



**DOVER SCHOOL
DISTRICT**

JOINT BUILDING COMMITTEE DOVER HIGH SCHOOL AND REGIONAL CTC MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent's Conference Room, McConnell Center
Meeting Date:	Tuesday, May 19, 2015
Meeting Time:	4:30 p.m.

- I. CALL TO ORDER AND ROLL CALL:** A meeting of the Dover High School and Regional Career Technical Center Joint Building Committee was called to order on Tuesday, May 19, 2015 at 4:43 p.m. at the Superintendent's Conference Room at the McConnell Center. Present were Robert Carrier, Jason Gagnon, Mark Geuther, Sarah Greenshields, Amanda Russell and Matt Severson. Also present were Superintendent Elaine Arbour, Business Administrator Karen Taylor, Dover High School Principal Peter Driscoll, CTC Director Louise Paradis, Facilities Director Jeff White, HMFH Project Coordinator Bobby Williams and City of Dover Director of Planning and Community Development Christopher Parker.
- II. APPROVAL OF MEETING MINUTES FROM MAY 7, 2015:** Jason Gagnon moved / Amanda Russell seconded to approve the minutes of the meeting listed. An oral **VOTE PASSED 6/0.**
- III. CITIZENS' FORUM:** There were no citizens present.
- IV. REVIEW INTERVIEW DATA AND SELECT FIRM FOR CONSTRUCTION MANAGEMENT SERVICES:** The committee discussed the pros and cons for each company.
 - a. SHAWMUT:**
 - i. Pros:
 1. Has the resources and "depth of bench" to accomplish the project
 2. Presentation conveyed that they had "done their homework"
 3. Team presented well and seemed comfortable with each other
 4. Sophisticated planning tools for estimating, budgeting and scheduling
 5. Impressive safety record
 6. Have extensive experience with renewable energy and green building
 7. Dedicated to thorough exploration of all aspects of the project in order to avoid surprises
 - ii. Cons:
 1. High cost per square foot \$250 to \$350 / SF– possibly did not represent NH market
 2. High pre-construction fee \$115,000
 3. Predominant NH experience with private schools and higher education
 4. Didn't appear to have background with local sub-contractors



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5. Didn't seem to have much experience with public schools or Career Technical Centers

b. NORTH BRANCH CONSTRUCTION, INC.:

i. Pros:

1. Worked on a large portion of the Kingswood project that was very similar to DHS
2. Have an excellent track record for completing projects on time
3. Positive feedback from past clients

ii. Cons:

1. Did not appear fully prepared and continually brought it to the committee's attention
2. Team did not come across as fluid – interrupted each other while speaking
3. Proposed construction schedule (18 months) seemed very short (and unrealistic) for the size of project
4. Most of their experience seemed to be with projects around the \$10M range
5. Concerned that they would not have the in-house staff to provide the in-depth detail and support that the committee is looking for
6. Very low hours on pre-con – again, underestimating the project

c. PC CONSTRUCTION COMPANY:

i. Pros:

1. Enthusiasm for the project came through – very engaging
2. Have experience with similar projects (So. Portland and Scarborough, ME)
3. Worked well as a team
4. Offered many good “out of the box” ideas
5. Have MEP FP and civil engineers on staff for estimating and coordination service during construction
6. Facts straight on LEED and associated costs



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7. Marketing/PR manager was experienced working with municipalities
8. Usually within 2% of their estimate on budget and time
9. Have extensive experience with civil engineering (roadways & sewers), which will be a large piece of this project
10. “Deep bench” – extensive in-house resources to support the project
11. Really emphasized safety
12. Excellent use of technology in the field (kiosks on job sites with up to date plans, etc.)
13. Have local experience (seacoast area)

d. HARVEY CONSTRUCTION CORPORATION:

i. Pros:

1. Extensive local knowledge and background
2. NH based company
3. Have the capacity to do the job

ii. Cons:

1. Do not have an in-house engineering department
2. Did not appear to be a firm that would participate as much in offering and assisting with creative solutions
3. When asked about creative solutions, did not offer much

The committee ranked the firms as follows:

1. PC Construction Company
2. Harvey Construction Corporation
3. Shawmut Design and Construction

Amanda Russell moved / Sarah Greenshields seconded to authorize the superintendent, Dr. Arbour to enter into contract negotiations with PC Construction for construction management services for the pre-construction phase of the project and should those negotiations not work out to proceed to the next company on the list. Discussion ensued. Mr. Geuther mentioned that it will be important to understand their rates in order to make sure they can then move into construction services with them, if desired, after the cost estimating for the feasibility study. Mr.



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Geuther and Mr. Severson indicated that they will assist Dr. Arbour with the details of the contract. A roll call **VOTE PASSED 6/0**.

The committee decided they would need to meet prior to June 2nd to approve the contract.

- V. REVIEW PROJECT SCHEDULE AND NEXT STEPS:** Mr. Williams went through the presentation that HMFH is to presenting to the Joint Fiscal Meeting on May 20th. The committee offered feedback that HMFH agreed they will integrate into the presentation. (see attachment A)

Amanda Russell left at 5:35pm.

Mark Geuther left at 6:05pm.

- VI. MATTERS OF INTEREST:** None.

- VII. BUILD NEXT AGENDA & REVIEW ACTION ITEMS:**

- VIII. ADJOURNMENT:** Jason Gagnon motioned / Matt Severson seconded to adjourn the JBC meeting at 6:20 p.m. An oral **VOTE PASSED 4/0**.

Respectfully submitted,

Melissa Glidden

Melissa Glidden, Recording Secretary