construction.  
158 Hard Construction Costs- \$32,600, 000 with Total Project Costs of \$42,500,000.

159 Estimates above are preliminary order of magnitude costs, based on proposed square footages  
160 and current construction values for similar types of construction. Refined construction values  
161 will be developed by a Construction Estimator moving forward. Total costs include hard  
162 construction costs plus soft costs carried as a 30% allowance. Soft costs generally include  
163 permitting, insurance, design, engineering, furnishings, legal, contingencies, etc. Refined total  
164 project budgets including detailed soft costs will be developed by Lavallee Brensinger Architects  
165 and the School District moving forward.

166 Mr. Preston inquired about the duration of the project.

167 Mr. Whitehead noted that the question is phasing, during the school year they want do phasing.

168 Ms. Gruzdien added that they should think about the shift of the 5<sup>th</sup> grade back to Wilkins.

169 Ms. Gascoyne asked about efficiencies for the building.

170 Mr. Whitehead replied that they are producing more air and creates a healthier environment. He  
171 will look to the engineer for a detailed list.

172 Ms. Gascoyne asked about the increase in classroom space.

173 Mr. Whitehead replied that they are going from an increase of 50 to 150 sq. ft. increase in every  
174 room.

175 Mr. Coogan asked about the life span of the buildings if properly maintained.

176 Mr. Whitehead explained that most of the systems are about a 25-30-year life cycle.

177 Ms. Ludt asked how long a bond would be considered for this size.

178 Mr. Steel replied RSA 33.2 states that the repayment on the principal can be no later than 30  
179 years after the date issued or the lifespan of the work itself. That is something that he is hoping  
180 that the committee will work through for an even tax rate for the taxpayers.

181 Mr. Whitehead questioned the committee on his next direction regards to cost estimating and  
182 how it should be broken out.

183 Ms. Gascoyne asked him for his opinion.

184 Mr. Whitehead replied that his first question would be if they did the HVAC first. The three  
185 biggest items that they are fighting are the triangle classrooms, lack of space and HVAC.

186 Mr. Coogan added that they lack space and they need to figure out the spatial needs with safety.  
187 Between AMS and Clark/Wilkins and it will be highly disruptive.

188 Mr. Whitehead remarked that his goal is not to have trailers and have it disruptive. They recently  
189 renovated Salem High School and it took 8 phases. He can work with Principal Parrill to make it  
190 work.

191 Mr. Steel replied that they need the cost estimates, not order of magnitude costs so that they can  
192 do a funding plan and tax analysis.

193 Ms. Facey agreed.

194 Mr. Whitehead remarked that he will schedule the meeting with Harvey Construction, Mr. Steel  
195 and Principal Parrill. The phasing here will tie to the middle school.

196 VI. Clark Wilkins Update

197 He discussed that the Clark School has a myriad of issues. He cannot find a good use for the  
198 building and it not something that he is recommending for an upgrade. All of what he is  
199 presenting today is on the Wilkins site.

200 Mr. Preston asked for clarification about the Clark School.

201 Mr. Whitehead replied that it does not work great for educational space.

202 In looking at the Wilkins site, it is a great site. They have two locations that are buildable. It does  
203 need new HVAC systems. The undersized spaces are with the K, 1<sup>st</sup> and 2<sup>nd</sup> grade. The first  
204 solution is if they use the existing building as it can fit 5<sup>th</sup> and 6<sup>th</sup> grade very well. They can then  
205 build an additional space for the Pre-K- grade 3. They will have an efficient layout.

206 He then showed how they can create a secure main entrance and it can be a good gathering space  
207 for students. in the new building, is that the C/W has the one school philosophy. He noted that  
208 there is a little refinement with the first and K students not going to the upper floor.

209 With option B, a new building, this is a structure that is Pre-K-5<sup>th</sup> grade. They would have the  
210 ability to create an athletic fields. K, Preschool and 1<sup>st</sup> grade would be on the first floor by code  
211 required. They would add a double gym for bigger community events. He added that the third  
212 level is the 4<sup>th</sup> and 5<sup>th</sup> grade.

213 He then reviewed the costs of Option A Renovation and New Construction with Hard  
214 Construction costs of \$49,600,000 and total project costs of \$64,500,000.

215 Option B is new Construction Hard Construction costs of \$56,600,000 and total project costs of  
216 \$73, 500,000.

217 Estimates above are preliminary order of magnitude costs, based on proposed square footages  
218 and current construction values for similar types of construction. Refined construction values  
219 will be developed by a Construction Estimator moving forward. Total costs include hard  
220 construction costs plus soft costs carried as a 30% allowance. Soft costs generally include  
221 permitting, insurance, design, engineering, furnishings, legal, contingencies, etc. Refined total  
222 project budgets including detailed soft costs will be developed by Lavallee Brensinger Architects  
223 and the School District moving forward.

224 Ms. Facey noted that they do not have much time for questions.

225 Ms. Ludt noted that she is leaning towards option B. She asked about the wall that is angled in  
226 the first-floor plan of option B.

227 Mr. Steel asked about the slope.

228 Mr. Whitehead replied yes, they can do it, but he has to consult their civil engineer.

229 Mr. Gauthier mentioned that not only are they doing two and it does not save on efficiencies. He  
230 added that they are looking at millions on additional staffing

231 Mr. Steel remarked that they have class sizes at about 15 and that about 30% are home. He is not  
232 sure that they are way off.

233 Mr. Coogan gave his support for option B.

234 Mr. Gauthier also gave his support for option B.

235 Ms. Facey asked for costing on both options.

236 Mr. Steel commented that they may not get to a high level of detail on option A, but the  
237 community will want to know.

238 Ms. Facey asked for a straw poll for option A or B.

239 Ms. Gascoyne replied, Option B. She noted that the community will want to know why the Clark  
240 School is not a viable educational space. She suggested that they meet sooner.

241 Ms. Gruzdiene noted that she is not in support of the younger students far from the front of the  
242 building.

243 Ms. Ludt supported option B, as well as Mr. Bowkett.

244 Mr. Whitehead added that he will reach out to the construction estimator and they will do one  
245 building and then the next.

246 Ms. Facey asked Mr. John D'Angelo, Amherst Town Selectman, for his opinion.

247 Mr. D'Angelo remarked that he is in support of option B. It is better to have the security built in  
248 from the start, however, it will be the only three-story building in Amherst.

249 The committee thanked Mr. D'Angelo for his comments.

250 VII. Meeting Adjourned

251 **Ms. Facey adjourned the meeting at 5:45PM.**

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