

Building Committee Meeting
Held in person at PMS
April 13, 2022
6:00 - 7:00pm

Attendees: Stacy Maghakian, Chip McGee, Darlene Greenwood, Pattie Lamontagne, Troy Bressette, David Wholey, Billy Beauchesne, Brian Sands, Laura Spaulding, Lisa Stevens, Abigail King, Debbie Ryan

Not in Attendance: Dave Mermelstein, Deb Mahoney, Jennifer Grover, John Gould, Kristen Corey, Jason Croteau, Travis Parker, Morgan Benson

Guests: Barry Salta, project manager from BP&S and Tom Gellar, School Board Member

Meeting start time 6:03PM

1. Barry Salta, project manager from BP&S was in attendance to take the committee on a tour of the project.
 - The group discussed the connector area and how the traffic flow would be affected if it was removed from the project. Patti Lamontagne asked if the connector could be added back in at the end of the project if need be. Barry Salta confirmed it could be.
2. Guardrails - The Pelham Memorial School Building Committee is charged with “advising the Project Management Team on decisions for the project.”
 - Chip asked the group if there were questions or thoughts about where we are as a building committee.
3. Budget Status and Questions for the Building Committee
 - a. Budget Talk
 - Chip reviewed the PMS Project Cost Estimates handout with the committee. Reviewed in detail the Initial Cost Study (ICS) amount that was used in the warrant and presented to the voters. The Design Development price was based on the architect's design This price was approximately 4.7 million over ICS, mainly due to over design by architects and supply chain issues as a result of Covid. Bid Returns came back on the design and were just over 6 million dollars over budget. Bids with Value Engineering brought the difference down to just 1.8 million over ICS. Most of what was removed is aesthetic. Removing the connector will help hit ICS. Connector is not a value add and has a potential saving of \$457,141.
 - Chip McGee mentioned that we have removed all of the “over-designed” elements that we have been able to find and are still 1.8 million away from the original cost study. We still have within those hard costs, 500k construction manager contingency for things that show up that we have

not planned for. IT was originally \$1 million. \$500k was already applied to offset the cost increase. The construction management team can apply the other \$500k towards this overspend if it is not used for another purpose. Chip noted that, candidly, we are in a tough place if we do not eliminate the connector. He said we can consider down the road if there is money left.

b. Eliminate connector

- Darlene Greenwood and Pattie Lamontange both voiced that it is not needed.
- Billy Beauchanse is concerned about the long walk for students. Discussion continued on if the walk back had been timed to ensure students would not be late for their next class. Laura Spaulding gave examples of how PHS students have similar circumstances with distance and manage very well.
- David Wholey motioned to vote to eliminate connector Debbie Ryan seconded. Unanimous vote to eliminate connector.

c. Shift Elevator footprint into current administration space - No longer viable given stairway capacities.

- Chip explained that the current administration office would be gone if the elevator was moved inside.
- Barry Salta mentioned that the cost would be the same or slightly more so the move was not a financial benefit.
- Troy Bressette asked if the concrete pad was already poured? Barry Salta said it is getting poured on April 14th.

d. Revisit Outside Finishes - Ground Face Block up to 4' and Hardipanel above.

[Elevation](#)

[Example of the cementitious panels](#)

- This change the project management team has already agreed to. It saves money and helps get back to the original design. It uses a product called Hardipanel, which is currently used at PHS. The committee was offered [three choices](#). The Hardipanel will be used for anything in white in the rendering. The question asked was if the committee preferred dark gray, light gray or checkerboard.
- Abigail King thought the dark option was too dark.
- Pattie Lamontagne asked how will it hold up, is it porous? Barry Salta believed it had at least a 30 year color warranty. He said the product is not porous and is cement based. Brian Sands mentioned that it can be recoated if needed. Barry pointed out that it would use the same metal trim as in the PHS picture.

- Debbie Ryan asked what this portion of the building was originally designed to be made of. Barry Salta said metal and that they moved to a different option because of increasing metal prices.
- Chp McGee said this change is what got us under 2 million dollars. It will be found extensively in the back of the building so it won't present as beautifully as in the front. Chip then asked the committee for a decision. Chip would like to keep the design as close as possible to what was presented to the community.
- David Wholey asked if there was a price difference if we were to use light in the front and dark in the back. There is not.
- Barry Salta will do rendering to show the committee how it will look with the lighter gray in the front and darker gray in the back.
- Chip McGee said we will table this decision until we get a rendering from Barry Salta. The committee will make its recommendation at the May 25th meeting.
- Darlene Greenwood asked if this material will also be on the towers, yes it will be.
- Chip McGee and Stacy Maghakian will talk about this in the next project management meeting.

4. Minutes

a. [March 23](#)

b. [February 23](#)

- Chip McGee asked the group to review and approve the February and March minutes.
- Troy Bressette motioned to approve the minutes from February 23 and March 23. Darlene Greenwood seconded. Unanimous vote. Debbie Ryan did mention that she was not present at the March meeting.

5. Other Questions and Comments - None

David Wholey motioned to adjourn the meeting at 7:07PM. Motion seconded by Debbie Ryan. Unanimous vote.