

Rochester School Board / Rochester City Council
CTE Renovation Joint Building Committee
Spaulding High School Creteau Technology Center – Room T200
May 30, 2018
7:00 p.m.

Agenda

1. Pledge of Allegiance
2. Approval of the April 30, 2018 CTE/JBC minutes, and May 7, 2018 and May 16, 2018 CTE/JBC Subcontractor Sub-Committee minutes
3. Proposal to purchase or lease shipping container for storage
4. Update on Solar Panels
5. Timeline of Renovation
6. Update – Lavalley/Brensinger Architects
7. Other
8. Public Comment
9. Adjournment

Members:

School Board Members:

Matthew Pappas, Chair
Paul Lynch
Matthew Beaulieu
Audrey Stevens
Raymond Turner
Robert Watson

City Council Members:

Caroline McCarley, Mayor
Raymond Varney, Vice-Chair
Thomas Abbott
James Gray
Geoffrey Hamann
Jeremy Hutchinson

Rochester School Board / Rochester City Council
CTE Joint Building Committee Minutes
April 30, 2018
Richard Creteau Technology Center, Room T200

DRAFT

Members Present:

School Board

Mr. Matthew Pappas, Chair
Mr. Paul Lynch
Mr. Robert Watson
Mrs. Sarah Harrington (app.)

Members Absent:

Mr. Thomas Abbot
Mr. Geoffrey Hamann
Mr. Jeremy Hutchinson
Mrs. Audrey Stevens
Mr. Matthew Beaulieu
Mr. Raymond Turner

City Council

Mayor Caroline McCarley
Mr. James Gray
Mr. Raymond Varney

Also Present:

Mr. Michael Hopkins, Superintendent
Mr. Kyle Repucci, Asst. Superintendent
Mrs. Linda Bartlett, Business
Administrator
Mr. David Totty
Mrs. Robin Despina
Ms. Anne Ketterer
Mr. Lance Whitehead
Mr. Peter Bruckner
Mr. Carl Dubois
Ms. Kathy Miskoe
Mr. John Beaver
Guests

The Chair called the meeting to order at 7:03 p.m. with a quorum present. Mr. Lynch appointed Mrs. Harrington to the Committee to establish a quorum for this meeting. Members participated in the pledge of allegiance.

Approval of Minutes

Mr. Lynch moved, second by Mr. Varney, the Committee approve the minutes of the March 26, 2018 CTE Joint Building Committee. The motion carried unanimously.

Request for Qualifications – Clerk of the Works

Mr. Hopkins provided information for the Request for Qualifications (RFQ) for the Clerk of the Works. Mr. Richard Drapeau was the only submission for this project and was highly recommended.

Mr. Lynch moved, second by Mayor McCarley, to offer the position of Clerk of the Works to Mr. Drapeau.

Discussion: Mr. Watson asked if this RFQ had been advertised. Mr. Hopkins stated that it had been but only one application had been received.

The motion carried unanimously.

Letter of Interest –CTE Greenhouse

Mr. Hopkins presented the two letters of interest for the removal of the CTE Greenhouse. Four interested parties attended the mandatory walkthrough but only two submitted letters of interest.

Mr. Watson moved, second by Mr. Lynch, to accept the Letter of Interest Joseph and Charlene Sanborn of the Hope Farm in Rochester. The motion carried unanimously.

Update from Lavallee/Brensinger

Mr. Whitehouse reviewed the overall budget. The most significant change was related to the Site construction which came in significantly higher at \$700,000, than the DD estimate of \$427,000. The state does not participate in this part of the project budget so the increase in site work would raise the Community funded portion.

Mr. John Beaver reviewed the Variance and Spreadsheet Report from Harvey Construction. Competitive bids were received on all trades. It is a busy market for site contractors and other disciplines. Subcontractors were busy. There was a significant scope increase in acoustical wall and ceiling systems due to recommendations from the vendor. A question was raised regarding whether the removal of the slab and concrete from the CTE Greenhouse was carried by Harvey. It was confirmed it was.

The allowances on the report were explained. An allowance is an educated guess/estimate for a line item that doesn't yet have a firm number. Allowances on the detailed report include those for bracing existing wood trusses at shoring point; floor prep; rerouting branch power wiring; power company back charges; relocation of solar panels; snow removal; the new natural playground for Early Childhood Education; and rework & reroute the underground gas line by Unitil. Due to the high estimate from Unitil for the gas line work, Mr. Lynch asked if it was possible to use another vendor. It would be necessary to use Unitil but perhaps some of the excavation and backfill related to that project could be done by SUR.

Mr. Dubois reminded that there were \$800,000 in contingencies in place. A CM contingency lump fund of 300,000 and \$500,000 Owners Construction contingency.

Mr. Whitehead presented the alternatives. The first three related to flooring and the benefits and limitations were discussed. Lance – Alternates – can we make decisions tonight, Alternates can be held until June 1. Flooring – ERS has had several floors fail.

Alternative #1- ADD Concrete slab mitigation -\$163,355

Alternative #2 – ADD Change proposed VTC flooring to LVT (Luxury Vinyl Tile). \$47,817

Alternative #3 – ADD Concrete floor finish stained concrete in proposed areas rather than specified floor finishes. \$71,092.

The pros and cons of each option were discussed in detail. Alternative #1 was recommended but if Alternative 2 was chosen but would not be necessary if Alternative #3 was selected. Longevity of wear, maintenance and the moisture content of the slab were all deliberated.

Mr. Gray moved, second by Mr. Varney to approve ADD Alternative 1.

Discussion continued regarding the pros and cons of VTC and LVT flooring. The colors of the LVT flooring are not as nice as the VTC flooring but custom colors can be requested. Mr. Dubois from Harvey Construction suggested using a probe to determine the moisture content of the slab while students are not in the building. This information could be used to determine whether VCT or LVT flooring would be recommended and whether Alternative 1 is actually needed. The testing will be done as soon as possible so the Committee can make a decision.

Mr. Lynch moved, second by Mayor McCarley, to table the motion on the floor. The motion carried unanimously.

Alternative #4 – ADD- Railing System – \$53,650. Ms. Ketterer explained the differences between the base design and the proposed design as illustrated in the backup. Lavallee Brensinger recommended the

initial design rather than the ADD alternative and the Committee was in agreement with this recommendation to remain with the initial design.

Alternative #5 - DEDUCT - Bridge Flooring - \$3,528. If the Bridge Flooring was not replaced, there would be a cost savings of the above amount. The Committee was in agreement that the Bridge Flooring should be replaced.

Alternative #6 - ADD – Engrave Pavers - \$20 each. There is an opportunity to have engraved bricks as part of the brick patio as a fund raising opportunity. The walkway would be built and the engraved bricks would be switched in, however, there would be a cost associated with the labor portion. The number of bricks available for this option was unknown so the item will be added to next month's agenda.

Alternative #7 – ADD-Paving Overlay - \$29,388. The Committee did not act on this alternative determining that it could be decided at another meeting or when the project is almost done. It will be declined in the contract to be reconsidered at a later date.

Alternative #8 – ADD – Connect ATC to Honeywell – no action.

Alternative #9 – ADD – Landscape Irrigation – \$11,374. The Committee did not approve adding irrigation to the plantings as outlined in the Alternative, citing associated water usage and maintenance costs. Low water plantings will be investigated for this area.

Mr. Whitehead asked if the Committee was comfortable with the state and local split. He will update the forms and work with the state regarding the funding.

Mr. Varney moved, second by Mayor McCarley, to approve the project GMP estimate of \$13,808,670. The motion carried unanimously.

Other

Next meeting – The next meeting of the CTE/JBC has been scheduled for Wednesday, May 30, 2018 at 7:00 pm. A meeting for the CTE/JBC Subcontractor Approval Sub Committee will be scheduled for Monday, May 7th at 3:30 pm. Agenda items will include sub-contractor approvals and the testing Agent RFP's.

Public Comment None

Adjournment

Mayor McCarley moved, second by Mr. Varney, to adjourn at 8:12 p.m. The motion carried unanimously.

Respectfully submitted,

Michael Hopkins
Board Secretary

Rochester School Board/City Council
JBC Subcontractor Approval Sub-Committee Minutes
School Department Board Room #1
May 07, 2018

DRAFT

Members Present:

Mr. Raymond Varney
Mr. Raymond Turner

Members Absent:

Mr. Paul Lynch

Also Present:

Mr. Michael Hopkins
Mrs. Linda Bartlett
Mr. David Totty
Ms. Kathy Miskoe
Mr. Lance Whitehead
Ms. Anne Ketterer

The meeting was called the meeting to order at 3:35 p.m. with a quorum present.

Bids

Ms. Kathy Miskoe, Harvey Construction Project Manager, presented bid results and the selection of companies based upon review of bid submissions. The significant spread on several of the bid results was questioned. This is largely due to the contractor workload or distance to be traveled by the contractors submitting the bid.

Mr. Varney moved, second by Mr. Turner, to approve the recommendation of Interstate Electrical Services Corp of Bedford, NH for Electrical scope of work in the amount of One Million Five Hundred Seventy Thousand Dollars (\$1,570,000.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Turner, to approve the recommendation of Johnson & Jordan Mechanical Contractors of Chichester, NH for Plumbing and HVAC scope of work in the amount of Three Million Two Hundred Twenty Seven Thousand Eight Hundred Dollars (\$3,227,800.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Turner, to approve the recommendation of Academy Roofing Corp. of Rindge, NH for Roofing scope of work in the amount of Three Hundred Thirty One Thousand Dollars (\$331,000.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Turner, to approve the recommendation of Jeffords Steel & Engineering Company of Plattsburgh, NY for Structural Steel scope of work in the amount of Three Hundred Fifty Six Thousand Eighty Two Dollars (\$356,086.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Turner, to approve the recommendation of Jeffords Steel & Engineering Company of Plattsburgh, NY for Miscellaneous Metals scope of work in the amount of One Hundred Seventy One Thousand Three Hundred Twenty Dollars (\$171,320.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Turner, to approve the recommendation of S.U.R. Construction, Inc. of Rochester NH for Sitework scope of work in the amount of Six Hundred Twenty Three Thousand Two Hundred Ninety Five Dollars (\$623,295.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Turner, to approve the recommendation of New Hampshire Demolition of Auburn, NH for Demolition scope of work in the amount of Two Hundred Eighty Two Thousand Three Hundred Twenty Dollars (\$282,320.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Turner, to approve the recommendation of Alternative Sales Corp. of Kingston, NH for Food Service scope of work in the amount of Two Hundred Seventy Four Thousand Three Hundred Seventy Four Dollars (\$274,374.00). The motion carried unanimously.

Approval of Testing Agent

Mr. Lavalley distributed the results of the Request for Proposals for Testing Agent. There were three proposals submitted. The request asked for a “per service” price as well as a lump sum amount.

Mr. Varney moved, second by Mr. Turner, to award the Test Agent contract to S. W. Cole Engineering, Inc. in an amount not to exceed \$28, 004.00. The motion carried unanimously.

The next meeting of Sub-Committee was scheduled for May 16, 2018 at 3:30 p.m.

Public Comment/Other

None

Adjournment

Mr. Varney moved, second by Mr. Turner to adjourn at 4:03 pm. Motion carried unanimously.

Respectfully Submitted,

Michael Hopkins

Board Secretary

Rochester School Board/City Council
JBC Subcontractor Approval Sub-Committee Minutes
School Department Board Room #1
May 16, 2018

DRAFT

Members Present:

Mr. Raymond Varney
Mr. Raymond Turner
Mr. Robert Watson, Alternate

Members Absent:

Mr. Paul Lynch

Also Present:

Mr. Michael Hopkins
Mrs. Linda Bartlett
Mr. David Totty
Ms. Kathy Miskoe
Mr. Lance Whitehead
Ms. Anne Ketterer

The meeting was called the meeting to order at 3:35 p.m. with a quorum present.

Bids

Ms. Kathy Miskoe, Harvey Construction Project Manager, presented bid results and the selection of companies based upon review of bid submissions.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of John L. Carter Sprinkler Company Inc. of Bow, NH for Fire Protection scope of work in the amount of Four Hundred Forty-Four Thousand, Nine Hundred Dollars and Zero Cents (\$444,900.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of S.D. Szetela LLC of Glen, NH for Masonry scope of work in the amount of Six Hundred Three Thousand, Two Hundred Sixty Dollars and Zero Cents (\$603,260.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of MAS-CON Corp. of Laconia, NH for Concrete Formwork scope of work in the amount of Seventy Thousand Fifty Dollars and Zero Cents (\$70,050.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of Salem Concrete Construction Company of Pelham, NH for Concrete Flatwork scope of work in the amount of Seventy Eight Thousand, Eight Hundred Dollars and Zero Cents (\$78,800.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of Barker Steel LLC of Canaan, NH for Concrete Rebar & Mesh (furnish only) scope of work in the amount of Thirty Thousand, One Hundred Sixty-Six Dollars and Twenty-Eight Cents (\$30,166.28). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of J.G. MacLellan Concrete Co., Inc. of Lowell, MA for Concrete Material scope of work in the amount of Sixty-Eight Thousand, One Hundred Dollars (\$68,100.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of D.S. Specialties, Inc. of Mooers, NY for Aluminum & Glass (Storefront, Curtainwall, Misc. Hardware) scope of work in the amount of Five Hundred Sixty-Six Thousand, Two Hundred Forty-One Dollars and Zero Cents (\$566,241.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of Exactitude Hardware Consultants of Bangor, ME for Doors, Frames & Hardware scope of work in the amount of Two Hundred Forty-Five Thousand, Four Hundred Seven Dollars and Zero Cents (\$245,407.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of Associated Scaffold Builders LLC of Londonderry, NH for Shoring scope of work in the amount of Forty-Two Thousand, Six Hundred Twenty-Seven Dollars and Zero Cents (\$42,627.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of Cameron's of Farmington, NH for Landscaping scope of work in the amount of Eighteen Thousand One Hundred Dollars and Zero Cents (\$18,100.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of John C. Pratt Company, LLC of Rochester, NH for Acoustical Ceiling and Wall Panels scope of work in the amount of Five Hundred Twenty Thousand, One Hundred Ninety-Six Dollars and Zero Cents (\$520,196.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of D. S. Specialties of Mooers, NY for Phenolic Wall Panels scope of work in the amount of One Hundred Seventy-One Thousand, One Hundred Ninety Dollars and Zero Cents (\$171,190.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of Chey Insulation of Canaan, NH for Spray Foam Insulation scope of work in the amount of Twenty-Four Thousand Dollars and Zero Cents (\$24,000.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of Red Star Building Systems LLC of Londonderry, NH for Metal Stud & Gypsum Drywall scope of work in the amount of Four Hundred Eighty-One Thousand, Three Hundred Seventy Dollars and Zero Cents (\$481,370.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of Universal Décor of Nashua, NH for Flooring scope of work in the amount of One Hundred Ninety Two Thousand, Seven Hundred Thirty-Seven Dollars and Zero Cents (\$192,737.00). The motion carried unanimously.

Mr. Varney moved, second by Mr. Watson, to approve the recommendation of A.P. Dailey of Windham, NH for Architectural Millwork scope of work in the amount of Two Hundred Twenty-Six Thousand, One Hundred Fifty Dollars and Zero Cents (\$226,150.00). The motion carried unanimously.

Authorization to Award Bids under \$10,000

Mr. Varney moved, second by Mr. Watson, to authorize Harvey Construction to award bids under \$10,000.00 if the recommendation is for the lowest bidder. The motion carried unanimously.

Public Comment/Other

None

The next meeting of Sub-Committee was scheduled for May 30, 2018 at 6:45 p.m.

Adjournment

Mr. Varney moved, second by Mr. Turner to adjourn at 4:03 pm. Motion carried unanimously.

Respectfully Submitted,

Michael Hopkins

Board Secretary

R. W. Creteau Technology Center: Renovation Timeline – May 16th, 2018.



<u>Name</u>	<u>Program</u>	<u>Time</u>	<u>Relocation</u>
<i>Anita</i>	<i>Office</i>	<i>June 2018 – August 2019</i>	<i>ALT Path Room T240 (Bridge)</i>
<i>Michele</i>	<i>Office</i>	<i>June 2018 – August 2019</i>	<i>ALT Path Room T240 (Bridge)</i>
<i>Andy J</i>	<i>SRO Office</i>	<i>June 2018 – August 2019</i>	<i>PLC Room</i>
<i>Darren S</i>	<i>Environmental Science</i>	<i>June 2018 – December 2019</i>	<i>H280</i>
Lisa	Health Science	July 2018 – August 2018	None Needed
Sean K	Computer	July 2018 – August 2018	None Needed
Tracy M.	Accounting	July 2018 – August 2018	None Needed
Linda C	Business	July 2018 – August 2018	None Needed
<i>Jason E.</i>	<i>Engineering</i>	<i>Fall 2018 – Winter 2019</i>	<i>Photo T150</i>
<i>TBD</i>	<i>Graphic Arts</i>	<i>Spring 2019</i>	<i>Photo T150</i>
John M.	HVAC	July 2019 – August 2019	None Needed
Mark A	Precision Machining	July 2019 – August 2019	None Needed
TBD	Manufacturing/Wood	July 2019 – August 2019	None Needed
Bob N	Auto	June 2019 – September 2019	None Needed
Laura L	Teacher/Multiple Level	July 2019 – August 2019	None Needed
Hallway – First Floor and new stairs		July 2019 – August 2019	None Needed
<i>Jay K</i>	<i>Criminal Justice</i>	<i>Fall 2019</i>	<i>Room Needed</i>
<i>Justin D</i>	<i>Photography/Video</i>	<i>Fall 2019</i>	<i>Room Needed</i>
Angela L.	Banking Room	Fall 2019	None Needed