

Building Committee Meeting
August 25, 2021
6:00 - 7:00pm

Attendees: Stacy Maghakian, Chip McGee, Darlene Greenwood, Billy Beauchesne, Debbie Ryan, John Gould, Deb, Mahoney, Brian Sands, Pattie Lamontagne, Jen Grover, Morgan Benson, Dave Mermelstein

Absent: Troy Bressette, Abigail King, Kristin Corey, David Wholey

Chip opened the meeting going over the agenda, welcoming all and stating it was nice to see those who were not able to attend over the summer joining.

Update on Construction Progress

- Chip noted that we received the cert of occupancy for the portables and the fencing has gone up around it for safety and that enormous outdoor progress was made.
- Chip share that the big highlight has to do with lead time on steel. Bar joists in the roofs of gymnasiums lead time is a year before we can get that. We have a design build contract so we can make adjustments and the project management team is swapping in structural steel – heavier and more expensive but the lead time is much more manageable. The new gym will come online later than we thought but they are still trying to work to our timeline
- Chip stated that Harriman, the architecture firm, is going to write updates since they have the expertise and to be on the lookout for an improved version of the building updates.
- Stacy added that we have a safe space, arrival and dismissal has been communicated, and this will be walked through during the meet and greet. We will have a gym entrance and a main entrance – things are rolling fast and they are on top of it.
- Darlene mentioned that we had been talking about a covered walkway from the front door to where the kids are going to be picked up – did that go anywhere?
- Stacy responded that there will be no covering from the drop off to the building.
- Darlene recalled Deb Ryan stating that they did it at the high school.
- Deb Ryan responded that yes, a covered canopy was done at PHS and made a lot wider per the fire dept. She thought that maybe they were concerned about debris falling off the construction of the new building.
- Darlene asked if the company said we didn't need it?
- Brian stated that it does not necessarily fit into this phase. The construction company will provide the necessary structure required during the demo piece. For the first phase we will maintain the cover that currently exists.
- Chip added that he recalled Darlene mentioning it would be nice if there was a covered walk from drop off to the school. It was brought to the Construction Company who said

they could do it but we would need to pay for it. We declined. It's a shorter walk than last year.

- John Gould asked that, as far as drawings go, where are things at? When do they expect to be at 25% CD?
- Deb Mahoney responded that they are working on the design document because of the structural re-design.
- Brian stated that, per BPNS, a few things have been pushed back because of lead times. They are working on form work and concrete and are still waiting on a lot of that to come back so they can firm up lead times on materials in order to continue with the design portion.
- John said he wants to follow up with Dave because the whole sourcing thing will become a huge issue.
- Stacy added that at last meeting they were looking to get materials even if they have to store them so we don't get behind on material need but she has no idea what those materials were.
- John said that he wants to understand where they are with CD sets because when you change things like structural steel you change conduits and other things.
- Chip stated that there was a resistance to the structural steel because of that change but we opted to go with it so we didn't push out the timeline.
- Deb Ryan asked for elaboration on the redesign of the deliveries.
- Brian responded that they trying to work in a loading dock/truck well and what we had discussed with them became something very different – an eye sore to the front of the building. He would like to accomplish the same idea in the same area but be more creative in offloading tractor trailers. He is looking to scale down and be creative without having something that protrudes out from the front of the building but make it functional.
- Deb Ryan thanked him and said that making it not an eye sore is a good reason.
- Deb Ryan asked if, as the details come through, we will be able to see some general overviews as we go through this that so we can understand.
- Chip responded with “absolutely”. He can ask Harriman to send phasing plans (there are 6 major phases of construction) and will make sure those plans arrive.
- Dave M joined the meeting.
- Chip asked Dave for drawings of changes (i.e. truck well to different option) – general drawings that can be provided to everyone.
- Dave said absolutely and that we are well into the DDs, which were slowed down when supply chain issue came up with bar joists, have the foundation package for permit, and the structural steel pricing set just came out. The Addendum issued last Friday is now back in front of the bidders. A final set of structural plans are due next week.
- John Gould asked Dave if we can get access to his platform. If we have things we want to talk about then Dave W and I can help feed into some of the mechanical stuff that might come up.

- Dave M stated that they are using Pro-Core, which is getting ramped up and populated. Who is to be provided access?
- Chip stated that Harriman will begin providing updates so the technical details will not get washed out. We can start with that summary and see if that provides the right level of detail.
- John said that would work. But if you don't know how to read a drawing there's not a ton of value there. He is hopeful that design decision around those major building systems that we are doing it right for today but can also be maintained at the right cost. He'd like to be able to advise accordingly.
- Dave said he understood what John was looking for and we'll get together and talk about CDs and DDs

Groundbreaking

- Chip asked everyone to go to the agenda. He has a proposal and wants to make sure everyone is on board
- Chip asked everyone to confirm the invitees, including all citizens and press
- Chip asked for feedback on the ceremony draft program. He needs to make sure this is right for the town. Is he leaving anyone off? Is he including people that shouldn't be on it?
- The Time Capsule was brought up with the idea being for Mr. Holmes to discuss it
- Stacy asked if we have it on display now and then again when we do another time capsule.
- Darlene said she would like to have it at the groundbreaking and open it then. Have students there – it could be something exciting.
- Stacy suggested that perhaps we need to open the time capsule before since there's so much in it. There might be too much to present at that time.
- Darlene agreed that yes, open before, but have key things that people would be interested in on display
- Pattie thought we could have it in a display case so people can see it and then talk about a few things.
- Stacy asked Dave M if he had any display cases or enclosures we can borrow.
- Dave replied that he's not sure he does.
- Stacy stated that when Sue looked into them they were fairly expensive.
- Dave said that between us we will figure something out.
- Chip asked Pattie to contact Rick Holmes and agreed that we will have it pre-opened so we can share some of the artifacts.
- Chip asked Deb Ryan if she was up to saying a few words about ACES.
- Chip asked Stacy about picking a teacher and a student and whether it is too much to ask a student and a teacher to read something or say a poem?

- Morgan suggested that we could ask the students to compose something and then a student could say something as a collective student body.
- Jen Grover suggested that Stacy send out an email for a volunteer teacher – preferably someone from Pelham who knows the town.
- Chip stated that we have the program and we are going to start recruiting, planning and scheduling so it's ready to start. ACES is also looking to step forward for selling bricks and coordinating that. It's a great fundraiser and recognizes that it is memorial school.
- Deb Ryan said that Troy had mentioned it and we offered an assist if needed.
- Stacy responded that that would be great. She has reached out to PTSA President to work with PHS and use the same vendor. The PTSA is a brand new board and could use the help.
- Deb Ryan is ok with the PTSA contacting her for help.
- Chip stated that we will plan internally and make sure everyone is lined up.
- Darlene added that she has Jamie (Bryant) and herself on the picture gallery. Does Jamie know?
- Chip replied that Jamie does not know but now we can discuss it with her.
- Darlene said she was visualizing easels with poster boards and pictures. Is that what you had in mind?
- Stacy said that would be great. PMS has easels that can be used.
- Darlene asked if she has permission to take pictures out of albums.
- Chip replied - go for it!
- Deb Ryan talked about how Phil had the pictures of the groundbreaking at PHS and asked if we can we get one of those pictures enlarged.
- Chip responded that yes, that's 100% his goal to get a picture and have it blown up
- Chip told David that we need to know where to put the flatbed and have it safely set up
- David agreed and also offered easels.
- Deb Ryan mentioned that the historical society does not have many pictures on the website but may have more there.
- Stacy mentioned that Pattie did work with kids on the memorials and it would be nice to have those pictures with explanations included.
- Pattie said she can work on printing those photos out.
- Darlene asked if she has a budget for poster board.
- Chip asked Deb if we have a groundbreaking budget.
- Deb Mahoney responded with not really
- Chip said he may be able to make the purchase as an office purchase if we can make it affordable
- Chip asked everyone to look at the PMS website under "About Us" where PMS project updates are being posted. You can see pictures and resources. He thought the committee might be able to suggest other things on there or other ways of displaying it. It's a way to keep the community up-to-date on the project.

- Deb Mahoney asked if we will be actively letting the people know when we have things ready to roll. She's not sure if it warrants that but was thinking of Twitter updates or Facebook posts
- Chip responded "Yes, I think we are ready to do that".
- John Gould suggested that memorial photos be posted weekly and have folders week to week. If we can provide a place where the info is maintained – it doesn't need to be fancy, just available.
- Chip likes the folders and mentioned that Troy has been enthusiastic with the pictures already.
- Stacy asked how we get those pictures. Does Sue upload or Erin?
- Chip said they'd talk offline and sort that out.
- Chip confirmed that the original Nov & Dec meetings have been combined/changed to Dec. 8.
- Chip asked if we should start meeting in person. This is convenient for those who can't make it otherwise but also powerful to meet at the site.
- Darlene responded that she likes virtual because she babysits on Wednesdays.
- John asked if it can be offered both ways.
- Chip responded that he has yet to find a successful structure where the people in the room and those remote feel engaged in the same way, especially for a diverse group like this. He is reluctant to offer that but it's not a no.
- John said that remote makes the most sense for now.
- Chip confirmed that we will continue to be remote moving forward for the time being.

Approval of Meeting Minutes

- Chip said that the June meeting minutes are posted and need a motion for approval.
- 1st approval - Darlene Greenwood
- 2nd approval - Deb Mahoney
- Chip asked for any discussion - No response.
- Chip asked for all to vote to approve the June Meeting Minutes with a raise of hands – All approved. No one disapprove.
- Chip stated that we will hold off approving the July minutes until the next meeting and catch up with July and August then.

Other Questions and Comments (agenda items for next meeting)

- Deb Mahoney want to talk about how the traffic flow is going at the next meeting. The will also be adding an access road around the back by Sept. 22.
- Darlene would like to discuss material issues which will plague us all the way through.
- John would like to discuss the groundbreaking itself. Finalize any open items.

- Chip recognized the time and said that he and Stacy would be available for things to add to the Sept. agenda.

Meeting adjourned at 6:58pm