

**BUILDING COMMITTEE**  
**January 29, 2021**

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**CTE Barnyard Café**

**7:30-8:25 a.m.**

**MINUTES**

In attendance: Steve Beals (Chair), Len Lathrop, Kara Saranich, Diana Lamothe, Ann Doane, Dave Ross, Kimberly Organek, Karen Burnell. Attending through Zoom: Kevin Rauseo, Jen Burk, Larry Russell.  
Absent: Gary Gasdia, Lee Lavoie

Building Partners: Senan Murdock, Suzanne Dennis, Bill Conte - Harvey Construction. Jay Doherty,  
Attending through Zoom: Lance Whitehead - Lavallee-Brensinger

Meeting called to order at 7:30 a.m. by Steve Beals

- **Welcome: Steve**  
Steve welcomed the attendees and Zoom attendees. The following handouts were given to the committee members: Agenda, Minutes for 11/12/2020, Conceptual Opinion of Probable Cost, Change Order Log, Change Event Log, Add and Reno Allowances. A small issue of the Zoom attendees not hearing was corrected and the meeting began.
- **Review and Approve Minutes from November 12, 2020**  
**Motion to approve the Minutes of November 12, 2020 by Kara Saranich, seconded by Dave Ross. Kevin Rauseo abstained, approved 7-0-1.**
- **Construction Update Current Schedule: Bill Conte, Harvey**  
Bill stated that first floor CTE renovation area is complete; welding will move in the second week of February and the JROTC Fitness and Heavy Equipment areas will be demolished before renovating that area. Everything should be done sometime in June, except paving. Steve stated that he hopes the whole project will be complete before graduation.
- **Substantial Completion Architect Update: Jay Doherty, Lavallee Brensinger**  
Jay gave an overview of areas that are complete and turned over to the school district. He explained that warranties kick in when the areas are turned over.
- **Construction and Equipment Finance Review: Jen Burk**  
Expenses are submitted monthly to the state for reimbursement. Some expenses have been offset by revenues from Gateways (Adult Day), Alvirne Trustees (Greenhouse and Signage), Sprinkler Grant Money and Utility Rebates (Liberty Gas). Lance Whitehead presented the overall budget document.

Steve summarized the following budget details: Owners contingency \$191,000, Furnishings and Equipment (FFE) \$112,000, Construction Allowances \$136,000 and Construction Contingency \$100,000. Any leftover money goes to the owner to be spent or returned. A discussion by each committee member ensued about their opinion of what should happen if there is money left at the end of the project. It was requested that a list be developed of continued needs for equipment as well as possible construction needs. The consensus of the committee was that landscaping in the courtyard area was important to complete the area and help with maintenance items like mowing.

- **Roof Screen Update**

Steve shared information about roof screens to block the view of the mechanical units. The cost budgeted for a future project in Salem was \$350 per linear foot. Their cost was for 8 foot screens and we would need 10-12 foot high screens. We would have to pay for design and engineering, as well as needing 360 linear feet. The expense would be between \$200,000-\$250,000. The committee felt this was not necessary at this time given the price.

- The Building Committee took a full site construction tour at 8:25am.
- The meeting was adjourned following the site tour at 8:50am.
- **Motion to adjourn by Len Lathrop, seconded by Dave Ross. Unanimously approved.**

**Next meeting March 26, 2021**

**Future meeting topics:** Dedication Plaque, Budget Update, Site Tour

**Palmer CTE Project**

Conceptual Opinion of Probable Cost

1/26/2021  
Breakdown

<b>Total Building Split Based on Renovations and Additions Square Footage &amp; Costs</b>	<b>CTE</b>	<b>HS</b>
	93.31%	6.69%

<b>Shared Expenses</b>	<b>State</b>	<b>Local</b>
CTE Only Expenses	69.98%	30.02%
HS Only or Non-Eligible Expenses	75.00%	25.00%
	0.00%	100.00%

	Bond Vote	Phased - All	Notes
<b>Upfront Costs, Utility Charges, and Permit Fees</b>			
1.01 Bond and Legal Council and Site Permitting	\$25,000	\$14,500.00	Not applicable for State Funding
1.02 Other Permitting and Utility Tie Ins	\$20,000	\$2,586.76	Divine Millinet
1.03 NHDES Alteration of Terrain (AoT) Permit		\$1,061.36	2587 Paid to Electrica Company in 2020
1.04 NHDES Wetland Dredge and Fill Permit		\$2,503.00	AOT Permit August 2019
1.05 Wetlands Mitigation		\$63,094.92	State of NH
<b>1 Subtotal - Upfront Costs, Utility Charges, and Permit Fee</b>	<b>\$45,000</b>	<b>\$83,746</b>	State of NH
<b>Site Data</b>			
2.01 Survey Update, Wetlands mapping	\$50,000	\$36,045.00	Survey - Hayner Swanson Through LBA
2.02 Traffic Study		\$5,481.25	Stephen Pemaw 3/14/19 Contract plus April 2020
2.03 Hazardous Materials Studies	\$20,000	\$13,030.75	RPF Environmental
2.04 Building Geotechnical investigations		\$12,893.69	SW Cole
<b>2 Subtotal - Site Data</b>	<b>\$80,000</b>	<b>\$67,451</b>	

<b>Professional Fees</b>			
3.01 Architectural Structural / Civil / MEP / FP Engineering Fees	\$1,637,280	\$1,678,000	
3.02 A/E Reimbursable expenses (estimate)	\$80,000	\$80,000	
3.03 A/E Additional Services		\$14,400	Additional Permitting Services - OA Amendment 01
3.04 AV/Lighting Consultant for TV Studio		\$0	Paid out of FFE
3.05 Intercom, Phone, Security System Selection and Design	\$10,000	\$0	Not used
3.06 Additional AE Services		\$1,500	Alwire Roof Assessment - OA Amendment 2 - Added CA Time, Separate HVAC/FP Systems, Adult Day, VE Changes - OA Amendment 3
3.07 Additional AE Services		\$140,770	
<b>3 Subtotal - Design and Engineering Costs</b>	<b>\$1,727,280</b>	<b>\$1,914,670</b>	
<b>Independent Consultants</b>			
4.01 Commissioning Agent	\$50,000	\$40,600	Selected via Committee 5/3/2019 - Turner Group
4.02 Construction Inspection & Testing	\$40,000	\$36,000	Testing Agent Contract John Turner: \$33988 to date
4.03 Owner's Clerk of the Works	\$100,000	\$0	Building Committee Declined 5/21/2019
<b>4 Subtotal - Independent Consultants</b>	<b>\$190,000</b>	<b>\$76,600</b>	

<b>Furnishings &amp; Equipment</b>			
5.01 CTE Technology (CPU, infrastructure, cable, wireless, etc.)	\$200,000	\$200,000	\$150,000.00
5.02 CTE Equipment & Furniture	\$1,000,000	\$525,000	\$393,750.00
5.03 HS Equipment & Furniture	\$100,000	\$75,000	\$75,000
5.04 Custodial Equipment	\$5,000	\$5,000	\$3,499.13
5.05 Additional Costs Moved from Contingency		\$100,000	\$69,982.50
<b>5 Subtotal - Furnishings &amp; Equipment</b>	<b>\$1,305,000</b>	<b>\$905,000</b>	\$30,018
<b>Construction Costs Including Accepted Alternates</b>			
6.01 CTE Site construction Including Courtyard	\$488,500	\$1,043,907	\$278,286.75
6.02 CTE Culinary Equipment		\$371,049	\$92,762
6.03 High School Art Renovations	\$299,500	\$280,594	\$280,594
6.04 High School Special Ed Renovations		\$348,460	\$348,460
6.05 Sprinkler Systems at Historic HS	\$1,323,500	\$789,000	\$789,000
6.06 CTE Storage Building		\$172,859	\$43,215
6.07 Greenhouse	\$162,500	\$247,525	\$185,643.75
6.10 Part 1 CTE Additions and Renovations (GMP)	\$18,192,000	\$15,601,766	\$11,701,324.50
6.11 Part 2 CTE Additions and Renovations (Alternate)		\$3,308,178	\$2,481,133.50
<b>6 Subtotal - Construction Costs (GMP)</b>	<b>\$20,466,000</b>	<b>\$22,161,338</b>	\$827,045

<b>Contingencies</b>			
7.01 Owners Construction Contingency	\$1,479,220	\$612,695	\$428,779.28
7.02 Other	-\$30,000	\$0	\$183,916
<b>7 Subtotal - Contingencies</b>	<b>\$1,449,220</b>	<b>\$612,695</b>	
<b>Total Project Estimate</b>	<b>\$25,262,500</b>	<b>\$25,821,500</b>	\$ 17,234,487
<b>State Funded Portion</b>	<b>\$11,000,000</b>	<b>\$17,000,000</b>	State
<b>Community Funded Portion</b>	<b>\$14,262,500</b>	<b>\$8,821,500</b>	Local

<b>Local Funding Sources</b>			
10.01 Local Bond Amount		\$8,262,500	
10.02 Grant Funding		\$300,000	
10.03 Rebates from Electric Company		\$10,000	\$10,000 Liberty
10.04 Trustees Donation towards Greenhouse		\$150,000	
10.05 Trustees Donation towards Signage		\$60,000	
10.06 Gateways Funding		\$29,000	
<b>10 Total</b>		<b>\$8,821,500</b>	Capped Local Side

Under Budget (local funding)

\$0

PCO	Change Order #	Description	Error	Omission	Unforeseen Condition	Owner Request	OTHER	Total	
		Adjustment for NH DES Alternation of Terrain							In Budget
		Adjustment for Bond and Legal Council							In Budget
		Fingerprinting					\$3,860.00		Outside CM Contract
		Reallocation of Contingency to Technology (Per Committee)							In Budget
	PENDING	Signage Costs - Barlo Signs funded by Trustees					\$60,000.00		Partially Spent
	#01	GMP Amendment							\$3,308,178
									See total budget - Issued as Amendment to Contract
#002	#02	PR30 Power Vents for WH & Boilers	\$42,365.69						
#004	#02	PR 23 Kitchen Light Fixture Update		\$1,484.97					
#005	#02	RFI 257 Eliminate Sprinkler Entryway Soffits	-\$3,400.00						
#006	#02	Part 1 HVAC Redesign					\$100,000.00		Design Team
#009	#02	PR 024 Rev 01 Area C Lower Level Ceiling Conflicts			\$6,322.69				GMP mixup
#010	#02	RFI 265 Building Trades Revisions	\$16,161.58						CO 2
#008 R1	#03	PR 027 Rev 03 Welding Gas Emergency Shutoff Updates	\$42,987.91						\$162,934.93
#011	#03	PR 029 Rev 01 Electrical Updates & Compressed Air Drop	\$35,110.74						
#012	#03	Door Hardware Changes	\$5,006.50						
#013	#03	Electrostatic Paint Table Legs				\$3,940.52			CO3
#014	#03	Additional Electrical T&M Adds (Outlets, Speaker etc).		\$4,705.34					\$95,555.98
#015	#03	New Welding Duct in lieu of Reuse Existing		\$4,287.50					
#016	#03	PR 31 - Won-Door Change	-\$12,620.00						Design Team
#017	#03	F&I Snow Rails at Outbuilding				\$3,065.55			
#018	#03	Insulate Walls at Outbuilding				\$9,071.92			
#019	#04	Door Changes Per Bill C. List	\$5,654.09						CO4
#020	#04	PR 32 - Ext Replacement Window in Rm A138				\$2,784.36			\$27,640.87
#023	#04	RFI 316/307 Existing Modine Heaters	\$19,202.42						
	PENDING	B Corridor Entrance Ceiling					\$8,900.00		HCC Omitted from Scope
	PENDING	PR 033 Welding Shop Power and Equip Coord	\$21,422.00						
	PENDING	PR 026 Misc MEP Items Noted in Previous RFI's	\$25,518.00						CO5 - pending
	PENDING	RFI 288/SKA-51 Mezz at Heavy Mech Lab Bathrooms		\$5,000.00					\$70,840.000
	PENDING	PR 036 Heavy Machine Lab Coord				\$10,000.00			Allowance
	PENDING	Possible Reduction from Harvey GMP (Due to shorter time frame and unspent allowances)					TBD		HCC
			Error	Omission	Unforeseen Condition	Owner Request	OTHER	Total	
		<b>Total</b>	\$197,408.93	\$15,477.81	\$6,322.69	\$28,862.35	\$172,760.00	\$420,831.78	
		<b>Change Order Percentages</b>	0.89%	0.07%	0.03%	0.13%	0.78%	1.90%	
		<b>Contingency Remaining:</b>						\$191,863.22	

Predicted Revised Contract Value: \$22,582,169.78





HCC Job # 2017-027

1/26/2021

Palmer CTE Add & Reno  
Change Event Log (PR's/ SI's/RFI's)

CE No	PCO No	Description	Subcontractor/ Vendor	Estimated Cost	Status	Comments
CE #178	PCO #004	PR 23 Kitchen Light Fixture Update	LEI	\$ 1,485	Approved	PCO Submitted 10/27
CE #209	PCO #009	PR 024 Rev 01 Area C Lower Level Ceiling Conflicts	Misc	\$ 6,323	Pending	
CE #196	PCO #008 R1	PR 027 Rev 03 Welding Gas Emergency Shutoff Updates	P&S/ LEI	\$ 42,988	Approved	
CE #195	PCO #002	PR30 Power Vents for WH & Boilers	P&S/LEI	\$ 42,366	Approved	PCO submitted and signed 10/20
CE #217	PCO #005	RFI 257 Eliminate Sprinkler Entryway Soffits	Carter	\$ (3,400)	Approved	
CE #237	PCO #014	Additional Electrical T&M Adds (Outlets, Speaker etc)	LEI	\$ 4,705	Approved	Proceeding T&M per Owner Request
CE #219	PCO #010	RFI 265 Building Trades Revisions	LEI & P&S	\$ 16,162	Approved	HCC directed to proceed T&M. Excludes Kaloutas costs.
CE #197	PCO #011	PR 029 Rev 01 Electrical Updates & Compressed Air Drops	LEI/P&S	\$ 35,111	Approved	
CE #218	PCO #006	Part 1 HVAC Redesign		\$ 100,000	Approved	
CE #222	PCO #016	PR 31 - Work-Door Change	Misc	\$ (12,620)	Approved	
		B Corridor Entrance Ceiling Armstrong Mesh	GSA	\$ 8,900	Pending	Jay/Steve review?
CE #224	PCO # 013	Electrostatic Paint Table Legs	Kaloutas	\$ 3,941	Approved	
CE #235	PCO #023	RFI 316/307 Existing Modine Heaters	P&S/LEI	\$ 19,202	Approved	P&S pricing approved 1/6
CE #236	PCO #012	Door Hardware Changes	Lang Door	\$ 5,007	Approved	
CE #241	PCO 015	New Welding Duct in lieu of Reuse Existing	P&S	\$ 4,288	Approved	
CE #243	PCO 017	F&I Snow Rails at Outbuilding	Academy	\$ 3,065	Approved	
CE#244	PCO #020	PR 32 - Ext Replacement Window in Rm A136	Pelcon/Belletates/Galaxy Glass	\$ 2,784	Approved	
CE#246	PCO #022	PR 033 Welding Shop Power and Equip Coord	LEI/P&S	\$ 39,821	Submitted	
CE #245	PCO #021 Rev	PR 026 Misc MEP Items Noted in Previous RFI's	LEI/P&S	\$ 24,823	Submitted	
CE #248	PCO #018	Insulate Walls at Outbuilding	Red Star	\$ 9,072	Approved	
CE #253	PCO #019	Door Changes Per Bill C. List	Galaxy Glass/ Lang Door	\$ 5,554	Approved	
CE #254		RFI 288/SKA-51 Mezz at Heavy Mech Lab Bathrooms	Belletes/Pelcon	\$ 3,600	Proceeding	Bill Concept to use FT wood 2x8 w/ 3/4" plywood and plastic trim
CE #257		PR 036 Heavy Machine Lab Coord	LEI/P&S	\$ 10,000	Estimated	P&S = \$3,079, LEI Pending
		PR 035 Exterior Lighting ( RFI 305)				To Be Issued

\$ 373,276

\$ 162,935 Owner PCCO #002  
 \$ 95,556 Owner PCCO #003  
 \$ 27,841 Owner PCCO #004



HCC Job # 2017-027

1/26/2021

**Palmer CTE Add & Reno  
Allowances**

Cost Code	Description	Original Budget	Part 2 Add	Revised Budget	Spent to Date	Remaining	Comments
70-001	Temp Heat, Fuel, Equip & Protection Labor	\$100,000.00	\$10,000.00	\$110,000.00	\$115,933.05	(\$5,933.05)	
70-002	Structural Steel Modifications	\$25,000.00		\$25,000.00	\$35,837.99	(\$10,837.99)	
70-003	Alt 15 ATAS Panels	\$51,480.00		\$51,480.00	\$49,517.60	\$1,962.40	
70-004	Way Finding Signs & Site Sign	\$30,000.00		\$30,000.00	\$0.00	\$30,000.00	
70-005	Dedication Plaque	\$5,000.00		\$5,000.00	\$0.00	\$5,000.00	
70-006	Moisture Mitigation	\$65,000.00	\$15,000.00	\$80,000.00	\$76,307.00	\$3,693.00	
70-007	Sprinkler Pipe Modifications	\$5,500.00		\$5,500.00	\$2,106.00	\$3,394.00	
70-008	Pending July 2020 PR Pricing	\$60,000		\$60,000.00	\$59,245.35	\$754.65	
70-009	MDF Rm A141 & Office 143 Finishes	\$15,000		\$15,000.00	\$842.80	\$14,157.20	
70-010	Floor Prep	\$85,357	\$15,000	\$100,357.00	\$51,414.49	\$48,942.51	
70-011	Window Shades	0	\$45,000	\$45,000.00	\$0.00	\$45,000.00	
		\$442,337.00	\$85,000.00	\$527,337.00	\$391,204.28	\$136,132.72	