



DOVER SCHOOL DISTRICT

JOINT BUILDING COMMITTEE – MINUTES

Meeting Type:	Regular Meeting
Meeting Location:	Superintendent's Office
Meeting Date:	Thursday, July 31, 2008
Meeting Time:	5:00 pm

MEETING # 55

- A. **CALL TO ORDER:** A meeting of the Woodman Park Elementary School Addition & Renovations and SAU Retrofit Joint Building Committee was called to order on Thursday, July 24, 2008 at 5:05 p.m. at the office of the Superintendent.
- B. **ROLL CALL:** Present were Catherine Cheney, Karen Weston, Carolyn Mebert, Doris Grady, Mark Geuther and Ray Bardwell. Also present were John O'Connor, Superintendent; Michael Bliss, Clerk of the Works; and Keith McBey, BPS. Absent were Laurie Verville, Business Manager, Patrick Boodey, Principal, WPS and Gary Goudreau, Goudreau & Associates.
- C. **Approval of Meeting Minutes:** Ms. Cheney asked if there were any questions or comments. Hearing none,

Woodman Park Elementary School:

- D. **CIP Financial Report – Woodman Park Elementary School Project:** Ray Bardwell moved, Doris Grady seconded to accept the financial report for July 31, 2008. An oral **VOTE PASSED: 6/0**
- E. **Other:** There was a brief discussion on the BPS Contingency Fund. According to McBey, we've used approximately \$140,000 and have somewhere in the vicinity of \$50,000 still "on the books."

Further discussions centered on a number of other savings that were identified in the financial report and it was roughly estimated that there still is in the Woodman Park School budget, approximately \$210,000 remaining. That includes savings from energy audits to the contingency from the BPS fund.

There was a significant discussion on the generator controls for the newly installed generator at Woodman Park School. BPS indicated they had spoken with engineer, James Maxfield, for specific information concerning the additional add-ons to the generator. McBey pointed out the current generator is a "voluntary item." It is a volunteer generator – an add-on – but if were to classify it as an emergency generator, there may be specific requirements, both of the state and federal government, that may need to take place to classify the generator as an emergency generator. It became accepted by members of the JBC that this generator is strictly for a back-up and should not be categorized as an emergency generator.

There was a great deal of discussion concerning heating the building when the power source is down and what kind of role the generator would play. There was discussion concerning the movement of all of the electronics to the basement that are currently located on the second floor.

There was also discussion concerning to add on to the generator to ensure that controllable heat was at the lower level and in the gymnasium for \$4,200. To recreate this controllable heat element for the entire facility would cost approximately \$17,000. Discussion lasted approximately 15 minutes on the merits of expanding the controllable hear source throughout the building versus just the first floor and the gymnasium. Bardwell wanted to set a limit on the cost; Grady wanted to "do it right..." She was supporting spending on the upper figure of \$17,000. Karen Weston asked a rhetorical question, "If power was out for a week, what would happen to the building?" McBey explained that as long as there was fuel for the generator to operate, it would



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maintain a heat source throughout all of the building. However, that source would not be controllable (i.e. we couldn't drop the thermostat to 60 versus 72) and spent some time discussing those differences. McBey also recommended we either do all of it at \$17,000 or do none at all and leave the design "as is." If they want to add the \$17,000 upgrade, there would be some need for possible engineering review as well.

Bardwell motioned "Not to exceed \$5,000 for upgrade to the generator electronic controls." This was seconded by Doris Grady. A lengthy discussion ensued. Michael Bliss indicated that the fire department has stated that they have no interest in having the gym lighted during emergencies. They believe they have sufficient generating power to provide lighting in other parts of the building if necessary. Bliss also asked about the pay-back for energy savings and how long it would take to repay the cost of upgrading the generator.

Bliss indicated he believes that the upgrades were not cost-effective and that we should leave the plan "as is." Catherine Cheney noted throughout the discussion that she was fearful that pipes would freeze and that her primary intent is to ensure that the pipes remain warm throughout any shut-down.

Superintendent O'Connor indicated that Bliss' response should be the direction in which the Board moves and that Bliss indicated there was no need to spend the additional money. Doris Grady felt as though the fire department was too quick to push the generator on us and that we should have taken our time and then we would not have been in the current predicament we are facing. Keith McBey noted that he also believed that Bliss was correct, that the generator as designed will do what we specifically intended it to do and that we could consider this a "Yankee solution."

The motion was called, a voice vote was taken, and the motioned failed on a 3/3 vote with Geuther, Grady, and Mebert voting against the allocation of no more than \$5,000.

Bardwell made a second motion to spend \$17,000 to cover all aspects of the changes for the generator. This was seconded by Doris Grady. A brief discussion ensued. A voice vote was called. On a 1/5 vote, the motion failed. Grady voted in the affirmative. The other five members voted against the motion.

SAU Office:

F. CIP Financial Report – SAU Office: Bardwell moved to accept the financial report. This was seconded by Catherine Cheney. A vote of 6/0 supported the acceptance of the financial report.

G. Other:

- a. Estimate from BPS for Reinforcing Storage Room Floor: BPS provided estimates concerning the reinforcing of the floor under the storeroom in the SAU offices. A sketch was provided. This indicated the cost of providing a "simple fix" to the problem would cost around \$17,000. Doris Grady asked why we were spending all this money and paying for advice if we were not going to follow it. This referenced the fact that the original estimate was for approximately \$35,000 and had a stronger reinforcement than what is being recommended by BPS. There was some discussion concerning spending the \$17,000 or upwards of \$25 - \$30,000 as defined by structural engineers.



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Ray Bardwell motioned to spend \$25,000 and to accept the engineering report. This was seconded by Mark Geuther. Discussion ensued. Bardwell indicated that he believed we should reinforce all of the floor and to go with the engineering report. Five years from now, he was concerned that members of the SAU staff could be moving shelving around and end up placing shelving in an area that was not fully supported. There was discussion involving all members of the committee concerning the need to provide for a safe environment and to ensure the floors could handle loads for storage. The motion was called. The motion failed on a 2/4 vote with Grady and Weston voting in the affirmative. The remaining four members voted against the motion.

Ray Bardwell then moved not to exceed \$17,500 for reinforcement of the joists and to bolt the shelves into the wall. This was seconded by Carolyn Mebert. Bardwell amended his motion to include a sign-off by the structural engineer and BPS concerning the redesign of the plan as submitted by BPS. This passed on a 5/1 voice vote with Grady voting against the motion.

H. Schedule next JBC Meeting: The next JBC meeting is scheduled for Thursday, August 14, 2008 at 5:00 p.m. at Woodman Park Elementary School Library.

I. Adjournment: Meeting was then adjourned at 5:55 pm.

Respectfully submitted,

Catherine Cheney/KB

Catherine Cheney, Joint Building Committee, Chair
Joint Building Committee
CC/kb