

Building Committee Meeting
March 23, 2022
6:00 - 7:00pm

Attendees: Stacy Maghakian, Chip McGee, Darlene Greenwood, Pattie Lamontagne, Troy Bressette, Deb Mahoney, David Wholey, Billy Beauchesne, Kristen Corey, Brian Sands, Jennifer Grover, Laura Spaulding, Lisa Stevens, Abigail King, Travis Parker, Dave Mermelstein (late)

Not in Attendance: Morgan Benson, Debbie Ryan, Jason Croteau

Chip began the meeting by mentioning he had done some housekeeping and had sent out an updated agenda.

Chip also mentioned that there were new faces in the group for different reasons. Travis Parker from Trident, who has been part of the project management team meetings, was in for David M. and Stacy invited admin mentees: Lara Spaulding who is in guidance at PHS and Lisa Stevens who is a case manager at PMS.

Chip added that it was nice to have fresh eyes for other perspectives here.

Proposal for naming the new library for Eleanor Burton

- Chip began by stating that Darlene had pulled together accomplishments and sample plaques to consider and asked Darlene to talk through some of these.
- Darlene said that she included accomplishments that were sent to her by her daughter. School district things she's done such as being on the School Board for 7 years and chair for 1 year, May 2009 recipient of the Regions and State Awards Champion for Children and quite a few other things. Besides that she has town items like Sunday school teacher, Sunday school superintendent, she was in girl scouts as a troop leader and other capacities for 70+ years as well as numerous committees listed in the document link. She has done many things and dedicating the library in her memory and her name would be a great thing to do.
- Darlene said she took pictures of plaques at Sherburn School. If you look at the plaque in the link, the colors on it are the color scheme in the school itself - I don't know if we need to do that but I like that it was on a board and raised with the plaque on it. It was 16x12 - a good size. You could see them but it doesn't overwhelm the place. It should be purchased through private donations but not public funds.
- Troy said that the recommendation came from him. The language on the plaque is great but there are others around town that are more elaborate with their commitment to the town. How much would the plaque cost?
- Darlene said \$500 or less and it should not be a problem getting donations and she believes that the company will put it up for us.
- Chip replied yes - that is correct David?
- Dave said yes.
- Darlene asked if we should add color.

- David M replied yes, he thinks we should and he will also see if the company has a place that does plaques.
- Chip said that he would like to open it for discussion. He wants to make sure that both Darlene and Stacy come to a happy place. It would also be helpful and powerful if we could make a building committee decision about this.
- Stacy stated that she thinks we made the decision last time that we were a go for this. We made a motion and a vote to include it at the reopening ceremony.
- Stacy suggested that design wise we put her name over the double doors going into the library and she likes the words on the plaque itself. She asked if we double it and have her name across the top as well as on a plaque. She was thinking that with the dedication to go big.
- Chip replied that there will be signage so what do we call it?
- Darlene added that Troy sent her a picture of plaque outside the design center that says John E Newcomb field is dedicated in his name in grateful appreciation for his years of service... to the children of Pelham.
- Troy said that it hit him in that moment that we could just replace John's name with Eleanor
- Chip said that we have this as a go and there are design considerations that Stacy should have general oversight in because it's her house. If anyone would like to join in the design? Since this isn't urgent this group can designate a group to handle this.
- Darlene suggested that Pattie might like to help with the design.
- Pattie said she absolutely would.
- Chip stated that the building committee has a subcommittee of Darlene, Stacy and Pattie to design the plaque. Now we need to find out when it needs to be done.
- Darlene asked Dave M if he had someone who does this type of thing?
- Dave M said yes, and the best way to do it is to take the image from the Sherburn School and use that as a starting block to get an idea of pricing.
- Troy added that he would like to go back to Stacy's suggestion of having individual lettering over the doorway. He likes that a lot but does it fit in with any other spaces that may be dedicated to others who have made a contribution?
- Stacy replied that it would be a first and that most other dedications have been in hallways or on trees. The gym is dedicated with a large plaque. Knowing the gym was dedicated perhaps we have that space dedicated to that person and redesign a plaque? The interior design is going to be our own little paintbrush and we can figure it out as we go.
- Troy said that he encourages them to think outside the box.
- Darlene said that if we go that way, the price of the plaque is something she'd take on as the benefactor but would the wording over the doorway be part of the budget or?

- Chip replied that it depends on how fancy we get. If it's the same signage throughout the building then we have to pay for it anyway. If it's above and beyond then we'd need to have it privately raised.
- Darlene stated that Eleanor does not want school money spent on her.
- Chip replied that she won't have trouble raising money for this. We will accept a gift, depending on the size, appropriately per Deb to purchase the signage.
- Darlene asked Stacy if she would set something up realizing it's a ways off.
- Chip thanked Darlene and added that she has the perfect amount of determination and patience and that Dave will give an estimated price based on the picture of the plaque from the link.
- Stacy added that as the time comes closer we'll get together and look at designs but it may be a while, hopefully by the fall.

Exciting Updates

- Chip stated that, thanks to everyone in town, we had strong support for an operating budget. We have FACS and STEAM rooms and will be able to staff both. We are very excited to have them as programs and not just physical spaces.
- Chip continued that as Memorial transforms to a Middle School, Stacy and others have made schedule adjustments. 8th grade will have a Spanish 1 program as an academic course for most 8th graders. With the rough number that was presented to the School Board, federal communication has 2 programs; grant funding E-Rate which allows schools to improve their technology investment, and ECF (Education Connectivity Fund) which was put in place during the remote period. Both will provide additional unanticipated revenue and allow us to extend the technology implementation that we are going to be able to put in place beyond the budget. For example, we will have a complete upgrade to the Promethean Boards. Chip asked Deb M. Deb what the ballpark figure was for those 2 funds.
- Deb replied \$184,000.
- Chip stated that that is a big deal. He also wants to make sure we don't forget the basics of what this project is about:
 - The Gym is well on its way
 - Art, Steam, Band, and FACS are all being added
 - The new cafeteria
 - 6 science labs
 - An Elevator
 - Sound dampening between floors
 - Every classroom is going to get renovated
- Chip said that all of this is underway. There are some major building features that are coming and we are committed to them.
- Chip asked if there were any questions?

- No one had questions.

Budget Management

- Chip said that we do have a couple tricky questions that he'd like guidance with in terms of budget management/value engineering.
- Chip continued that with the Project Management progress, we do continue to see enormous supply chain problems. There are delays on the delivery of the steel because the paint they use on the steel is slow to get. Way back when we switched to structural steel because there were no bar joists, the lead time has now come from 12 to 6 to 3 months for delivery. Billy - that is the roof of your new gym. We have a much tighter timeline than we were thinking.
- Chip stated that our value engineering work has been on the \$4.6M gap in the design development phase. It's now down to \$3M taking out things that weren't in the original plan. Classrooms were designed with 12 drops to hardwire which is 8 too many, \$40K more. All the rooms were designed with Red Cats but were never part of the plan and those are coming out. There is a set of additional decisions to get down to a \$1.2M gap which is much more manageable than original.
- Chip said that he has 3 questions:
 - The connector hallway between the band room and classrooms - eliminating that saves \$457K.
 - Shifting the elevator into the building, in the current admin space, saves \$260K.
 - We need to revisit the outside finishes/surface of the building - using groundbase block and hardy panel above.
- Chip asked if there were any questions or concerns with the elevator and staircase move as it will change the original proposal.
- Dave W. asked if we have gotten bids back and is the realization of the estimate of various aspects of trades sufficient? Like asbestos abatement - how much do we have to do?
- Chip said that this includes getting bids back and going back and forth with the winning bidder and trying to get estimates down.
- Dave M said yes, that is correct. Environmentalists have a good handle on what needs to come out. We do have bids based on the district's environmental consultants' review of the building.
- Dave W. asked if there is a list of what omissions are in that savings.
- Chip said that there is a working list and he needs to get it in front of the whole Board. On April 6 we will be talking about this.
- Troy added that at one point we had a figure that whittled that number down to under \$1M.

- Chip said that he doesn't feel comfortable telling you the corridor is out or that the elevator is going inside the admin office or changing the outer finishes without talking to the committee.
- Troy asked - so they were proposals but not yet accepted?
- Chip said yes. We have been able to close it to \$3M without program implications. The corridor, elevator and outside finishes are going to be a big chunk and he wants this group to say it's ok. We will lose a little office space and we are gutting a space that was recently renovated for safety and security. I strongly recommend this as a good place to go however we are still getting the engineering piece that it's ok to do this,
- Stacy said that we still don't know that this is feasible and asked if the \$250K is concrete or close to it?
- Chip said yes it's very close. They don't have to pour concrete or deal with windows.
- Patty asked if there was a drawing of this. She is not in favor of losing space. Is there no other place to put this?
- Chip replied that we have been dealing with this for 3 months. It will be right where Sue sits. Because we have to do stairs and an elevator we need a pretty good chunk of space.
- Pattie asked what was the space originally intended for?
- Chip said 2 offices and a little conference room. Above that is a chunk of the teachers lounge/current art room.
- Stacy added that when they redesigned our current office space they made it a huge conference room which we didn't need but had not designated.
- John G asked where the mechanical room was going.
- Dave said right next to the elevator.
- Chip said the current principal office will be dedicated to stairs and an elevator and the offices will be moved down to by the gym.
- Dave M added that we continually try and massage the plan in the weekly conversation and it could move around but the goal is to move it inside.
- John G asked about having an accounting of what has been cut and where we still need to make up the gap, what is still outstanding for bids, what has come in, are decisions based on projections? Are we making a decision on financial savings that we may not need to make? I agree with Troy - I thought we were already down to \$1M.
- Troy said that he has a document listing all things that we thought were already accepted and got us down to under \$1m dated Nov. 9 of 2021. Is there something more recent? The design development estimate of potential savings goals?
- Dave W said that that was part of the initial exploratory effort and we were empowering decisions with no program impact. But where are we at with bids to understand the number we are really trying to make up?
- Chip replied that all were prospective cuts we thought we hoped would get us back on track and now that we are getting specific bids back we are working on it. Some of these cuts I don't want to proceed with unless we are all comfortable.

- Dave W. said that he doesn't feel like we are being presented with the full picture. Where is the reduction need coming from? The last time we talked I was under the impression we had the vast majority of the bids back. We should have better alignment.
- Chip said that the Project Management Team moved the decisions into the accepted column - everything we thought we could yesterday. We asked Trident to make sure we're ready to have this discussion on April 6 at the Board level. I apologize for causing confusion but my intention is to ask how to share this with the board because this is a discussion they need to have.
- Dave W said that his question is to the location of the elevator - where is it supposed to go?
- Chip responded - in the current admin office space.
- Stacy added that in the alcove there is a section between the current and new admin space for natural light. The architects proposed the current office be gutted and be a conference room. No - leave it the way it is. With the elevator this would be the space that made the most sense based on stairwell and egress, I would lose my current space which was not completely designated.
- Chip said that, considering the time, I ask that we set up a meeting in 2 weeks instead of 4 because I sense you do not feel well informed. I also want you to know that the board is meeting in 2 weeks and needs to see this information as well. We are at the point that in order to make budget, we need to make decisions about these 3 items that could have an impact. I apologize for creating any confusion. Is there anything anyone wants to add in preparation for the additional meeting?
- Troy said to take the Nov. 9 document and give the Building Committee an update on those items achieved vs. those in progress.
- Chip said I am comfortable we have solid info but I have not conveyed it well. I will be in touch regarding our next meeting.

7:00 pm Meeting Ended