

Building Committee Meeting  
September 22, 2021  
6:00 - 7:00pm

**Attendees:** Stacy Maghakian, Chip McGee, Darlene Greenwood, Debbie Ryan, John Gould, Pattie Lamontagne, Jen Grover, Dave Mermelstein, Troy Bressette, Abigail King, Kristin Corey, Deb Mahoney

**Absent:**, David Wholey, Billy Beauchesne, Morgan Benson, Brian Sands

### **Welcome and Groundbreaking**

- Chip welcomed everyone to the meeting and started with the groundbreaking, thanking Troy for the graphic design of the program.
- Chip went through the program schedule and believes that people will be happiest if we keep it to an hour, suggesting 3-5 minutes per person.
- Chip explained that everyone will be presenting from a flatbed trailer that David will provide located in the front of the gym area in the parking lot. There will also be a back hoe, a pile of sand to dig into and an ice cream truck.
- Chip noted that this is Homecoming as well. Parking will be at PES.
- Chip stated that in case of rain the incredible set of posters that Darlene put together will be moved from under the canopy into the gym. The band will then go under the canopy.
- Troy Asked who we are using for an ice cream truck. No one was sure.
- Stacy stated that we will have to play with logistics if it does rain. The displays will be in the gym and we'd have to figure out the band. We may not be able to get an excavator.
- Chip said we are a tough crew and it is a groundbreaking!
- Stacy said that Jim Greenwood is all set and she thinks we're ready.
- Chip asked if anyone had any questions or comments.
- Troy asked other than those presenting, who on this call will be joining us on Saturday?
- Most raised their hands.
- Stacy believes there will at least be 25-50 based on contributions.
- Deb Ryan looked at the program and noted it says Elizabeth Saunders instead of Elisa.
- Troy stated that's how it's on the renovation and upgrade committee list and asked Chip where are we at with printing.
- Chip said he grabbed this for the meeting but it's not the final
- Troy said he's happy to make corrections as long as Erin hasn't printed a lot of copies.
- It was also noted that Alan Miller is now Brian Sands.
- David M asked about time.
- Chip responded that the invites have already gone out.
- Troy would like to keep Alan to thank him for his earlier contribution since he was on the committee and add Brian. He thanked everyone for the feedback.
- Deb Ryan added that, when this was done for PHS, they took the opportunity to upgrade and modernize the logo for PHS. Just throwing it out there as a thought – do nothing, do something...
- Darlene asked what she meant

- Deb said that the original logo was old and fuddy duddy. The snake coincides with the updated design.
- Stacy said that the logo PMS has is only 5-6 years old and was made by the brother of a former retired employee. She asked if they had a contest at PHS?
- Deb replied yes, they had a contest. Casey Locke and some students were part of it. The P was contributed by the current art teacher – Taylor. She also did the school district logo.
- Chip responded that we would have that as a future discussion

## Drawings

- Chip said that he is going to put the drawings into the materials for the Board next Wednesday to make them very public. These are the phases of implementation – exterior of the building and where it's construction site vs. teaching and usable space. Chip wants to make sure the committee understands the phasing.
- Chip shared that they originally presented a 5 phase plan. This plan has 9 phases. It explains how the 2 years are going to go and when we are going to need different spaces to be offline to make renovations. For example, the softball field is currently offline and the space in front by the electronic sign is offline.
- Chip stated that he would like to walk through the big concept. This school year is a commitment to building the new space - the gym, science towers, outdoor temporary design for the parking lot. Sometime in the spring they are going to take the current gym and begin the work on the cafeteria. Over the summer they will work to get renovations done on the admin space and new main entrance – currently the gym entrance. They will continue on finishing the new spaces in the fall and then begin renovating classrooms – the core of bldg. – next fall. They will finish renovating the 2<sup>nd</sup> half of classrooms in Sept. 2023. Next year at some point (mid-year) everyone will be switching classrooms during the school year to the newly renovated space so they can finish.
- David W said this is subject to change. As we get into the building process there could be unforeseen conditions that would require shifting but we would be given ample notice.
- Chip added that for instance, the drawings don't show the portables exactly where they ended up – they were shifted closer to Marsh Road to avoid a cistern as well as the pathway for drop off. These are not exact but get the concepts out.
- Chip asked if anyone had any questions about the drawings.
- Deb R stated that the motivation behind having the drawings was, when they met live with PHS everyone could look at the drawings and have a discussion and make decisions. It is difficult to see on her computer. She suggested that maybe we hold tight and go back to live meetings at the beginning of the year.
- Dave M stated that those were architectural floor plans. What Chip is sharing are phasing plans which is just a diagram. The architectural drawings are being fine-tuned as we speak. They want to get them as close as possible to the end result before they share.
- Deb R said she understands.
- Chip added that it helps him to understand as well. Having those is very important for the committee to understand what we're looking at. Any other thoughts?
- Jen asked if she can we print this out.

- Stacy replied yes but it will be small and parts may get cut off.
- Pattie asked if we will have a storage area. Will there be a pod to store stuff until we have a computer lab?
- Stacy replied that her understanding is yes. With the interior phasing, that addition should be complete and useful. But there will be a transition period where teachers won't have their own space again.
- Chip stated that he is interested in having those plans once they are complete and drawn. We need to consider remote versus in person as it is brutal to look at them on a computer screen.
- Stacy said it gives a basic overview and is not specific on what part of the building we will be phasing to know how many classrooms we will have at a time.
- Jen said she can project it onto a white board.
- John Gould asked what was the reason for the increase in phases.
- Chip responded that it was to get more subtle about the changes. We are through phase 1 – work needed done before having parent traffic. They are pushing to access the current gym space ASAP so it's ready to be a cafeteria by 2023.
- Troy stated that there are added mechanicals – heating/cooling - throughout construction – a lot of moving pieces. They will engage the boots on the ground building this thing who may come up with better ideas.
- Chip stated that he will have an action item of when the drawings are available to make a way for the committee to review.
- John G questioned the impacts on access to hallways, egresses – something to keep in mind
- Chip said that was the primary driver – getting students and staff out of building in case of emergencies etc. It's a start and darn interesting to take a look at what the phases are and how they are currently planned out.

### **Traffic**

- Chip asked for any comments on how the traffic flow is going so far this year.
- Kristen said that she picks up and drops off for PES. Sometimes she gets there when PMS is in dismissal and it seems to flow very well but she is not in their line. It looks smooth from her perspective.
- Chip stated that he was anticipating this being a big challenge. He asked Abby if she was driven to school.
- Abby states that she gets dropped off on Mondays and it's not that bad.
- Chip said candidly that he has heard nothing and we typically hear bad news when it comes to traffic problems. He wanted to poke the bear and asked Stacy if he was missing anything.
- Stacy said that the first day was a little rough and it is a long walk to/from the car line. There was a challenge with buses in front of the building and walkers going out at the same time. Parents who line up very early say it takes a long time. Dismissal starts at 2:15 and getting through the bumps and bruises and into a routine, we're doing well. There is a steady flow at drop off. We have stragglers and we have to end at 7:30 to do announcements and start advisory. The afternoon takes longer to get kids into cars and

there is traffic on Marsh Road. We ring the pick-up bell at 2:20 and the last car is loaded by 2:28-2:30.

- Chip shared that either it is tolerably annoying or a disaster. No one loves it. We are now in a fairly tolerable place considering how much of our space is construction.

### **Material Costs and Delivery Issues**

- Chip shared that the project management team has been meeting intensely for several hours once a week to make operation decisions about the plan. We have price escalation challenges as well as delivery challenges. He spoke to this group and the Board about bar joists and the lead time stretched to a year. We continue to face those challenges in several areas. The cost of materials – we have requested that Harriman redesign the exterior using brick instead of metal panels because of cost saving – it's less expensive. We need to proceed with that to get the foundation plans complete.
- Chip continued to discuss the bomb shelter/student locker rooms – we spent time toying with keeping that and using it for storage however, given cost concerns and the issue that a second exit from that area becomes cost prohibitive, we've let it go. That area is not going to become an additional storage space. Chip asked David to explain the challenges.
- David shared that there are escalations throughout the construction industry that far exceeds the norm. Labor and equipment shortages. Metal panels - due to the cost, brick will be half the cost of metal. Go with brick now because it has an effect on the foundation system as well. We can take the savings and put it aside to help with other overruns that we know we are going to be facing.
- Troy asked about brick over metal. He's not opposed to it but would like the scope of it more. There were going to be metal towers and a portion of the canopy, cafeteria and maybe part of gym. Is the front going to be brick entirely or will there be some contrast?
- David replied that exterior studies being done now. Above the gym – metal panels may be equal cost to brick. Metal attaches to structure without a foundation. Brick would require structural components. We could consider using brick along lower levels and maybe contrasting elements at the roof line.
- Troy said that he was coming from this from an aesthetic aspect.
- David said that he reminded the architects that we have concerns with budget but this is a public building that needs to look nice. Some creative use of materials would be incorporated in with the brick – there will be excitement to it.
- John G asked about a several inch foundational core change to support the overlap. What does that do for timeline laying brick over paneling?
- David said it takes longer. The final analysis has not been completed.
- John was concerned about the changes to brick expansion joints where you have a more pliable surface with metal panels which can accept expansion and contraction more than a brick wall. He is concerned about the timeline and overall cost of goods. Are we really saving money?
- Dave responded that the square footage cost is about 1/2 installed.
- John asked how phasing was impacted.
- Dave responded that that's where I touched on the phasing is subject to change

- Chip added that, in order to maintain the timeline is why this decision needed to be at the project team level. These sorts of questions will need to be brought here. Some things like cost challenges will need to be decided by the Board. This is a very challenging time to be building.
- John asked if there is an energy impact analysis that has been done.
- Dave replied that the R values will remain the same. There are different analysis models ongoing.
- John Gould asked what the long-term impact of these changes will be..
- Dave said that in the long run the brick will provide less maintenance, overall and fewer control joints, fewer assembly points – all positive
- Chip interjected that we need John to provide some of these pokes and he anticipates a lot of discussion over the next 6 months on these topics.

### **Feedback on the Harriman**

- Chip said that, considering the time, he'd like to take Harriman feedback offline. He'd like everyone to take a look after the meeting. That is provided as an update to the Board. He would like feedback on what additional info would be useful to everyone on a monthly basis. Email your suggestions to Chip instead of doing it during the meeting.

### **Review and Approval of Meeting Minutes**

- Chip stated that there are 2 sets of minutes. These are important pieces of documentation and, if ok, we will have a vote to adopt these minutes as a building committee
  - Darlene Greenwood motioned to accept both the July and August meeting notes as written.
  - Pattie Lamontagne second the vote.
  - All in favor say I – Unanimous except for Troy who abstained.

### **Other Questions and Comments**

- Chip thanked everyone for participating and asked if there we other items to add to the agenda for October?
- No response.
- Chip stated that he and Stacy remain available to receive agenda ideas through email

**Meeting adjourned at 6:58pm**