

1 Joint Facilities Advisory Committee Meeting

2 Wednesday, September 30th, 2020

3 Meeting Minutes- Approved 10 21 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, and Lisa Eastland, Amherst NH.

10 Amherst School Board: Chair- Elizabeth Kuzsma, Terri Behm and Josh Conklin.

11 Mont Vernon School Board: Chair- Sarah Lawrence, Vice Chair- Peter Eckhoff, Secretary- Scott
12 St. Denis, Jessica Hinckley and Stephen O'Keefe.

13 Souhegan Cooperative Board: Steve Coughlan, Laura Taylor, David Chen, and George Torres.

14 Public: Lance Whitehead, Anne Ketterer and - Lavallee Brensinger Professional Architects,
15 Manchester NH, James Brennan- Harvey Construction, and John D'Angelo, Amherst Town
16 Selectman

17 Meeting Minutes: Danae A. Marotta

18 I. Call to Order

19 **Chair of the Joint Facilities Advisory Committee, Ms. Amy Facey called the meeting to**
20 **order at 6:03PM.**

21 II. Approval of Minutes

22 **Ms. Parisi motioned to approve the minutes of September 17th, 2020. Ms. Grund seconded**
23 **the motion. The vote was unanimous, motion passed.**

24 Ms. Facey asked the committee to use the Raise Hand feature to vote.

25 **Ms. Grund motioned to approve the amended minutes of August 27th, 2020. Mr. Gauthier**
26 **seconded the motion. The vote was unanimous motion passed.**

27 III. Subcommittee Updates

- 28
29 • Public Relations

30 Ms. Gascoyne noted that they do not have any updates at this time. They are in a holding pattern
31 waiting for this meeting to happen.

- 32 • Souhegan 2.0

33 Ms. Parisi noted that they have received the cost estimates from Lavalee Brensinger and
34 Principal of SHS, Mr. Mike Berry, has been able to weigh in on the priorities. They will be ready
35 to present to JFAC for the October 15th meeting.

36 Ms. Facey welcomed the Board Members that are in attendance.

37 • Amherst School Board Update

38 Mr. Gauthier added that they did get approval from the State to use their UFB for \$1.5m. They
39 will not be able to return those funds, but they will not ask for them a second time. It was a
40 positive thing that it was approved.

41 Mr. Grondstra added that they have not met from the last JFAC meeting.

42 IV. Cost Estimates

43 Mr. Lance Whitehead, Lavallee Brensinger, noted that they did post cost estimates just a few
44 days ago to the Slack channel. He noted that Mr. James Brennan, Cost Estimator from Harvey
45 Construction is on the call tonight. These are a first pass estimate and will be refined. He shared
46 his screen.

47 He then discussed that a new school grades pre-k- 5th is appropriate on the site of the Wilkins
48 School. They have worked through some phasing with Harvey Construction. He moved to the
49 Cost Estimates and displayed a Conceptual Opinion of Probable Costs.

50 Overall, the cost of the new building is broken down into three categories, General Conditions
51 \$2,380,000, Sitework and Utilities \$4,654,925 and New Building \$51,655,233. Subtotal
52 \$58,690,158, with Owners Construction Contingency of 10%, which they are hoping not to
53 spend. Total project estimate is \$73,538,433.

54 Mr. James Brennen, Harvey Construction Cost Estimator, noted that they try to put as much
55 detail in the cost estimate.

56 Mr. Whitehead added that he can go line by line and it is broken down by trade.

57 Superintendent, Mr. Adam Steel, questioned the Contingency percentage.

58 Mr. Whitehead replied that it is quite high.

59 Mr. Brennen explained that they have 6% for the design, 4% for the CM and 5% of escalation
60 contingency. They would and they need escalation cost as this project is this is two years out
61 before it gets started.

62 Mr. Bowkett asked about the time frame for 35 months and timeframe for demolition for the old
63 school. He is trying to get a completion for the new site.

64 Mr. Brennan replied that the complete project timeframe is 34 months. They have worked with
65 other projects and it is between 30 and 34 months is where they were. They are not comfortable
66 with shrinking the schedule now.

67 Mr. Bowkett noted that they can build buildings fast and still have good construction.

68 Ms. Ketterer replied that it is the site that is selected and the amount of work to go into
69 construction.

70 Mr. Brennan added that this does not factor anything with Covid. There is sequencing that has to
71 be done.

72 Mr. Whitehead mentioned that 34 months is not out of the realm in that they can do an
73 accelerated and they do have a good labor pool in the area, and he would not cut the time in half
74 without heavily increasing costs.

75 Mr. Coogan inquired about the complexity of the three-story building vs a two story.

76 Mr. Brennan replied that it works better because you can run the mechanicals up and down
77 versus going wider.

78 Mr. Coogan asked if there was a cost difference.

79 Mr. Brennan replied, yes, you are looking at a bigger square foot base with a two story.

80 Ms. Parisi asked when do they begin construction.

81 Ms. Ketterer asked if there were any questions.

82 Mr. Brennan added that they did put together a timeline. The bond vote would be in March 2021,
83 early site, foundation steel package Jan 2022, Balance of the Construction Documents March
84 2022, Construction start April 2022, escalation is based on a 1st quarter 2022 awards in
85 subcontractors and vendors.

86 Mr. Whitehead recommended that they use the bid window of the wintertime so that they can
87 save some money.

88 Ms. Gascoyne noted that she has mixed feelings and how they can get this done to solve the
89 challenges and problems that have with these buildings.

90 Mr. Coogan added that if they did this 5 years ago it would have been cheaper, if they did this 5
91 years from now it would be more expensive.

92 Ms. Grund added that she knows that buildings cost a lot and it is not just that building, it is
93 AMS and Souhegan. She is concerned about the overall tax base and if everything is in here.

94 Mr. Steel inquired if these are low, middle or high-end materials.

95 Mr. Whitehead replied that the mechanical systems are good, appropriate and energy efficient.
96 They can reduce 5 to 10% but you would be reducing quality and efficiency, but he would not
97 recommend that. They designed a very durable building, and these are high grade materials that
98 are meant to last.

99 Ms. Grudzien added she is a little disappointed with the timeline. She inquired about backlash
100 from the Amherst Historical Society about the three-story building. It is important to have those

101 numbers broken down and getting them for their meeting tomorrow night. It would be really
102 helpful, what will it really cost the people in Amherst.

103 Ms. Facey added that she had met with Superintendent Steel and he developed a potential model
104 for long term tax impact.

105 Ms. Gascoyne noted that they have not reached the phase of discussing specifics of a three-story
106 building.

107 Mr. Whitehead added that this building will not be monstrous. They want a welcoming space; it
108 will not feel like a Mill building.

109 Ms. Parisi remarked that she does not want this meeting to turn into defeat. They do have space
110 right now because of Covid, and some students are home. It seems like they are defeated. They
111 are doing purposeful work with this committee and this is important.

112 Mr. Gauthier mentioned that this is not the only project that they are trying to do. This does not
113 include the middle school and Souhegan. This also does not include the extra staffing. He
114 suggested that they stay open to redesign and does not know if they are growing that fast.

115 SAU #39 Director of Facilities, Mr. Roger Preston, added that he believes that there has been a
116 lot of hard work done with this committee. He suggested that the subcommittees review the
117 proposal and go line by line. They have two tier lockers included with the amount of \$145k and
118 questioned if they need lockers for pre-k -5th grade students. These are discussions that they need
119 to have, and it is appropriate. This is a great start and they need to dive into it more.

120 Ms. Grayson added that she was shocked by the conditions and does not want to give up on this.
121 They have great schools and people want to move to Amherst. The facilities need to reflect that.

122 Ms. Gascoyne inquired about the class sizes.

123 Mr. Gauthier mentioned that it he does not have the numbers in front of him.

124 Ms. Facey asked if there were any other comments.

125 Mr. Whitehead noted that it sounds like they want to refine the estimates and double checking
126 the class sizing.

127 Mr. Steel started sharing his screen with a Bond Calculator. He explained that at the top is the
128 appropriation, bond length, interest rate (assumption) and estimated payment schedule. What is
129 unique to bonds is that the cost goes down every year. You are not selling one bond but 25
130 separate bonds with separate interest rates. He has assumed 3% which is very high to be
131 cautious. He suggested that they think about the high-water mark for the Town and schedule the
132 projects so they can fit in that debt schedule. Also, the cost of construction goes up over time.
133 They need to think what the annual investment should be for facilities and then build a debt
134 schedule and a project timeline that fits under that high-water mark.

135 Mr. Coogan suggested that they show taxpayers how much they will have to pay to maintain the
136 buildings and then what they will pay for what is new.

- 137 Ms. Eastland noted that some of the projects at Souhegan need to be done within 10 years. She
138 suggested that they do not look at it as a domino effect.
- 139 Mr. Steel replied, yes, that is what he had in mind.
- 140 Mr. John D'Angelo, Amherst Town Selectman, commented that they need to protect the home
141 values. If they do not take care of their facilities, then they are not a viable destination
142 community.
- 143 Mr. Whitehead shared his screen showing the Amherst Middle School Project Conceptual
144 Opinion of Probable Costs. He explained that it is broken down into 6 categories, Upfront costs,
145 utility charges, and permit fees \$60k, Site Data \$120k, Design and engineering costs \$2,664,233,
146 Independent Consultants \$400k, FF& E \$2,184, 654, Construction Costs \$33,577,566, for a total
147 of soft costs and construction costs of \$39,006, 453 and total project estimate of \$42,214,210.
- 148 He shared his screen noting the Phasing Plan:
- 149 • Phase 1 April 2022 to Jan 2023
 - 150 • Phase 2 Feb 2023 to Aug 2023
 - 151 • Phase 3 June 2023 to Dec 2023
 - 152 • Phase 4 Jan 2023 to April 2024
 - 153 • Phase 5 April 2024 to Aug 2024
 - 154 • Phase 6 MEP Upgrades Only (two each summer slams)
- 155 Mr. Brennan mentioned that they carried some allowances for abatement.
- 156 Mr. Whitehead suggested that they look at the phasing in detail.
- 157 Ms. Facey asked for further questions.
- 158 Mr. Coogan mentioned that it is about the sequencing of the events and hopefully scaling back.
- 159 Ms. Parisi mentioned that she is looking forward to breaking into subcommittees.
- 160 Ms. Facey added that she had two sub committees in mind. She asked for further discussion on
161 AMS.
- 162 Mr. Coogan noted that they need to be thoughtful with the sequencing. Property values will be
163 impacted if they do not make material changes.
- 164 Ms. Facey suggested that they look at it over the long term and look all of the facilities and not
165 put any to the side. The work will have to be sequenced and staged appropriately. They need to
166 look at the scope of the work with Mr. Preston and a committee to look at the data and numbers
167 and sequencing. She has outlined two committees that would make sense.
- 168 Mr. Bowkett recommended a PR committee to presented to School Boards, Rotaries, etc.
- 169 Ms. Facey added that she is hoping that Ms. Gascoyne will continue with the PR Subcommittee.
- 170 Mr. Coogan inquired about the different sub committees.

171 Ms. Facey replied looking at the scope of work, and then a data committee, how to make the
172 numbers work and the staging of the projects.

173 Mr. Coogan replied that he will join the Data Committee.

174 Mr. Preston has volunteered for the Scope committee.

175 Mr. Bowkett mentioned that he would like to join the PR Committee and the Committee with
176 Mr. Preston.

177 Mr. Facey added that she will be on the Data Committee with Mr. Steel as well.

178 Mr. Coogan questioned if they can accelerate the process.

179 Mr. Whitehead remarked that they can create a Value Engineering List that is a list of things that
180 they believe that they can save money on. If they schedule a meeting with Mr. Preston, they can
181 have a list of their own, Harvey Construction can create one and each person could create one
182 and that can speed that process up.

183 They can be prepared for any subcommittee meeting by generating those lists.

184 Ms. Facey added that they are going to have to work quickly and refine what their
185 recommendations will be for the end of the month.

186 Ms. Facey asked for other comments.

187 Ms. Gascoyne added that this meeting is scheduled for Oct 15th and that is the same time at the
188 MV meeting.

189 Discussion ensued over the meeting time.

190 The meeting was changed to October 21st, 2020 6:00PM

191 V. Meeting adjourned

192 **Ms. Facey adjourned the meeting at 7:30PM**

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