
CONSTRUCTION PROJECTS COMMITTEE
THURSDAY, SEPTEMBER 25, 2008
NASHUA HIGH SCHOOL NORTH LECTURE HALL
7:00 PM

A meeting of the Construction Projects Committee was held at Nashua High North on **Thursday, September 25, 2008**. Alderman McCarthy called the meeting to order at **7:05 p.m.**

Present: Alderman McCarthy, Alderman Tabacsko, Mr. Kelley, Mr. Dowd

Also Present: Mr. Mealey, Mr. Smith, Mr. Vaughan, Mr. Mosher, Mr. Caulfield, Mr. DuBois

Workshop: Discussion of Design Alternatives for HVAC Project

Mr. Smith

You had indicated that you'd like to have a workshop to reduce the costs. In the meantime, Turner has continued to refine their design. We've redone the budget that we'd like to present to you. Maybe Steve can talk about the design refinements, and then we'd like to move forward.

Alderman McCarthy

Are we thinking that tonight is going to constitute the workshop, or are we just trying to get some information out tonight?

Mr. Smith

We're just giving additional information, as I understand there are some other meetings tonight.

Mr. DuBois

We figured you would want some time to mull these things over, but we thought we'd get some of the variables out there. We don't need decisions tonight, but we do have to start moving in the next couple of months to narrow down the focus of what the design is. This is a start of the process.

Mr. Smith

Dr. Phetteplace does have the latest design and will attend our October 23rd meeting to give us a sense of that design.

Mr. Caulfield

Since the last meeting that I attended, where you voted to proceed with the design revision, we've completed the design to include more aggressive heat recovery on the air handlers and reduce the number of geothermal walls required. We sent that out for pricing. We also eliminated the new penthouse over the office area and shifted the mechanical equipment into the cafeteria. We haven't done anything new other than the changes that were discussed before. The prices are now less of a ballpark estimate. *Mr. DuBois passed out current pricing.*

Mr. Smith

This the hard construction number from Harvey and I included a soft cost sheet. We have the alternates listed.

Mr. DuBois

Back in January we had a hard cost of about \$5.9 million. In May we modified the pricing based on Turner's design. We've made further reductions as reflected in these latest documents. There is a slight reduction in reducing the exterior penthouse to an interior mezzanine penthouse. By taking the old cafeteria/gymnasium and cutting that floor in half brings the cost down by \$40,000. There are some offsetting costs both ways, but running the numbers came down to about a \$40,000 savings by putting it inside. Some of the other major differences resulted in less site work. We're still planning on fixing the boiler room in the basement and keep the water out of that mechanical room.

Other big differences are that industrial steel prices have come down by saving roof steel. Mechanically it nets out to about a \$93,000 deduct when you look at the system being proposed now vs. the one we saw in May. Right now I am still carrying a contingency of \$500,000. As the drawings are being refined, I will keep refining the numbers and as we go along, we'll keep reducing the contingency... but right now it's still at 10%. *Read through plans.*

Alderman McCarthy

Regarding the penthouse... given that there isn't much difference to moving it inside because of the work we have to do with to get the structural steel in ... is there an opportunity to simply put a small additional on the building with a slab to mount the equipment in?

Mr. DuBois

I think it would be hard to find a central location right there where we could do that.

Alderman McCarthy

It just seems like we have so much complexity to the detail of constructing the penthouse that new construction might be easier.

Mr. DuBois

There may be a possibility where the tank was going or just outside of the boiler room itself, as long as you could still provide access to the cafeteria for deliveries. It is a possibility. *Resumed reading through plans.* One of my concerns is that based on the size of the penthouse, we may be required to have 2 means of egress out of it. We have to take a look at that. As we get into these working sessions some of these are items that we can talk about and the committee can decide whether or not to do some of these and this number can be modified.

Alderman Tabasco

Are there currently any gymnasium type uses that would require a wooden floor?

Mr. Dubois

No. There is a gymnasium that was an addition. This cafeteria/gymnasium is primarily used as a cafeteria, so there really isn't any need to put a wooden floor in.

Alderman McCarthy

The ceiling tile... what percentage of the tile do we have to remove to do work on the mechanical system?

Mr. DuBois

Pretty much administration... anywhere where there's a flat ceiling. You could slope ceilings the way they are and we can look at that. The plumbing/HVAC plans are based on the drawings we received from Turner and are priced by Granite State Plumbing and Heating at this point. We put the price you purchased already, which is the temporary boiler and then we've got a price in there to provide a temporary hookup and removal.

Alderman McCarthy

It would cost us less to leave that boiler where it is and purchase another boiler.

Mr. DuBois

The thought process was that we need to take that boiler room down during the winter season, so we will be utilizing this boiler at both locations. So we do have to take it with us, unfortunately.

Mr. Dowd

Is that temporary hook up going to be done before this winter?

Mr. DuBois

It could be. It doesn't have to be this winter... that's your decision.

Mr. Dowd

Since we're presumably doing the work next summer and this is the winter we have to worry about, doing the temporary hookup later rather than sooner is not giving us much protection for that school.

Mr. Smith

We met on Monday and asked them to design... part of it's already done; they just need to look at the controls. And Carl will bring pricing to our next meeting in October so they can go ahead and do this connection. If something happened in the meantime, the small boiler could still heat the building adequately.

Alderman McCarthy

Why is it so expensive to remove the boiler and move it?

Mr. DuBois

It's all the steel piping from outside the trailer, getting it back in the room and making the tie-ins. And the gas piping associated with it. There's more work involved than you might think. Again, we still don't know what's happening with controls, so hopefully this thing has some movement in it. Electrically, not too much has changed.

Mr. Dowd

After the project's done, is that temporary hookup going to remain in there?

Mr. Caulfield

The price reflects taking everything out.

Mr. Dowd

Can we leave it in?

Mr. Caulfield

We could. The temporary boiler is a steam boiler because that's what's in there now, and the new system will be all hot water. So what's going in as a temporary system is a steam system and we'd need to install a couple of hot water lines instead.

Mr. Dowd

I understand that, but we're spending a lot of money to tear it out for aesthetics and how much aesthetics are we going to get for the dollar that it's costing us.

Alderman McCarthy

Well, we need to move it to the 2nd school.

Mr. Dowd

Are we going to use the same piping and everything at the 2nd school?

Mr. Caulfield

Probably not. But I get your point. If we're just taking it out for aesthetics, we ought to figure out how much of that costs?

Mr. DuBois

You could leave it. On the front summary page you can see that we have carried a bond. If the city provides it, that will be a straight deletion, as with builders risk insurance. So all of that, plus escalation costs, our liability and our fee, and the \$500,000 contingency fee is how it rounds out to \$5 million. Then I did look at not only alternates, but the paving alternates. I do have some information to hand out. The price of oil has escalated a lot of construction products quite extensively. When we priced this out in January, liquid asphalt was \$350 a ton and today in September it's going for \$866 a ton. And there are other things with substantial increases. I'm just making you aware of it. I'll let you folks digest all this and at the next meeting we'd really like to sit down and pull this apart. Really do a working session of going through the plans and actually hone in what the scope of work is so the documents and pricing can be finished.

Alderman Tabacsko

Where are we in the process of having the peer review worked out?

Mr. Smith

Dr. Phetteplace has all the documents and is reviewing them. He'll give us a briefing at our October 23rd meeting. Earlier that week, both parties will sit down and answer any questions back and forth.

Alderman McCarthy

It sounds like there are a number of items, though reasonably small that are essentially Aldermen's. Can we identify those specifically as a separate item on the spreadsheet as costs that we're carrying now that are optional? And also, what the total of them are?

Mr. Caulfield

We can certainly do that on an Excel spreadsheet. The last thing I want to hand out is the comparison of the penthouses, just so you have it.

Alderman Tabacsko

Just from a functional standpoint, which is better... an interior or exterior penthouse?

Mr. Caulfield

If you can live with the reduction in the cafeteria, it's all inside. Looking at a phasing plan, once school is out, we're looking to take the cafeteria down, get the structure in and everything built before the start of school. And we'd be looking to access the trades that have to work on that through the roof.

Alderman McCarthy

How is the exterior penthouse being accessed?

Mr. Caulfield

We took a small section of the cafeteria and put in a spiral stair all the way to the roof. On the interior one I carried just a straight set of concrete filled steel stairs.

Alderman McCarthy

Are there other sections where we can use segments of the existing air handlers and/or duct work?

Mr. Caulfield

Yes. We're planning on using most of what's in the gymnasium and in the administration area. There's not a lot of duct work and reusable equipment in other spaces that we can look at, other than perhaps depending on how we do the cafeteria.

Alderman McCarthy

We're interested in preserving the displacement system in the classroom if we possibly can. But in some of the other common areas, there isn't as much advantage.

Mr. Caulfield

We took your point and those areas in the latest design have the cafeteria and administration areas all as non displacement areas. We do put displacement in gymnasium, but usually when they're used for sporting events with bleachers, etc. These are used for classes and so you're right, it's not as well suited. But we have taken some of those credits already and they're already reflected.

Mr. Smith

On the other spreadsheet, you'll see the architect fees, which will fluctuate as you change the construction number. I increased alternate and construction cost by 5%, as all of our numbers were done in January and by the time of construction, costs will go up.

Alderman McCarthy

How did storage containers go up by \$60,000?

Mr. Smith

Between January and now we put q2 more kindergarten classes at Fairgrounds and don't have the swing space we had back when we did the original estimates. So we thought we would move the portable classroom that we own at the Boys and Girls Club to this school for extra swing space and that's reflected in that cost.

Alderman McCarthy

Is it cheaper to just do it by renting trailers? When we say storage, what are we storing?

Mr. Smith

This covers 2 things. One is renting trailers for furnishings and equipment. The other piece of this is the portable classroom.

Mr. Dowd

Is the boiler room at Fairgrounds similar to the one at Charlotte Avenue?

Mr. Smith

Yes it is.

Mr. Dowd

Charlotte has a pretty severe water problem and they have sub pumps. Is there an issue like that at Fairgrounds?

Mr. Smith

Yes they do and actually worse because they don't have sub pumps.

Alderman Tabacsko

The painting of the hallway lockers... why isn't in the painting subtotal on the alternate side?

Mr. Smith

It very well could be.

Mr. Caulfield

Another thing we're doing that I failed to mention is that all of the old wall penetrations for the unit ventilators will be removed and filled in masonry.

Mr. Kelley

When you talk about this portable, a good percentage of this cost is the actual moving of it. Are we going to have to move it again?

Mr. Smith

That's correct, and we're probably going to move it to the next school we work on.

Alderman Tabacsko moved to adjourn. **So voted at 7:55 p.m.**

Submitted by Jacki Waters