

**GES Phase II and WPS Addition & Renovation Joint Building Committee
Meeting #3
February 23, 2006
Dover, New Hampshire 03820**

- A. CALL TO ORDER:** A meeting of the GES Phase II & WPS Addition and Renovations Joint Building Committee was called to order on Thursday, February 23, 2006 at 5:13 p.m. at the Superintendent's office.
- B. ROLL CALL:** Present were Doris Grady, Jason Hindle, and Catherine Cheney, Carolyn Mebert was absent. Also present were Laurie Verville, Business Manager; and Gary Goudreau, Goudreau & Associates
- C. APPROVAL OF MEETING MINUTES:** Doris Grady moved, Catherine Cheney seconded approval of the February 2, 2006 meeting minutes.

An oral **VOTE PASSED: 3 – 0**

D. PAYMENT OF BILLS:

Ms. Verville stated that this is the remaining amount due and the monies are encumbered.

Catherine Cheney moved and Doris Grady seconded payment in the amount of \$2,000.00

- a. Goudreau & Associates Architects invoice #205.02-03 dated February 3, 2006 for \$2,000.00

A roll call **VOTE PASSED: 3 – 0**

Ms. Verville stated that Mr. Casey did not have any questions on the payment application. However, Ms. Verville also mentioned that she did not see any signatures on the application. Mr. Goudreau stated that he had only received a fax and has not received an original application. Mr. Goudreau also mentioned that he had spoken with Ms. Beloin regarding corrections to numbers and the attached application shows that Ms. Beloin made the corrections. Ms. Verville asked if he had any issues with the numbers and what equipment is being stored. Mr. Goudreau stated that he did not have any concerns.

Catherine Cheney moved and Doris Grady seconded payment in the amount of \$182,709.05 pending the original application with notarized seal.

- b. Beloin Construction, App#5, \$182,709.05 (subject to review/approval by Goudreau & Associates)

A roll call **VOTE PASSED: 3 – 0**

- E. PRESENTATION:** Mr. Goudreau began by giving an overview of his career; he started his business 4 years ago and prior to that, he worked for 20 years with other firms working on schools with a cost of \$1,000,000 and above. Mr. Goudreau is proposing to use Rist-Frost Shumway Engineering as his consulting engineers for mechanical, electrical, plumbing, fire protection and tel/data. Mr. Goudreau also mentioned that the last phase of Woodman design, he retained RFP Associates to provide a hazardous materials study, since the District wanted this service included in that scope. Mr. Goudreau continued stating that a previous feasibility study looked at the removal of the two classroom wings of Woodman Park and a larger addition; however, it was changed to renovating the two wings and adding a smaller addition, which will be 32,000 sf. Mr. Goudreau noted the typical A/E fees for this current phase of work would be in the range of 7% for new construction and 9% for renovations. His proposal fees are 6.5% for new construction and 7.5% for renovations. The appropriation amount for the Woodman Park project is \$9,000,000 (which did not include monies for the SAU renovation portion of the project); however, Mr. Goudreau mentioned that it is hard to estimate the costs from year-to-year because costs could be higher in the third year compared to the beginning of the project. Ms. Cheney asked about the new playground, she had heard that it was going to be moved. Mr. Goudreau showed

her the preliminary drawings showing how we are planning to add more parking spaces, originally the playground was going to be moved but that has changed and it is staying where it is currently and a new playground is to be built on the school grounds so students will not have to cross the new loop road to play. He stated that during Phase I of the construction the new wing and library would be built, with some minor renovations to the original building to tie into the new library/wing, as well as the boiler room renovations needed to bring the addition on-line. Phase II & III will be the renovation of both wings, as well as the boiler room renovations needed to bring the addition on-line. Phase II & III will be the renovation of the two wings, as well as the gym and cafeteria. His plan is that during the December break they will be able to move the second wing into the new addition and start the renovations. The SAU office will be at the end of the project during the third year if the City Council appropriates the funding. Mr. Hindle and Ms. Grady mentioned that on past committees they served on, they recall moving students into trailers during renovations. Ms. Verville stated that it would cost approximately \$1,000,000 for trailers on this project. Ms. Cheney then asked about the SAU office and the cafeteria and how that was going to work. Mr. Goudreau stated that the cafeteria was going to be relocated horizontally in an east-west orientation, versus the north-south orientation, which it is currently. The SAU office (as designed) would have limited access from the existing main building. Mr. Hindle asked if the gym was remaining on the second floor and asked about access to the rest of the building from the gym. Mr. Goudreau stated that the gym is remaining where it is and that the main door is the control point and the stairs need to be available for emergency egress; however, people using the gym after school hours will not have access to the rest of the school. Mr. Hindle asked if the doors are locked now and Ms. Verville stated that she did not believe they were. Ms. Grady asked if the plans included changing the windows in the building. Mr. Goudreau stated that approximately 30% of the windows have been budgeted for to be replaced; some will need to be spandrel glass, which is a product that you cannot see through, but can be made to look like glass from the exterior. Mr. Hindle then asked if he was correct in reading the preliminary drawings that the SAU office was going to be 6,000 sf. Ms. Verville stated that was correct and that we were looking at the Fall 2008 for renovations; which will also include the Curriculum and Federal Projects offices. Mr. Hindle asked if there were a plan B if monies were not approved for the SAU renovations, what would happen with the space where the SAU would be. Ms. Verville stated that nothing has been discussed at this time. Ms. Grady asked if the school is over populated could we use that space for classrooms and open it to many educational opportunities. Ms. Verville mentioned that it could be used to expand early learning or aide for other kindergartens, what ever happens the space will be utilized. Ms. Grady mentioned that we may have to redistrict anyways and is not worried about what happens; however, she would like to see a list of alternatives. Ms. Grady also mentioned that there would be a lot of things we will not see and we should stick to what is planned and stay within the budget. Mr. Goudreau stated that there would be a master plan to follow. Ms. Grady mentioned that during renovations you never know what you're going to come across until you start tearing things down. Mr. Goudreau stated that the cost estimate that was prepared in the previous phase of work has contingencies set aside for possible unknown issues. H believes the amount being carried is prudent at this point in time. He also mentioned working with the construction manager would lead to "value engineering" and the scope of the work can be changed to fit the budget during the document production phase. Ms. Verville mentioned that the renovations would increase the capacity for the student load and conforms to the State regulations on classroom space of 900 sf. Ms. Verville asked Mr. Goudreau how involved he would be on this project. Mr. Goudreau stated that he is involved from the beginning until the end. This would involve the pre-construction (break down), schematics, construction design, giving ideas on phasing, safety, moving and trash pickup.

Mr. Hindle mentioned that he has worked with Mr. Goudreau over the past six years on different projects, like at Keene State College (Rhodes Hall Addition/Renovation). Mr. Goudreau stated that the project consisted of renovating the existing 17,000 sf gymnasium into classrooms and office space, and a two-story addition of 34,000 sf. They put a temporary "knuckle" so that students and faculty could enter and leave the building safely. Ms. Grady asked if the \$9,000,000 included the roof and windows. Mr. Hindle stated that it was for the total rehab of Woodman Park School. Ms. Verville stated that the conceptual plan reviewed everything, including the roof looking for hazards. Ms. Grady mentioned that during the Middle School project, there was a lot of miss communication where decisions had to be made at the last minute and they had issues with the person working on site. He would come into the meetings stating that he needed something and it had to be ordered by the next day; she would like to avoid this on the Woodman Park project. Mr. Hindle stated that during the Horne Street and Garrison projects, they have not run into that issue. Mr. Goudreau stated that during the design/build process, no immediate decisions would be made, a discussion would take place on

what was needed and the Committee members would make their recommendations or decision. Mr. Goudreau stated that things were not cast in stone; other people would want changes made but that would be up to the Committee for approval. Ms. Cheney stated that she would like to see a separate play area for the special needs students, having a child of her own with special needs, the school they are currently at integrates the students both in the classroom and outside with the bigger kids. This makes it hard for these students to interact with the bigger kids; they are usually off on their own. She also questioned if it was worth the expense to tear down the trees and adding new windows, what about a product that could be angled to bring more light into the rooms, she would like to see the trees remain. Mr. Goudreau mentioned that the trees may need to be removed so that they can cut as far down to the buttress as they can and angle it for more light. Ms. Cheney asked what the expense would be and Mr. Goudreau estimated that it would cost around \$2,000 to \$3,000 to cut the concrete. Where they need to go in for drainage purposes anyways, the benefits are great because that area currently is receiving very little light and water comes in the window during heavy rain and this work would make the rooms brighter and water would no longer enter the classrooms. Ms. Cheney asked if the theatre was going to still be in the gym, Mr. Goudreau stated that there were no plans to change the location. Mr. Hindle stated that there is a need to hire an architect sooner than later; Mr. Goudreau is knowledgeable and has done the District well.

Mr. Goudreau mentioned that he is currently involved in a police station project where the building committee was uncertain about hiring a Clerk of the Works, but did in the long run and were glad that they did. Ms. Verville stated that the Clerk of the Works would need to be able to work with teachers/staff; concerns parents have with moving students for the renovations and running interference. Mr. Hindle stated that currently with the McConnell Center, Martini Northern is speaking with Chris Parker. Jack Steiner is the project supervisor and acted as clerk. He was the go between with people still using the facility and noise issues. Mr. Hindle also suggested that we should try to hire a good construction management firm. Mr. Goudreau stated that it all depends on the people you get for project manager and field superintendent. He can't really say that who we end up with for the superintendent would be as easy to work with as Mr. Steiner. Ms. Grady asked what the cost of a Clerk of the Works would be. Ms. Verville stated that in a conversation with Jim VanValkenberg, his budget was \$90,000 over three years and there would be some down time within those three years; however, we can scale back. Mr. Hindle asked that since Mr. Goudreau is present, could we act upon getting an architect on board and if anyone had any concerns. Ms. Cheney stated that the Middle School went fine and that was the first time working with Mr. Goudreau; Ms. Grady mentioned she was fine in working with Mr. Goudreau. Ms. Verville stated that when they have dealt with people with a lack of experience, Mr. Goudreau has run interference with the owners and reps and he has a good comfort level in dealing with people.

Doris Grady moved, Catherine Cheney seconded hiring Goudreau & Associates as the architect for the Woodman Park Elementary School addition and renovation.

A roll call **VOTE PASSED: 3 – 0**

F. NEXT MEETING: The next meeting for the JBC is scheduled for Tuesday, March 14, 2006 at 6:00 p.m. at Garrison Elementary School in the “new” library.

G. ADJOURNMENT: Catherine Cheney moved and Doris Grady seconded adjournment of the JBC Committee to a non-public session at 6:00 p.m. A roll call **VOTE PASSED: 3 – 0.**

Respectfully submitted,

Jason Hindle, Chair
Join Building Committee
JH/pb