

**BUILDING COMMITTEE**  
**March 12, 2020**

Checkers Restaurant

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**7:35-7:55 a.m.**

**MINUTES**

In attendance: Steve Beals (Co-Chair), Len Lathrop, Don Jalbert, Kara Saranich, Lee Lavoie, Gary Gasdia, Ann Doane, Karen Burnell (Co-Chair), Dave Ross. Absent: John Pratte, Larry Russell, Diana Lamothe, Kevin Rauseo

Building Partners: Carl Dubois, Dan Calley, Bill Conte-Harvey Construction. Jay Doherty, Lance Whitehead - Lavallee-Brensinger

Meeting called to order at 7:35 a.m. by co-chair Steve Beals

- Review and Approve Minutes from February 6, 2020  
**Motion to approve the Minutes of February 6, 2020 by Gary Gasdia, seconded by Kara Saranich. Unanimously Approved.**
- Update on State Money: Steve Beals  
Steve spoke about the status of the \$2.5 million from the state. The funding request passed the Senate Finance Committee unanimously. Currently in the House. We should know more for the April 23<sup>rd</sup> meeting.
- Budget Update: Lance Whitehead, Lavallee-Brensinger and Karen Burnell.  
Lance provided the “Conceptual Opinion of Probable Cost” report and “Owners Contingency Log”, see attached. The numbers presented are correct, \$14,550,000 as the report stated, \$14,450,000 from the State for this biennium. Lance also stated that we need to keep the contingency tight as we are currently carrying 3/9% when 5% would be preferred.
- Construction Update: Bill Conte, Harvey  
Bill Conte updated the committee on the building progress in each area, prior to touring the spaces.
- **Motion to adjourn at 7:55 was made by Don Jalbert, seconded by Dave Ross. Unanimously Approved.**
- The Building Committee took a full site construction tour

**Next meeting is TBA**





Palmer CTE Project

Conceptual Opinion of Probable Cost

3/1/2020

Breakdown

| Total Building Splice Based on Renovations and Additions Square Footage & Costs | CTE    | HS    |
|---|--------|-------|
|   | 93.22% | 6.78% |

| Shared Expenses                  | State  | Local   |
|----------------------------------|--------|---------|
| CTE Only Expenses                | 68.92% | 30.08%  |
| HS Only or Non-Eligible Expenses | 75.00% | 25.00%  |
|                                  | 0.00%  | 100.00% |

|  | Bond Vote           | Phased              | Part 1 Only         | Part 2 Only        | Notes  | State                | Local               |
|--|---------------------|---------------------|---------------------|--------------------|--|----------------------|---------------------|
| <b>Upfront Costs, Utility Charges, and Permit Fees</b>           |                     |                     |                     |                    |  |                      |                     |
| 101 Bond and Legal Council and Site Permitting                   | \$29,000            | \$14,500            | \$14,500            | \$0                | Not applicable for State Funding   | 0                    | \$14,500            |
| 102 Other Permitting and Utility Tie Ins                         | \$20,000            | \$20,000            | \$20,000            | \$0                | Overage billed towards contingency   | \$13,083.00          | \$6,017             |
| 103 NHDES Alteration of Terrain (AOT) Permit                     | \$1,250             | \$1,250             | \$1,250             | \$0                | Allowance - Verify w/ Local Authorities  | 0                    | \$1,250             |
| 104 NHDES Wetland Dredge and Fill Permit                         | \$2,503             | \$2,503             | \$2,503             | \$0                | Overage Billed towards contingency   | 0                    | \$2,503             |
| 105 Wetlands Mitigation  | \$63,095            | \$63,095            | \$63,095            | \$0                | State of NH  | 0                    | \$63,095            |
| <b>Subtotal - Upfront Costs, Utility Charges, and Permit Fee</b> | <b>\$45,000</b>     | <b>\$101,348</b>    | <b>\$101,348</b>    | <b>\$0</b>         | State of NH  | 0                    | \$0                 |
| <b>Site Data</b>   |                     |                     |                     |                    |  |                      |                     |
| 201 Survey Update, Wetlands mapping                              | \$60,000            | \$44,500            | \$44,500            | \$0                | Survey - Hayner Swanson Through LBA  | 0                    | \$44,500            |
| 202 Traffic Study  | \$4,700             | \$4,700             | \$4,700             | \$0                | Stephen Bernaw 3/14/19 Contract  | 0                    | \$4,700             |
| 203 Hazardous Materials Studies                                  | \$20,000            | \$4,780             | \$4,780             | \$0                | ERP Environmental  | \$3,341.84           | \$1,438             |
| 204 Building Geotechnical Investigations                         | \$80,000            | \$12,752            | \$12,752            | \$0                | SW Cole  | \$8,915.56           | \$3,836             |
| <b>Subtotal - Site Data</b>                                      | <b>\$80,000</b>     | <b>\$66,732</b>     | <b>\$66,732</b>     | <b>\$0</b>         |  |                      |                     |
| <b>Professional Fees</b>   |                     |                     |                     |                    |  |                      |                     |
| 301 Architectural/Structural/Civil/MEP/FP Engineering Fees       | \$1,637,290         | \$1,637,000         | \$1,600,000         | \$1,072,000        | Additional Permitting Services - 6/3/19 Email  | \$1,144,508.55       | \$492,491           |
| 302 A/E Reimbursable expenses (estimate)                         | \$80,000            | \$80,000            | \$85,000            | \$15,000           | Allowance - To Be Determined   | \$55,832.00          | \$24,058            |
| 303 A/E Additional Services                                      | \$14,400            | \$14,400            | \$14,400            | \$0                | Allowance - To Be Determined   | \$10,067.76          | \$4,332             |
| 304 AV/lighting Consultant for TV Studio                         | \$30,000            | \$30,000            | \$30,000            | \$0                | Allowance - To Be Determined   | \$28,974.50          | \$9,026             |
| 305 Intercom, Phone, Security System Selection and Design        | \$10,000            | \$10,000            | \$10,000            | \$0                | Added CA Time, Separate HVAC/FFP Systems, Changes to Adult Day, VE Design Changes  | \$6,991.50           | \$3,006             |
| <b>Subtotal - Additional A/E Services</b>                        | <b>\$150,770</b>    | <b>\$150,770</b>    | <b>\$100,000</b>    | <b>\$50,770</b>    |  | <b>\$108,410.85</b>  | <b>\$45,359</b>     |
| <b>3 Subtotal - Design and Engineering Costs</b>                 | <b>\$1,737,290</b>  | <b>\$1,922,170</b>  | <b>\$1,719,400</b>  | <b>\$202,770</b>   |  | <b>\$28,398.49</b>   | <b>\$12,215</b>     |
| <b>Independent Consultants</b>                                   |                     |                     |                     |                    |  |                      |                     |
| 401 Commissioning Agent  | \$50,000            | \$40,800            | \$50,000            | \$5,000            | Selected via Committee 5/3/2019  | \$28,398.49          | \$12,215            |
| 402 Construction Inspection & Testing                            | \$40,000            | \$41,100            | \$30,000            | \$11,100           | RFP Environmental = \$13,600 (estimated per email dated 09/03/2019), Testing Agent Contract, John Turner, \$27,500                             | \$28,735.07          | \$12,385            |
| <b>4 Subtotal - Independent Consultants</b>                      | <b>\$190,000</b>    | <b>\$81,700</b>     | <b>\$65,000</b>     | <b>\$16,700</b>    | Building Committee Declined 5/21/2019  | <b>0</b>             | <b>\$0</b>          |
| <b>Furnishings &amp; Equipment</b>                               |                     |                     |                     |                    |  |                      |                     |
| 501 CTE Technology (CPU, infrastructure, cable, wireless, etc.)  | \$200,000           | \$200,000           | \$200,000           | \$0                | Allowance - To Be Determined   | \$150,000.00         | \$50,000            |
| 502 CTE Equipment & Furniture                                    | \$1,000,000         | \$625,000           | \$525,000           | \$0                | Allowance - To Be Determined   | \$393,750.00         | \$131,250           |
| 503 HS Equipment & Furniture                                     | \$100,000           | \$75,000            | \$75,000            | \$0                | Not applicable for State Funding   | 0                    | \$75,000            |
| 504 Custodial Equipment  | \$5,000             | \$5,000             | \$5,000             | \$0                | Allowance - To Be Determined   | \$3,495.75           | \$1,504             |
| <b>5 Subtotal - Furnishings &amp; Equipment</b>                  | <b>\$1,305,000</b>  | <b>\$805,000</b>    | <b>\$805,000</b>    | <b>\$0</b>         |  |                      |                     |
| <b>Construction Costs including Accepted Alternates</b>          |                     |                     |                     |                    |  |                      |                     |
| 601 CTE Site construction (including Courtyard)                  | \$482,500           | \$1,043,907         | \$1,043,907         | \$0                | Deduct Alternate #18, Harvey GMP   | 0                    | \$1,043,907         |
| 602 CTE Culinary Equipment                                       | \$368,500           | \$368,500           | \$363,600           | \$0                | Deduct Alternate #20, Harvey GMP   | \$276,450.00         | \$82,150            |
| 603 High School Art Renovations                                  | \$299,500           | \$280,594           | \$280,594           | \$0                | Deduct Alternate #21, Harvey GMP   | 0                    | \$280,594           |
| 604 High School Special Ed Renovations                           | \$346,460           | \$346,460           | \$345,460           | \$0                | Deduct Alternate #21, Harvey GMP   | 0                    | \$346,460           |
| 605 Sprinkler Systems at Historic HS                             | \$1,323,500         | \$789,000           | \$789,000           | \$0                | Deduct Alternate #22, Harvey GMP   | \$129,644.25         | \$799,000           |
| 606 CTE Storage Building   | \$172,859           | \$172,859           | \$172,859           | \$0                | Deduct Alternate #22, Harvey GMP   | \$129,644.25         | \$43,215            |
| 607 Greenhouse   | \$167,500           | \$247,525           | \$247,525           | \$0                |  | \$165,643.75         | \$81,881            |
| 608 Part 1 CTE Additions and Renovations (GMP)                   | \$18,192,000        | \$15,267,533        | \$15,267,533        | \$0                |  | \$11,446,899.75      | \$3,815,633         |
| 609 Part 2 CTE Additions and Renovations (Alternate)             | \$18,192,000        | \$3,428,974         | \$3,428,974         | \$0                |  | \$2,571,730.50       | \$857,244           |
| <b>6 Subtotal - Construction Costs (GMP)</b>                     | <b>\$20,466,000</b> | <b>\$21,940,452</b> | <b>\$18,514,478</b> | <b>\$3,428,974</b> |  |                      |                     |
| <b>Contingencies</b>   |                     |                     |                     |                    |  |                      |                     |
| 701 Owners Construction Contingency                              | \$1,479,220         | \$855,690           | \$855,690           | \$0                | 5% after Bid Recommended   | \$598,255.60         | \$257,434           |
| 702 Other  | \$30,000            | \$0                 | \$0                 | \$0                | 3.90%  | 0                    | 0                   |
| <b>7 Subtotal - Contingencies</b>                                | <b>\$1,449,220</b>  | <b>\$855,690</b>    | <b>\$855,690</b>    | <b>\$0</b>         |  |                      |                     |
| <b>8 State Funded Portion</b>                                    | <b>\$25,262,500</b> | <b>\$25,773,092</b> | <b>\$22,124,648</b> | <b>\$3,648,444</b> | Number at Night - capped at \$17,500,000   | <b>\$ 17,183,116</b> | <b>\$ 8,589,976</b> |
| <b>9 Community Funded Portion</b>                                | <b>\$8,773,092</b>  | <b>\$7,674,648</b>  | <b>\$1,098,444</b>  | <b>\$0</b>         | Local Portion Plus Costs for renovations related to improvements for High School Areas, Site Work, Etc. per Number at Night - Capped per below |                      |                     |
| <b>Local Funding Sources</b>                                     |                     |                     |                     |                    |  |                      |                     |
| 1001 Local Bond Amount   | \$9,262,500         | \$9,262,500         | \$9,262,500         | \$0                |  |                      |                     |
| 1002 Grant Funding   | \$300,000           | \$300,000           | \$300,000           | \$0                |  |                      |                     |
| 1003 Revenues from Electric Company                              | \$80,000            | \$80,000            | \$80,000            | \$0                |  |                      |                     |
| 1004 Trustless Donation towards Greenhouse                       | \$150,590           | \$150,590           | \$150,590           | \$0                |  |                      |                     |
| <b>10 Total</b>  | <b>\$9,793,090</b>  | <b>\$9,793,090</b>  | <b>\$9,793,090</b>  | <b>\$0</b>         | Capped Local side  |                      |                     |
| <b>Under Budget (local funding)</b>                              |                     |                     |                     |                    |  | <b>\$2</b>           |                     |