

August 26th 2024
JBC Meeting
Rm 305

Called to Order: 6:05

Attendance: Fergus, Michelle, Ernie, Ronan, Craig, Linnea arrived a little tardy

Meeting minutes were not approved as they were not circulated prior to the meeting

Financial Report: Michael Limmani not present, no changes since last meeting

Public Forum: No Speakers

New Business: T&B Discussion

Completed Hazard materials assessment of the buildings

Wetland/Habitat assessment completed. Report on file.

Other Environmental assessments: Due Diligence expected to be complete soon. A few items being followed up on. The current unknown is how the sewer is connected to the maintenance building, and needs follow up.

Goal tonight is to select one of the two designs (T&B request)

Facilities Maintenance Building design: Design has not changed much since initial unveil.

Bleacher building:

Team room with storage and 2 toilets on each end.

Concessions with 1 toilet on one side.

Restrooms on other.

Layout similar to Exeter because it works in our space.

Any additional storage beyond this space would need to be elsewhere on the site.

“Usable space” under the bleachers may be about 10 feet from the back of the building. With concerns for what can go there, and possible issues with people getting to those materials
84 toilets required under building code. Fergus in discussion with the town

Field Designs:

Both designs have the same size track and baseball field. Both fit the “Minimum size” HS Soccer field.

Baseball field can fit 2 60ft fields (possibly 2 70ft) from left to right field

Design 1: Can be phased. Current fields remain relatively in place. Additional parking between the baseball field and the animal science building.

Large “Concourse” area at entry

Includes small storage building

Possible phased approach with this: Track and Football first. Baseball to follow could potentially allow baseball to play spring during football construction.

Additional space for growth with some placeholders and small space available

Includes accessible spaces for visiting bleacher access

Design 2: Can not be phased

Total flip of the fields

Bellamy rd facing with drive thru access and some parking spaces

"Concourse" area is a little tighter between the two fields.

Improved orientation relative to the sun.

Construction Manager Discussion

Bringing them on now could get early pricing and could consult with the design team throughout the process to work towards a "Guaranteed Maximum Price" GMP. This option would get us a budget estimate sooner. Could give conceptual high level pricing now based on the design, and it gets more accurate as you move forward. Typical cost is a percentage of overall budget, as well as a pre-design fee.

Alternate option is design-bid-build: T&B would design, and would lag a little in real time pricing. Inherent unknowns to the pricing exist due to the complexity of the process. Runs the risk of designing a project that the city can't afford.

Discussion on Option A or B

Various discussions regarding options including input from new AD Josh regarding options.

This option will be used to move forward for more detailed schematic designs.

Ernie motioned to approve Option A, Michelle second

Vote for Option A in a 6-0.

Vote on Construction Manager vs Design-Bid-Build plan

Craig motioned to open an RFQ for a construction manager, Linnea second (see discussion above)

Vote: 6-0

Vote for Option A in a 6-0

Discussed a joint session City Council/School Board, tentatively scheduled sometime in October to bring both groups up to speed.

T&B will begin working on a proposal for their next phase beyond schematics.

Motion to adjourn - Michelle Second - Ronan

Vote 6-0 Adjourn 8:07pm