

OFFICE OF THE SUPERINTENDENT OF SCHOOLS
Peterborough, New Hampshire

CONTOOCOOK VALLEY SCHOOL DISTRICT

BUDGET & PROPERTY COMMITTEE

Wednesday, March 12, 2008
SAU OFFICE
6:45 PM

MINUTES

Attendees: Tom Welden, Gail Cromwell, Ray Cote, Craig Hicks, Butch Estey, Arthur Knight, Richard Bergeron, Marian Alese, Linda Potter, Sue Dell, Gib West,

Craig Hicks called the meeting to order at 6:56 p.m.

**1. Approval of Minutes –
January 29, 2008**

Ray Cote moved to accept the minutes of the January 29, 2008 meeting. Arthur Knight second. Butch Estey abstained. Unanimous.

2. Architect Interviews

Marian Alese referenced the Architect Selection Process handout which included an outline of the selection process as well as sample forms to evaluate the different firms. She suggested that we listen to the presentations, review the materials, and debrief after the interviews.

Banwell Architects - Jules Chatot, LEED Accredited Architect, said that Banwell was established in the 1960's. They are a ten person firm. They have worked for public safety areas, ski areas, schools etc. They like working in the public sector, work well with committees, and listen well. They have worked in approximately 200 school systems since their inception. Banwell has been working with the Milford School District for a number of years on multiple projects. Mr. Chatot said that Banwell is effective and has a good reputation. They work well with the construction industry. He said that the same people from Banwell would see a project through. They encourage energy efficiency and work toward helping those qualify for the 3% energy premium and 33% state aid. Because CVHS is a cooperative district and qualify for 55% state aid, it may be higher. Marian said that she would look into.

Banwell is interested in energy efficient building. Jules provided multiple sample boards of schools they have designed.

Mr. Chatot said that Banwell understands the support necessary to get bond support. He cited several of the details that are beneficial in the schools. Lighting and flooring issues were cited.

Marian asked what the smallest project that Banwell has worked on was. Mr. Chatot said that they have had jobs that involved window replacement, door and roof replacement, door security projects, elevator additions etc. Jules said that they like to be involved early and

develop educational specifications. The process will involve almost weekly meetings to obtain refinements.

Craig Hicks asked if they have had involvement with ATC programs and their students. Jules replied that they have and that it is a wonderful learning opportunity to involve the kids.

Craig asked if he had ever worked on a performing arts center. Jules replied that they had. The new theatre at Proctor Academy was designed by Banwell. In addition, substantial renovation of libraries has taken place. It is not a huge part of their business.

Jules said that Banwell really wants to work with the ConVal School District to address the needs to meet educational needs and what would make an attractive community.

Dick Bergeron asked if there are different standards and codes for ADA compliance that are more stringent. Jules said that ADA itself has accessibility guidelines that the State of NH refines. There is a level of accommodation within existing buildings that can be more comprehensive if you go beyond a certain level of building work and construction. The two codes are the Federal ADA accessibility as well as the NH refinements. Jules said that it is a binding regulation on their work.

Ray Cote asked Jules what he sees as the greatest challenge. Jules said that the locker rooms are a challenge. The pattern of use has changed over the years. Gang showers have gone away to make room for single stall showers. Spaces for team rooms which can also serve other uses are common. The restrooms and site would need a closer look.

Tom Welden said that the Banwell website is very informative. Jules encouraged that the Board contact prior customers for references. In addition, Jules said that he would love to arrange tours of any of the facilities they have worked on as well as wood chip facilities.

Jules said that the ConVal project is a very interesting project. They would be pleased to work with the ConVal District. Dick Bergeron asked how many projects Banwell currently had in progress. Jules said that approximately 30-40 in various stages.

Goudreau & Associates Architects, PLLC-

Gary Goudreau and Wayne Whippie were present to speak to the committee. Gary said that recent project work in Dover has taken place in elementary, middle and high schools.

Goudreau conducted two additions, a new library media center, OT/PT area, and music room among other space. Gary reviewed in detail a renovation/addition project that he felt was similar to that of ConVal. He cited the codes and regulations where compliance is required and optional. He added that the state suggests that the specifications should be made by the Superintendent, administrators, educators etc.

Mr. Goudreau said that he toured the high school to determine the nature of the work. He believes that Goudreau and Associates is well qualified for the work needed.

Wayne spoke about mechanical, electrical and fire safety aspects of this job.

Mr. Goudreau said that he recognizes the scope of the ADA compliance needed in the gym area of the building.

Craig said that the ADA compliance is one big focus of this project. He said that they want to think into the future as well. Entranceway and elevator work should be looked at. Discussion took place about equality of space. Craig said that we have an auto-cad class in the school and asked if Goudreau would be interested in working with the students on this project. Mr. Goudreau said that they would love the opportunity. He cited a host of general contractor's that he has worked with. Mr. Goudreau explained that he hires a construction manager or general contractor to estimate the cost.

Ray Cote asked Goudreau the number of school projects he has worked on. Goudreau cited five in the Dover area, along with roofing projects, elementary work in Amherst, Keene State College, UNH renovation work, as well as Riddle Brook School in Bedford. Ray asked what the length of time for design might be. Goudreau said that it would take two or three months to get a schematic design and cost if met with every two weeks. Ray asked what the biggest

challenge with ConVal might be. Gary said that accessible routes and features are a challenge if the desire is to maintain the current structure. If we are more flexible then it is much easier. Green building was discussed.

The H.L. Turner Group Inc. –

Gerry Blanchette and Jay Doherty said that they were involved with the structural aspects of building in Bennington, Temple, and Hancock elementary schools. They are a firm of about 50 people. They have been in business for 18 years and are a NH based firm. Jay provided a power point presentation. It included an outline of the team of individuals that would be responsible for the ConVal project. They are a full service firm. They have worked on over fifty schools. An outline of their services includes architecture, engineering and building science. A list of the must, should, and could items will be detailed. H.L. Turner is very familiar with building codes. Indoor air quality and mold research can also be calculated. Tom Welden asked how many projects were underway at this time. Gerry outlined their projects. Arthur Knight asked them how familiar they were with green technologies and the use of them in school projects. Gerry outlined their familiarity. He cited many of their experiences such as geo-thermal work. Jay explained a solar ray system in one of the schools that they worked on.

Gail Cromwell asked if a set of reimbursable expenses existed in the firm's fee schedule.

Gerry said that travel and copies are considered reimbursable. Sue Dell asked if they were familiar with the high school. They had not yet toured the high school.

Gerry outlined the meeting schedule. Ray asked how they would scale down for this project. Jay said that two prime people will be seen. Other people can be pulled in as needed. Gerry said that they do a fair amount of small projects.

Team Design Inc. –

Jim Delisle and Orvis Bonney from Team Design spoke about their firm. Mr. Bonney said that they have much experience in the school market. They are client oriented and do what the school district needs. Mr. Bonney outlined what each member of their firm brings to the table. He said that a quick walk through took place at the high school. One of the challenges is the levels in the gym area.

Mr. Delisle asked for a time frame and how the district was looking to move forward. Craig said that selection for the architectural piece will be sought and then moved forward. The gym area needs to be looked at as a total picture. Guidance for stairs and elevator will be sought.

Mr. Bonney said that ADA is in part driven by giving access to program.

Marian asked how the process begins. Do we look at what is required and go from there?

Mr. Delisle said that they like to start asking "what if" questions and look at the building for options. Mr. Bonney said that an understanding of the programs in the building is gathered to better understand the space requirements.

An outline of the meeting schedule was reviewed. Ray Cote asked about the number of school projects they have worked on. Delisle said that over sixty. Four different school projects are underway in different phases. Arthur asked Delisle for staffing information that would work on the ConVal project. Delisle said that initially three people would be designated and that more or less can be added. Mr. Bonney said that he is LEED certified. His approach to sustainable design is that these are things we should be doing. Air quality should always be considered when choosing products and materials. Day lighting should be considered as well as eliminating materials from entering the buildings.

This concluded the interviewing of firms.

Marian explained that heating tubes for the portable classrooms are no longer an option for the high school. The TCO runs out on March 24th. Ray Gorski said that we will be allowed to continue through this year with a plan in place for the next year.

Review of Firms:

Tom Welden said that he would like to toss out Turner group based on past history.

Acoustics and air quality are problems in the buildings they have worked on. Our sills are failing and they claim to follow the construction process through.

Craig Hicks said that he liked Banwell Architects. They have dealt with green technologies.

He added that he also liked Goudreau & Associates. References will be checked.

Ray Gorski said that he liked Banwell Architects. He added that they were interested in touring the facilities.

Gail Cromwell said that we have to keep in mind what our mission statement is.

Ray Cote said that Banwell had a strong presentation. They had energy and focus.

Goudreau was very focused. Ray said that he would be comfortable with either.

Marian said that she liked Banwell but also liked what Team Design said when they suggested we look at where we want to be ultimately.

Butch Estey liked Banwell because of their size and their presentation.

Ray said that this is a small project and that we want someone we can go with when we need large project work.

Butch asked if references can be obtained to make a decision.

Dick Bergeron said that he strongly recommended Banwell because they are a medium sized organization. He has worked with their engineering firm and said that they are extraordinary.

Goudreau is too small and will have to outsource everything.

Sue Dell said that she liked Banwell Architects. The approach was interesting and modern.

She liked the size of the company.

Meeting concluded at 9:40 p.m.

Respectfully submitted,

Brenda Marschok