

PRSD Building Committee

Meeting date & place: 6:30 pm, December 10, 2019 High School Cafeteria

Building Committee Members Present: Jonathan Seymour, Mike Stevens, Glen Kemper, Greg Labrecque, Kim Jackson, Wayne Adams, Bill O'Neil, Carol Mcleod, Stephanie Seeley, Dena Trotta, Emily Dwyer, Angus Jennings, Justin Bartholomew, Ashley Davis, Mark Tocci,

Owner's Project Manager: Steve Theran, Vertex

Designer: Brad Dore, Maria Fernandez-Donovan, Dore & Whittier

Construction Manager: Jon Rich, W.T. Rich

Minutes

Minutes from the 11.13.19 building committee meeting were approved by the building committee members present.

The Town of West Newbury nominated Ashley Davis to replace Joe Torrisi on the Building Committee and she is in attendance tonight, thank you for joining us, we look forward to working with Ashley.

New Business

- A. **Permit Update** – Maria and Brad gave an update on the permitting and MSBA submission process. The MSBA recently responded with comments from our Design Development document submissions. This is a normal process and one we have experienced at each step along the way. While there were a number of comments there were 2 that are worth mentioning. The MSBA is seeking to reduce the amount of reimbursement for 483sq' of additional floor space that now exists. The building has not increased in size, this is as a result of design improvements and efficiencies which have reduced the size of mechanical ducts and chases, the additional 483sq' of floor space spread across classrooms all around the building. We responded to the MSBA that they should not reduce their reimbursement which would push more than \$200,000 from reimbursement to district/community contribution. The MSBA also commented that they want the DESE to review the location change for the speech and language office/room. This space moved about 10' from it's original location when we changed the layout of the digital creation lab and library. We also responded that we did not feel this was a substantial change and DESE review was not necessary. Maria and Brad also reviewed 3 variances being sought for the project including plumbing fixtures at the stadium (already granted), structural steel fire proofing above 20' and handicapped access along the path between the existing schools. The fire proofing variance is in line with a code change due to be included in the next version of the building code. The pathway is only being resurfaced and lighting added, any additional grading necessary to bring into compliance would greatly impact the surrounding wetlands which we are trying to avoid. The planning and conservation board process is underway and there are follow up meetings for both groups next week (Conservation on 12.16 and Planning on 12.18).
- B. **Grass to Turf** – At the last meeting the committee considered and accepted most of the value engineering choices presented, however the committee voted to table one item for reconsideration at this meeting. The committee discussed saving more than \$400,000 by

changing the design for the baseball/overlay field along Rt 113. The change would entail shifting from grass to artificial. The site work to prepare for artificial is less expensive than grass, thus the savings. While the committee supported the idea, the additional cost for the artificial field “carpet” and installation is not currently in the budget. This money would have to be raised in some form by the district. Furthermore, artificial fields last 10-15 years and there was concern that this was not planned for. The committee decided to come back and discuss further at this meeting and if necessary, consider additional VE choices to equal \$400,000. Dr. Bartholomew and Mr. Labrecque explained the plan to raise the estimated \$1.1 million needed to purchase and install the surface, which could come from a combination of 5 sources including seeking outside donations, available funds within the project after covering all other costs, available funds from interest accumulating on borrowed funds, district funds directly (stabilization, etc) and additional borrowing within district available funds. To plan for long term maintenance is for both artificial turf fields and the track to be replaced or resurfaced on a 10 year cycle with monies coming by replacing the 2.1 million borrowing from the initial track and field improvements. This current bond will be paid off in 2029 and since it was not a debt exclusion there is no additional cost for taxpayers. After discussion and questions the committee approved the decision to remove \$400,000 worth of field site work with the district raising funds of approximately \$1.1 million to purchase and install the artificial field (Mr. Jennings abstained and all others present voted in favor).

- C. **Traffic Consultant site review** - The committee reviewed the Site Traffic Assessment Memo from Nitsch Engineering. The study makes 3 recommendations. The first recommendation is that it is reasonable and acceptable to operate the site with two way traffic circulation. The second and third relate to improvements to sidewalks and crosswalks. The project plan is to eliminate crosswalks at the south entrance and halfway between both entrances/exits and to locate one crosswalk with connecting sidewalk and signage at the north entrance.
- D. **Interiors Sub-Committee Update** – The new interior sub-committee met for the first time on 11.21.19. The group reviewed the common spaces on the first and second floor. At subsequent meetings different sections of the building will be reviewed. Several items for follow up from the first meeting, as well as items for the second meeting are dependent upon vendors supplying samples for the sub-committee to review. Recent weather and holiday interruptions has made this more challenging than expected, as a result the next meeting on 12.15.19 is being re-scheduled to after the new year. Merrimac has appointed Selectman Holly Moran to join the sub-committee.
- E. **No Humidification Control System in Gym** – Due to the nature of the product, wood floors naturally expand and contract depending upon the season of the year and the weather. In an attempt to mitigate this natural process some projects have installed a humidification system to control the moisture in the air and in the wood floor. Dore and Whittier wanted to let the committee know that this is not planned for our project. The installation of the floor is a carefully planned process that includes time for the wood to acclimate to the humidity and a sequence of expansion joints installed throughout the floor. The committee should expect there to be some gapping between the wood floor joints, which does not impact the performance of the floor. Recent examples of newly installed floors in district with no humidification system can be found at Bagnall and Page schools. The committee

understood the process and was not interested in the additional expense of installing a humidification system.

- F. **Schedule Update** – The final slides showed schedule milestones in the coming months as the project moves through the construction document and submission phases.

Adjournment – The meeting adjourned at 8:00pm.