

**GES Phase II and WPS Addition & Renovation Joint Building Committee
Meeting #5
April 18, 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 Tuesday, April 18, 2006 at 6:30 p.m. at Garrison Elementary School's conference room.
- B. ROLL CALL:** Present were Jason Hindle, Catherine Cheney, Doris Grady, and Carolyn Mebert. Also present were Dr. John O'Connor, Superintendent; Laurie Verville, Business Manager; Anna Parrill, Garrison Elementary Principal; Phil Casey, Clerk of the Works, GES; Joanne Eaton, Facilities Manager; Michael Bliss, Clerk of the Works, WPS; Gary Goudreau, Goudreau & Associates; and Anne Watson Woodman Park Principal arrived at 7:00 p.m. due to a prior commitment.
- C. APPROVAL OF MEETING MINUTES:** Catherine Cheney moved, Doris Grady seconded approval of the March 14, 2006 meeting minutes.

An oral **VOTE PASSED: 4 – 0**

- D. APPROVAL OF JBC E-MAILS:** Ms. Verville explained that the following e-mails were forwarded to all members for approval of additional monies to be expended for a total of \$309,791.01. They were as follows: Beloin Construction payment application, feeder cables, ceiling changes and asbestos abatement. Mr. Hindle asked if there was any further discussion regarding these items, hearing none Mr. Hindle motioned for approval.

Catherine Cheney moved, Doris Grady seconded approval of the cost on the above e-mails.

A roll call **VOTE PASSED: 4 – 0**

- E. CIP Balance:** Laurie Verville reported the following balances in the CIP Account as of April 13, 2006. Ms. Verville stated that on the second page for Garrison Elementary, she had included under the obligations the costs from the above costs in the amount of \$309,791.01

GES:

Expenditures to Date:	\$ 1,524,164.88
Obligations to Date:	\$ 608,062.06
Items for Formal Vote:	\$ 7,135.00

After all expenditures and obligations reported to date, the remaining balance is \$ 10,638.06

Ms. Verville asked Mr. Casey about HL Turner – Testing Services and if there were any more tests they needed to complete on the project. Mr. Casey stated that we should be all set with their services; he was not aware of any other tests they needed to conduct. Ms. Verville stated that she would call HL Turner to see if there were any outstanding invoices that need to be paid and would get back to the committee members on her findings. If they had no further tests to conduct and there are no outstanding invoices, Ms. Verville would like to release the remaining monies obligated to HL Turner; which is a fairly significant amount of monies. Record note: We should be able to relieve \$4,000. in obligations to HL Turner.

WPS:

Ms. Verville reported the following balances for the FY: 2006 CIP with a total appropriation of \$150,000. Since the last meeting held on March 14, 2006, no monies have been obligated towards the 2006 CIP.

Expenditures to Date: \$ 70,507.69
Obligations to Date: \$ 0.00
Remaining balance is \$ 79,492.31

Ms. Verville then reported the following balances for the FY: 2007 CIP with a total appropriation of \$9,000,000.

Expenditures to Date: \$ 877.72
Obligations to Date: \$ 693,005.72
Remaining balance is: \$8,306,116.56

Ms. Verville stated that she has obligated the monies for Mr. Bliss, the Clerk of the Works for Woodman Park School, with a projected payroll through June 30, 2006.

After all expenditures and obligations reported to date for FY: 2006 CIP, the remaining balance is \$79,492.31
After all expenditures and obligations reported to date for FY: 2007 CIP, the remaining monies is \$8,306,116.56; for a total amount remaining between both Fiscal Years in the amount of \$8,226,624.25
Mr. Hindle asked if there were any questions regarding the financial statements, in hearing none, Mr. Hindle motioned for approval.

Catherine Cheney moved, Doris Grady seconded to accept the Financial Reports.

An oral **VOTE PASSED: 4 – 0**

F. PAYMENT OF BILLS:

Mr. Hindle asked for a motion to move the payment of bills to the floor. Catherine Cheney moved, Doris Grady seconded movement of the bills to the floor.

GES: Ms. Verville began by stating that the items listed under a. i. through a. vi. are requests for payment, which have already been encumbered from previous meetings. The only item that Ms. Verville was questioning was for Beloin Construction's Application #7 due to changes that Mr. Goudreau made during review of the application. Mr. Goudreau stated that Ms. Beloin accepted the changes he had made to the payment application. Ms. Verville asked if Mr. Goudreau had received any of the original Payment Applications for signatures and if he had them with him. Mr. Goudreau stated that he had received them; however, they were still on his desk back in his office, but will bring the applications with him for Thursday's meeting. Ms. Verville then asked Mr. Casey if he had anything in regards to ACME Mechanical & Sheetmetal Inc. Mr. Casey mentioned that there were some things that he has to write up regarding errors in the design he found. Another issue was that they thought the fan (combustion air) had burnt out; however, they found that a bracket had broke causing the fan to stop. He stated that they did not have another bracket so they had to place an order for a new one, which Mr. Casey is going to write up also. He then stated that there is a problem with the recycle area originally in the plans. The area is already fenced off near the gym and the backdoor for the café/kitchen for the recycling bins. With the new company picking up the trash and recyclables, we now have bigger buckets and the recycle container is being used for all recyclables. The problem lies in that the fence was designed with an opening for the buckets at 6' but now they are wider at 7' and will no longer fit in this area. Ms. Parrill would actually like to have the buckets moved away from the building, not only due to the smell that will be produced but also for safety reasons after hours, people could start fires which could cause damage to the building, or use them to climb on top of the roof, etc. Mr. Casey and Ms. Parrill would like to see the buckets moved across the hot top towards the area where the tennis courts are. Mr. Goudreau asked if the buckets were for trash or garbage and Mr. Casey stated that they are for both. Mr. Casey did not know if

we wanted the fence to come down or if the space could be used to store and lock up any toys used by the students.

Mr. Hindle asked if there were any other questions or concerns regarding the bills for Garrison Elementary; no one had any.

A roll call **VOTE PASSED: 4 – 0**

WPS: Ms. Verville stated that the invoice for Goudreau & Associates has already been encumbered and this is for the most recent design changes for Woodman Park.

Mr. Hindle stated he would like to proceed with the payments of the above bills and asked if there were any concerns or questions, in hearing none, Mr. Hindle motioned for approval.

Catherine Cheney moved, Carolyn Mebert seconded payment in the amount of \$34,400.00

A roll call **VOTE PASSED: 4 – 0**

G. OTHER OBLIGATIONS:

GES: Ms. Verville began with regards to the e-mail sent to members from Mr. Goudreau regarding the finish wall and surfacing for the teacher's room and guidance office. Mr. Casey stated that there is difficulty in patching the sheet rock above and below the heat block. Also, the windows that were previously in the library were on concrete windowsills and the sills are very rough and hard to smooth out. Also, a wall has been taken out and are patching on one side but on the other wall there is a chair rail. Mr. Casey stated that he had received a quote on the drywall work for approximately \$2,500 and thought it was high so he hired another contractor who stated that he would be able to do the work for approximately \$1,100 - \$1,300. He stated that the finish work will not look perfect because there is the problem of uneven walls; which is something not found until you start to take walls down. It is hard to see that walls were not perfectly plumb when the walls went up leaving any future work difficult to make plumb. Mr. Casey also mentioned that in one wall there was a heating line going up through the wall making the pipes rattle and that there was also a door that they were unaware of behind the wall. Mr. Casey spoke with Glen about the pipe and the next day when Mr. Casey went in the pipe was gone. Ms. Verville asked Mr. Casey whom he recommended for the drywall; Mr. Casey stated that he hired Tri-City Masonry who he had used for the work in the sprinkler room.

Mr. Casey then stated that he had hired Kevin Murphy, who is a certified welder, to cut out parts of the truss braces in the new gym. Mr. Goudreau asked what he would be charging versus a trapeze. Mr. Casey stated that he did not know what the difference in price would be. He also mentioned that the correction in the truss work was not completed because he didn't sign the change order. However, in order to keep the project on schedule and make the corrections needed, he hired Kevin Murphy to do the work. Mr. Goudreau explained that there is a problem with two of the backboards due to the installation of roof truss braces where the backboards need to be moved or a trapeze would have to be built around the brace to support them. Currently the trusses are in the way of the backboards being able to fold back, which is an issue that was not anticipated and the trapeze would be more time and material to install and cost approximately \$800 at a charge to the owner. Mr. Goudreau asked how long or when Mr. Murphy would be able to complete this work. Mr. Casey stated that he would only need around 4 – 5 hours and would also like to have the painters do any touch ups needed; Mr. Casey stated that he would move in to the gym to do the work around April 24th. Mr. Goudreau asked if he would have all of the work completed on that day; Mr. Casey stated that he did not believe the work would be done on that day but a day during the vacation week. Mr. Murphy would like to use the lift that is currently in the gym instead of bringing another one in. Mr. Goudreau mentioned that after the welding and backboards are in place, should we have HL Turner come out and inspect the area. Mr. Casey did not feel that this was necessary because it was only going to be a 2" weld. However, Ms. Verville stated that it was a good idea to make sure everything is done properly and is safe and it should only cost a couple of hundred dollars. Mr. Hindle asked that after the meeting, he would like to go and take a look at the walls that have the problems. Ms. Verville asked Mr. Casey regarding the e-mail on the electrical, what the financial impact was going to be. Mr. Casey stated that they were going to do it at no charge.

WPS: Mr. Hindle asked for an update on Woodman Park School.

Mr. Goudreau mentioned that BPS (Bonnette, Page & Stone) is working on the cost estimates after the last meeting they had and BPS has received all updates on the schematics as well. They are looking at the project in total; however, for Phase I the value engineering costs are important so that they can anticipate what's needed and give the School District what they want and what is needed to complete other work. Since the meeting on April 6th, Mr. Goudreau stated that he has made a few changes to the schematics. Mr. Goudreau mentioned that during the schematic design phase over the summer, the committee decided there would not be any need for lockers in the corridors, that all storage of coats, boots and book bags would be handled inside each classroom. As a result, he has made the corridors in the addition 8' wide instead of 9'. The stairwells he is making orthogonal; which will save the district money and have a more open view of the stairs. He is also making those walls orthogonal to keep within the current building's design. Dr. O'Connor asked if the width of the current corridors were 10'; Mr. Goudreau stated that they were more towards 9'. Dr. O'Connor asked that with the corridors narrowed, are the classrooms going to be the same size as originally designed; Mr. Goudreau stated that they will be and in narrowing the corridors, the area of the addition is lessened which will save the district money. Also, Mr. Goudreau stated that he is keeping with the NH Dept. of Education Design Standards on the size required for the rooms; pre-kindergarten and kindergarten are either 1,012 sf or 1,024 sf; where all other classrooms from grades 1-4 will be between 930 – 940 sf. Dr. O'Connor asked if the rooms were going to have cubbies and coat hooks in the lower grades and lockers in the classrooms for the upper grades; Mr. Goudreau stated that the plans show cubbies and hooks in all grade levels. However, he did state that listening to teachers; he removed the wall and door between the storage rooms and the classroom for ease in taking things in and out and the teachers would have a better view of what a student would be doing while in the storage areas. However, in removing the wall and doors at these locations, it reduces the amount of wall to display space a little. He is not making the cubbies or lockers higher than a student can reach; which will then leave teachers with tack space above them. Ms. Watson asked if there was going to be tile underneath; Mr. Goudreau stated that there would be VCT throughout the room. Ms. Watson then asked if there was going to be enough room for a whiteboard and a computer station; Mr. Goudreau stated that with the cubbies/lockers, a cabinet or two with a sink, a door adjoining the next room, and then the one wall with be windows, this means he will have to use 2 - 3 of the 4 walls. Mr. Goudreau then asked how many computers would be in each classroom; Ms. Watson stated that there would be 4 per room; to which Mr. Goudreau stated that the rooms would be similar to the upper grade levels; there will be one wall open and stated that it would work out with little or no problems. Dr. O'Connor mentioned that looking into certain furniture might also help make room. Ms. Cheney asked about the layout of the classroom for teachers to have the best possible instruction and she gave examples she has seen over at the Middle School, which are not to the teachers' advantage. Dr. O'Connor mentioned that 3 walls are available to teachers and they do not have any cubbies, storage, or bathrooms in their rooms; however, some of the classrooms connect to one another. Ms. Cheney asked if at the Woodman, they will have two doorways in each room; Mr. Goudreau mentioned that he always puts two doors in because most schools are already set up that way and it also makes people more comfortable. Ms. Cheney asked about a separate play are for SPED and Pre-K students even though they are integrated into regular classrooms. Mr. Goudreau stated that there will be a space between the new addition and current building that is currently landscaped for a walkway that hugs the building and could make that available for play space, but that would be up to the committee.

Ms. Cheney then asked about the windowsills and how would they be set. Mr. Goudreau stated that the new windowsills will be 2' 10" above the floor, with an overall window unit height of 5'-4". The windows in the existing building were rather tall, and have recently been renovated, adding spandrel glass in the upper panes, which helps to reduce glare from the sun. Floors will not line up between the addition and the existing building except on the 1st (middle) floor. The lower level of the addition will be 16" lower than the existing, and the 2nd floor will be 16" higher than the existing. Ramps will be designed in the existing building to make these transitions. This was done to make the floor-to-floor heights in the addition higher so that we could use indirect lighting in the classrooms (similar to what was done for Phase I at Garrison). The windows will be similar to the ones placed in Phase I at Garrison and the windows will look normal compared to previous ones

(but not as tall). Mr. Goudreau also mentioned that he brought in 4 samples of brick for the new wing to match existing brick and on the back of each sample is the price per 1k. He stated that with current construction materials, three courses of brick = 8", but the brick currently on the existing building is 7.34" for three courses. Mr. Goudreau mentioned he wants to try to keep the new brick away from the original building and place a break so that it is not as noticeable. Mr. Goudreau also mentioned that the most expensive brick is the water struck, which matches more closely to the original brick, but the cost is \$650 per 1K.

Ms. Verville asked how many bathrooms there are; Mr. Goudreau stated that there are 2, Pre-K shares one and kindergarten shares the other, there is also a bank of bathrooms for the other floors and a bank of bathrooms for staff members. Ms. Verville asked about the increase in bathroom fixtures renovations; Mr. Goudreau stated that the bathroom cores on the upper levels are in line with the current system and should not be a problem. Dr. O'Connor stated that he is concerned with the new courtyard between the addition and the existing gymnasium wing because of blowing leaves, litter and snow; Mr. Goudreau stated that it's a height and width issue. The library has been pushed back 70' but public access will still need to be maintained. On the plans there is a small section that shows the existing light wells used to bring daylight to the lower level classrooms in the existing school on the south side. Mr. Goudreau mentioned that the walls at these locations would be cut down to the tops of the structural buttresses to allow more light into the classrooms. Also removing the spandrel glass panes at these window locations would help bring in more light. Dr. O'Connor voiced concern about keeping students and objects from falling into these wells. Mr. Goudreau noted that we will use metal grating similar to that which is there now for that purpose, but will place it on a slope, which will admit more light compared to the current grating. Mr. Hindle asked about the discussion on May 25th at 5:30 p.m. for a public meeting with parents and current abutters. Dr. O'Connor stated that we would be sending out letters to invite all those around the school; Mr. Hindle asked if the plans would be available for the meeting. Mr. Goudreau stated that they will be and that representatives from BPS should be present for any construction-related concerns that come to the table. Dr. O'Connor also asked if it would be wise to invite a ranking office regarding congested area with the busses; Ms. Verville asked if it would be Marn Speidel that should be invited. Mr. Goudreau mentioned that a construction entrance will need to be designated and doesn't envision construction vehicles using the same entrances as the busses, they will use the route that has the least impact on the area.

Ms. Verville asked about scheduling the next meeting, she would like to schedule it before May 11th because she will be out of town until May 23rd and she also wanted to get a meeting in before May 15th which is when Mr. Casey's contract end as Clerk of the Works at Garrison.

Mr. Goudreau mentioned that in the next week or two he should have the figures from BPS. Ms. Verville stated that Keith wants to be here at the meetings and that Mr. Mark Geuther was appointed by the School Board; Dr. O'Connor mentioned to Mr. Hindle that he does have a few names for the City Council to consider being their representative.

- H. NEXT MEETING:** The next meeting for the JBC is scheduled for Thursday, May 11, 2006 at 6:00 p.m. at Garrison Elementary School in the conference room.
- I. ADJOURNMENT:** Catherine Cheney moved and Doris Grady seconded adjournment of the JBC Committee at 7:25 p.m. An oral **VOTE PASSED: 4 – 0.**

Respectfully submitted,

Jason Hindle, Chair
Join Building Committee
JH/pb