

# AMENDMENT

## GES Phase II Addition & Renovation Joint Building Committee

### Meeting #1

January 5, 2006

Dover, New Hampshire 03820

**A. CALL TO ORDER:** A meeting of the GES Phase II Addition and Renovations Joint Building Committee was called to order on Thursday, January 5, 2006 at 6:00 p.m. at Garrison Elementary School's Library.

**B. ROLL CALL:** Present were Carolyn Mebert, Doris Grady, Jason Hindle, and Catherine Cheney. Also present were Laurie Verville, Business Manager; John O'Connor, Superintendent; Anna Parrill, Principal of Garrison Elementary School; Joanne Eaton, Facilities Manager; Phil Casey, Clerk of the Works; Gary Goudreau, Goudreau & Associates; and Jennifer Beloin, Beloin Construction.

**C. NOMINATION OF CHAIRPERSON:** Business Manager Laurie Verville called for nominations to serve as the chair of the Joint Building Committee. Catherine Cheney nominated Jason Hindle, seconded by Carolyn Mebert.

A roll call **VOTE PASSED: 3 – 0**; Jason Hindle abstained

**D. APPROVAL OF MEETING MINUTES:** Carolyn Mebert moved, Doris Grady seconded approval of the December 1, 2005 meeting minutes.

An oral **VOTE PASSED: 4 – 0**

**E. CIP BALANCE:** Laurie Verville reported the following balances in the CIP Account as of December 30, 2005.

Expenditures to date: \$ 444,526.44

Obligations to date: \$ 1,668,310.70

**GES:** After expenditures and obligations reported to date, the remaining balance is \$ 37,162.86

Carolyn Mebert moved and Catherine Cheney seconded to accept the Financial Report.

A roll call **VOTE PASSED: 4 – 0**

### **F. PAYMENT OF BILLS:**

Ms. Verville stated that the work completed to date is acceptable and in order with payment application #3, she had spoken with Mr. Casey who also stated that everything was in order.

Carolyn Mebert moved and Catherine Cheney seconded payment in the amount of \$284,604.95

- a. Beloin Construction Inc. Payment Application #3 dated 11-29-05 for \$ 284,604.95

A roll call **VOTE PASSED: 4 – 0**

Ms. Verville stated that the payment is for the most recent testing of materials and that monies have already been obligated for current and future testing.

Carolyn Mebert moved and Doris Grady seconded payment in the amount of \$786.60

b. John Turner Consulting Inc. Invoice #05-244-003 dated 11-15-05 for \$786.60

A roll call **VOTE PASSED: 4 – 0**

**G. OTHER OBLIGATIONS:** Ms. Verville stated that there was a new obligation in the amount of \$ 3,915.00 to D.M. Burns Security for an intercom and video system and asked Mr. Casey to give an overview of the work to be done. Mr. Casey stated that these items were for the new entryway - administration offices and are for seeing who is asking for entry into the building and communication back and forth with the person(s). Mr. Casey stated that Burns Security would be responsible for the purchase and installation of the above-mentioned items and not the general contractor. However, the general contractor as per their contract has completed the motion sensors and pre-wiring. Ms. Mebert asked if we had given Burns Security any down payment and Ms. Grady asked if they had started any of the work mentioned in the sales agreement. Ms. Verville stated that no money has been paid and they have not started any of the work. Ms. Grady asked if the security system was more extensive than the other schools, Ms. Eaton stated that it was not.

Carolyn Mebert moved and Catherine Cheney seconded the sales agreement to D.M. Burns Security in the amount of \$ 3,915.00

A roll call **VOTE PASSED: 4 – 0**

**H. PHASE II UPDATE:** Mr. Casey stated that they have started sheet rocking the new offices and should be completed in the next couple of days; it has been tight quarters with different sub contractors working in the confined space at the same time. Also, sheet rock has replaced the plywood in the hallway; however, Mr. Casey would like to have the seams taped after school is out so that students are not playing with the mud and making a mess. The block work on the gym is coming along well and should be completed soon and the smaller walls are going to be started on shortly. The bar joist is scheduled for 2 weeks out and we are waiting on setting the steel; which Ms. Beloin stated could start as soon as tomorrow. Mr. Casey stated that with all the weather we have had, the inside of the new gym is like an ice rink and will need to be thawed and dried out.

Mr. Hindle questioned where we were at on the schedule. Ms. Beloin stated that they have fallen behind due to all of the changes being made and therefore did not have an updated schedule to share with everyone. Mr. Casey stated that he believes that the original schedule was not obtainable due to materials that had to be ordered and the estimated delivery times pushing the start of some work past the original scheduled date of completion. Ms. Beloin stated that one of the delays is due to all the changes made to the new entryway, along with wiring and changes in the principal's office. Ms. Grady asked when the original projected completion date was; Ms. Beloin stated it was mid-March and has been delayed until the end of March. Dr. O'Connor asked if the gymnasium was still on schedule; Ms. Beloin stated that it was pretty much on schedule.

Dr. O'Connor inquired about the leak in the roof above the administration area. Mr. Casey stated that there were two roofs above the area, the original roof that is tarred with loose gravel and the second, which is rubber-covered fiberboard. Mr. Casey stated that he has received a quote from MJ Murphy Roofing for approximately \$2,600 and he is still waiting for figures from Melanson Co. Ms. Mebert was curious as to what was being completed for \$2,600; Ms. Eaton mentioned that they would be resealing the lap seams and would vacuum the loose gravel from the original roof area. Ms. Mebert asked if there was any fault of the original contractor. Ms. Verville stated that this was a typical process in the 1990's and is even used in some circumstances today. Ms. Eaton stated that she had already looked into this possibility but found that the warranty expired in 2002. Mr. Casey mentioned that when they cut into the area above the existing teachers room, he would like to check to see if that area has similar issues. Ms. Eaton stated that it sounded like the whole roof needed to be resealed. Ms. Grady asked if the fiberboard remained wet, how would we deal with the mold. Ms. Eaton and Mr. Goudreau both stated that the only way to handle the mold would be to allow the fiberboard to dry out as much as possible before resealing the lap seams. Mr. Goudreau stated that there will be some mold, but would not be enough to worry about. As to the water leaking into the ceiling area, Mr. Goudreau stated that the rubber-coated fiberboard was fastened to the old roof and would give water access into the building where the fasteners are, but it would take awhile to get to that point. Mr. Casey mentioned

that if a heavy layer of tar went down, we could possibly get another 12-13 years out of the roof and Ms. Eaton stated that this is possible if the lap seams are maintained.

Dr. O'Connor and Mr. Hindle asked if there were any future expenses out there. Ms. Beloin had questions regarding Burns Security and who was responsible for the wiring up to the new connection; Mr. Casey stated that he would take care of the security alarm wiring. Mr. Hindle questioned the pricing out on lines for the gymnasium. Mr. Casey stated that Peter Wotton, Athletic Director wanted 2 lines, that would interfere if the bleachers were pulled out for the volleyball court and that they were checking with Gary Bannon, Director of Dover Recreation Dept. Ms. Verville mentioned that Mr. Wotton had spoken with Mr. Bannon earlier today and they did not feel that there would be an issue. Mr. Goudreau mentioned that there could be a potential problem in regards to the condenser units on the ground. He mentioned that the original shop drawing showed a Train condenser unit that was at 244 amps and we had looked into a McQuay unit, which is at 184 amps; however, we went with the lower priced condenser unit, Train, which is at 244 amp. We are in need of a system to support 250 amps. They were priced out together but came back with different amps. Dr. O'Connor questioned the savings on the unit versus the cost of running the units. Mr. Goudreau did mention that there would be no need to rewire for the unit; we would just need a new breaker. Mr. Casey was wondering what the operational cost would be, Mr. Goudreau mentioned that it might cycle on and off less frequently. Mr. Hindle asked if we could have information for our next meeting on the estimated cost of running the units. Ms. Mebert asked if we had already purchased the unit; Ms. Beloin stated that she believes they were already ordered and were 5 weeks out from being delivered.

Ms. Verville asked if we could go back regarding the repairs to the roof over the administration offices and asked for approval of up to \$2,600 subject to receiving a hard copy from Melanson; Mr. Hindle asked if approving \$3,000 would be enough money to get areas above the old library and overhang fixed. Ms. Beloin mentioned that if we did go with Melanson Co., the warranty would not fall under their contract, whereas MJ Murphy is a sub-contractor with Beloin Construction, their work would be covered. Mr. Goudreau stated that MJ Murphy Roofing will be doing the skylights and flashing for the new offices and would be aware of any issues that would arise when cutting into the existing roof. Dr. O'Connor stated that it would probably be advantageous to pay the 15% mark-up for MJ Murphy Roofing so that if there are any problems in the years to come, they will be covered. Ms. Verville also stated that mixing sub-contractors is not always efficient; in going with a sub-contractor already working with Beloin Construction, they will know what the problems/issues are and what solutions/actions need to be taken to correct them.

- I. **NEXT MEETING:** The next meeting for the JBC is scheduled for Thursday, February 2, 2006 at 5:00 p.m. at Garrison Elementary School in the "new" library.
- J. **ADJOURNMENT:** Doris Grady moved and Carolyn Mebert seconded adjournment of the JBC Committee to a non-public session at 6:40 p.m. A roll call **VOTE PASSED: 4 – 0.**

Respectfully submitted,

Jason Hindle, Chair  
Join Building Committee  
JH/pb