

**GES Phase II and WPS Addition & Renovation Joint Building Committee
Meeting #6
May 11, 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, May 11, 2006 at 6:05 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; 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; Mike Bliss, Clerk of the Works, WPS; Keith McBey, Bonnette, Page & Stone (BPS); Mark Geuther, Citizen Representative and Ray Bardwell, Citizen Representative. Absent were, Laurie Verville, Business Manager; Anne Watson, Principal Woodman Park School; and Jennifer Beloin, Beloin Construction.
- C. APPROVAL OF MEETING MINUTES:** Doris Grady moved, Catherine Cheney seconded, approval of the March 14, 2006 meeting minutes.

An oral **VOTE PASSED: 4 – 0**

Mr. Hindle stated that before beginning the agenda he wanted to introduce the newest members to the committee. He introduced Mr. Ray Remick who will be the City Council representative and will be nominated at the May 24th City Council meeting. Everyone introduced themselves to Mr. Bardwell; Mr. Geuther came into the meeting a few minutes late and both Mr. Keith McBey and Mr. Geuther were introduced to the rest of the members.

Garrison Elementary School:

- D. APPROVAL OF JBC EMAILS:** Mr. Hindle read into the record the email that was received asking to expend \$460.00 to replace an electrical breaker. Dr. O'Connor mentioned that an email was received from Ms. Beloin on May 9th stating that there would not be an extra charge for the replacement of the breaker. Mr. Hindle stated that this item would be removed.
- E. REQUEST FOR APPROVAL OF EXPENDITURES:**
- a. Estimate from SRMC regarding the installation of aluminum wall plaque in the amount of \$2,200.00 for GES. Dr. O'Connor stated that Ms. Verville asked if this could be tabled until the June meeting so that she could get a couple other estimates. She feels that this price is high for brass and would like to get one or two other cost estimates. Mr. Hindle stated that it would be tabled until the June meeting.
 - b. Approval for application #8 to Beloin Construction in the amount of \$171,951.24. Dr. O'Connor stated that all the paperwork was attached; Mr. Hindle asked if anyone had any questions. Hearing none, Mr. Hindle requested a motion for approval.

Catherine Cheney moved, Caroline Mebert seconded, approval of payment to Beloin Construction in the amount of \$171,951.24

A roll call **VOTE PASSED: 4 – 0**

- b. Approval for Tri-City Drywall for additional work needed in the amount of \$1,500.00. Dr. O'Connor stated that this was for additional work for framing of lateral walls. Mr. Casey stated that it was for the walls that were bad in the guidance office and teachers' room that they looked at back in April; this was work that needed to be completed quickly and Beloin Construction did not have anyone available at that time. Mr. Hindle asked if there were any other questions or comments. Hearing none Mr. Hindle requested a motion for approval.

Carolyn Mebert moved, Catherine Cheney seconded, approval of payment to Tri-City Drywall for \$1,500.00

A roll call **VOTE PASSED: 4 – 0**

- c. Information from EnviroVantage d.b.a. Lead Source for a total amount of \$3,650.00, approved during the 4-18-06 meeting; Dr. O'Connor stated that Lead Source came in and removed the tiles from the old principal's office.
- d. Information from Desmarais Environmental, Inc. in the amount of \$2,565.00, approved during the 4-18-06 meeting; Ms. Eaton stated that Desmarais was there to make sure that the hazards of removing the tiles stayed contained.

F. CIP Balance: Dr. O'Connor reported the following balances in the CIP Account as of May 8, 2006.

Expenditures to Date:	\$ 1,751,864.75
Obligations to Date:	\$ 387,929.20
Items for Formal Vote:	\$ 3,650.00

After all expenditures and obligations reported to date, the remaining balance is \$ 6,556.05

Catherine Cheney moved, Caroline Mebert seconded, approval of the CIP Financial Report for GES.

An oral **VOTE PASSED: 4 – 0**

Mr. Bardwell asked what would happen if any money remained when GES was completed. Mr. Hindle stated that any monies remaining would be reviewed by the Superintendent and Business Manager to see if there were other projects that could be completed using that money. A project is not closed out with a remaining balance. Ms. Verville emailed everyone at one time stating that if there were additional monies, she would like to see it go towards additional parking spaces or striping. Mr. Bardwell then asked if a balance is held; Mr. O'Connor stated that they have not done that since the Middle School project. Mr. Hindle stated that any remaining monies would remain in the account until spent or be turned over to the City to go into the general fund.

G. PAYMENT OF BILLS:

- a. Staples Invoice #1262 dated 3/9/06 for \$349.96 with the cost of JBC portion at \$179. Mr. Hindle asked for a motion for approval.

Catherine Cheney moved, Carolyn Mebert seconded, approval to pay Staples in the amount of \$179.00

A roll call **VOTE PASSED: 4 – 0**

- b. Murphy's Welding & Fabrication dated 4/22/06 for \$300. Dr. O'Connor stated that this was to readjust the basketball hoops. Mr. Casey stated that there were 2 braces of bar joist to stabilize the hoops; however, they were 1' off causing two of the hoops to be different in placement than the other four unless they were trapezed. Mr. Casey took it upon himself to hire Murphy's to do welding to be the same as the other four hoops. He did state that there was a quote of \$860.00 given him to set the

two hoops up on a trapeze system. Mr. Hindle asked if there were any other questions or comments. Hearing none, Mr. Hindle asked for a motion of approval.

Catherine Cheney moved, Carolyn Mebert seconded, payment to Murphy's Welding & Fabrication in the amount of \$300.00

A roll call **VOTE PASSED: 4 – 0**

- c. John L. Carter Sprinkler Co., Inc. Invoice #3828 dated 4/24/06 for \$9,565.00
- d. John L. Carter Sprinkler Co., Inc. Invoice #3831 dated 4/24/06 for \$396.00

Dr. O'Connor stated that Carter Sprinkler Co. was contracted to put a sprinkler system throughout the entire school. Mr. Casey stated that it also included an adjustment to three rooms. Mr. Hindle asked if there were any other questions or comments. Hearing none Mr. Hindle asked for a motion of approval.

Catherine Cheney moved, Carolyn Mebert seconded payment to John L. Carter Sprinkler Co., Inc. in the amount of \$9,961.00 for both invoices.

A roll call **VOTE PASSED: 4 – 0**

- e. Lead Source Invoice #2167 dated 4/27/06 for \$3,650. Ms. Eaton mentioned that this was already discussed and approved at the 4-18-06 meeting.
- f. Porter Athletic Equipment Co. Invoice #PAE 9394782 dated 4/18/06 for \$1,330.56
- g. Porter Athletic Equipment Co. Invoice #PAE 9394822 dated 4/19/06 for \$25,730.28

Dr. O'Connor mentioned that the first invoice was for the installation of the divider curtain and that the second invoice was for the installation of the wall padding throughout the gym. Mr. Casey also mentioned that it was for the backboards as well. Mr. Hindle asked for a motion of approval.

Catherine Cheney moved, Carolyn Mebert seconded, payment to Porter Athletic Equipment Co. in the amount of \$27,060.84 for both invoices.

A roll call **VOTE PASSED: 4 – 0**

H. OTHER:

Mr. Hindle asked for an update on the project. Mr. Casey stated that the wood floor was being installed in the gymnasium and that the tile was finished. He stated that they are doing an excellent job in laying the floor and that they are already half done laying down the maple flooring (on top of the two layers of plywood). Mr. Casey stated that they should finish laying the second half sometime next week and at that time they will begin sanding. Mr. Hindle stated that before they go on the tour of the gym, he would like to take the opportunity to thank Mr. Casey for the job that he has done with the JBC and the work he has done, not only at Garrison, but also at Horne Street School and the High School. He believes the current and future students will enjoy the schools for years to come. Dr. O'Connor asked about a problem with the make up air for the boiler for Phase I. Mr. Casey handed out a letter he had addressed to Goudreau & Associates regarding this issue. Mr. Goudreau stated that the design did not work as originally intended and it had to be fixed, indicating that Goudreau & Associates would pay that cost identified in the letter. Mr. Hindle concluded the meeting for Garrison Elementary and all members went to see the progress of the new gym.

Woodman Park Elementary School:

Dr. O'Connor 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

Dr. O'Connor then reported the following balances for the FY: 2007 CIP with a total appropriation of \$9,000,000.

Expenditures to Date: \$ 35,277.72
Obligations to Date: \$ 658,605.72
Remaining balance is: \$8,306,116.56

Catherine Cheney moved, Carolyn Mebert seconded, to accept the Financial Reports.

An oral **VOTE PASSED: 4 – 0**

I. PAYMENT OF BILLS:

a. Goudreau & Associates Architects Invoice #2006.02-02 dated 5/3/06 for \$34,400.00

Catherine Cheney moved, Carolyn Mebert seconded, approval of payment to Goudreau & Associates in the amount of \$34,400.00

A roll call **VOTE PASSED: 4 – 0**

Mr. Hindle stated that he would now turn the meeting over to Mr. Goudreau for an update on Woodman Park School. Before Mr. Goudreau began, Dr. O'Connor introduced Mr. Mark Geuther, citizen representative and Ms. Martha Bstandig, teacher at Woodman Park School, to the rest of the members.

Mr. Goudreau took out the latest plans on the changes made to date. He mentioned the parking spaces by the tennis courts were going to be diagonal. As much new pavement as possible near the bus entry, will be used for a new parking lot while staying below 3,000 sq. ft. of wetlands impact; this will keep us from needing to mitigate the affected wetlands elsewhere onsite. He added that he was in Laconia all day speaking with the engineers and they thought it would be best to dig up the existing trees adjacent to this new parking area and relocate them. He reiterated that the design committee (last summer) decided to allot space on the east side of the existing building for additional playground equipment. This will allow the existing equipment in Woodman Park to remain while keeping the students from having to cross traffic to get to the current playground. There will also be a new service entrance added at the north west side of the existing building (lower level). Last time the plans were seen, there was a "meandering" walkway going through the courtyard created between the addition and the gym wings. Mr. Goudreau remembered that Ms. Cheney had mentioned a separate play area for students in the lower grades with special needs. He revised the walkway to be along the southerly edge of the gym wing now, leaving more green space, if the committee wanted, to use as play space.

Mr. Goudreau then discussed the existing grading at one corner of the school. He suggested a retaining wall to hold back existing grades if the committee wanted to keep the paved area above by the south exit door. Mr. Hindle stated that anyone is free to jump in at anytime with questions or comments they may have. Mr. Bardwell asked about the daylighting from existing windows in that section of the school. Mr. Goudreau stated that the grading would be curved so that they could maintain the use of the windows, which currently provide daylight to the classroom in that corner of the building on the lower level. Ms. Bstandig had a question regarding the grading. She asked if a 7' retaining wall would be a safety issue. She indicated that she was worried that students will see that and decide to jump off or

accidentally fall over the wall. Dr. O'Connor stated that they had something similar over at Horne Street School where the retaining wall is approximately 15'–16'. A chain link fence was erected to keep the students from jumping and it has worked well. Mr. Goudreau also mentioned an alternative would be to take away from the foundation and take up some of the pavement to help with the grading. He mentioned that we would keep some of the walkway. The concrete would be exposed but has already been covered for frost. Mr. Bardwell asked which would be the least costly to do. Mr. McBey mentioned that taking out the pavement should not be a big deal, but he would get numbers together. Mr. Goudreau asked if he could get the numbers to him as soon as possible before he continued working with his engineers.

Mr. Goudreau then stated that on the ground floor, he pushed the walkway as far as he could to keep 3 windows viable for teaching space and is also envisioning this area as a staff entrance. Ms. Eaton asked about water that would be coming down. Mr. Goudreau stated that there would be a drain to go with the grading (catch basin to the parking lot). At the last meeting he had shown a ramp going into the library to compensate for the difference in floor height. He mentioned raising the floor up. We would lose a couple of toilet section with these changes, however, that would cut out two of the ramps. Mr. Bardwell asked what the courtyard looked like in the previous plans. Dr. O'Connor stated that there was green space with a building on either side. Mr. Goudreau stated the current courtyard is approximately 47' wide. Dr. O'Connor suggested fencing off a section for the pre-k and kindergarten students as a play area. Mr. Bardwell asked if this was going to be a paved area; Dr. O'Connor stated that there would be some padding like mulch. Mr. Bardwell then asked if this area was going to be off-limits during the winter months. Dr. O'Connor mentioned that it would be like all the other classes. Depending on the weather and temperatures, they would be bundled up and sent outside to play. Mr. Goudreau stated that he does not have much regarding the other phases of the project and was concentrating on Phase I. There will be a connection with doors leading through the media center before the start of Phase II. Mr. Goudreau stated that he is planning to have documents ready for bidding at the beginning of July for CM mobilization by the end of July. Mr. McBey stated that his men would be working from 7:00 a.m.–3:30 p.m. unless something unusual comes up that they need to work longer hours. Mr. Bardwell asked about working later hours, when school was not in session. Dr. O'Connor stated that the heavy stuff would be done after hours and during vacations. The project at Garrison worked well while students were in session. They were enthralled with the whole process. Ms. Mebert stated that during the interview, BPS mentioned that they have students take a field trip to the worksite to see how things work. Mr. McBey stated that is what they do as often as they can. While they are not working, they let the kids see how things are done and how the equipment works. He also mentioned that the other day while walking through the school, he had approximately 10 students stop him to ask him questions.

Mr. Goudreau mentioned that he wants to make sure that everyone is aware of the space constraints and was double-checking on the changing rooms for both the pre-k and kindergarten rooms. He also asked if everyone still wanted the fold-up changing tables in other bathroom areas. Ms. Bstandig asked if there would be two changing rooms in both pre-k and kindergarten rooms. Mr. Goudreau stated that 4 out of the 5 rooms will have changing rooms outside the area of the rest rooms (two pre-k rooms share one and two kindergarten rooms share one), but he does not know the need in other bathrooms in the school. Mr. Geuther mentioned that he is not sure of the need for the upper grades because there is a weight limit on the tables and most of the students exceed that weight.

In the new wing, there will be six classrooms per floor; on the first and second floors (above the lower level), two will share a workroom and storage on each side of the corridor. Mr. Bardwell asked what the workroom was. Ms. Bstandig stated that it is basically storage space for AV equipment, books and other classroom supplies. Ms. Bstandig was wondering about windows on the north wall and questioned whether it would be very dark. Mr. Goudreau mentioned that it wouldn't be because they would be using indirect lighting and the rooms would receive reflected north light from the exterior. Ms. Bstandig then asked if the storage was going to be placed along the corridor wall; Mr. Goudreau stated that the storage space for the students would be along the corridor wall where possible. He also mentioned that he would need 12' 8" from floor to floor to make room for ductwork above the ceiling

while using indirect lighting for all three floors. Mr. Geuther asked about the pre-k and kindergarten section and if any other classrooms were going to be placed with them. Ms. Mebert asked if we were going to be pinched for space; Mr. Goudreau stated that the classrooms in the new wing would range from 900'– 1,000's.f. The library was originally designed to have a skylight, but after meeting with the librarian, she noted that she does a lot of video presentation and the skylight would make it difficult to get the area dark. The decision was made to delete the skylight and instead raise a portion of the ceiling in the center of the library, using pendant lights. He also mentioned that without the skylight there would be no leaks to worry about and the costs would be less. Mr. Goudreau stated that we could take the money saved and put it towards the raised ceiling feature. Mr. Bardwell asked about separate rooms for the library and videos. Dr. O'Connor stated that a corner would be set up with VCT on the floor and the circulation desk would be lower compared to the rest of the library. Mr. Hindle asked if Woodman Park would be part of Comcast. Dr. O'Connor stated that he believed they would be. Mr. Goudreau mentioned that there were no individual toilets in the classrooms on the upper floors as in the pre-k and kindergarten rooms, but there is a staff and gang-type (multiple stall) boys/girls room in each wing.

Mr. Goudreau stated that he would be meeting with the building inspector and fire chief regarding a dead end corridor condition and whether a temporary wall and door needs to go in until Phase II is complete. The maximum dead end allowed by IBC Code is 20' for buildings with a sprinkler system. After Phase II, they will take down the wall on the upper floors, since the dead-end corridor condition will be different then. Mr. Goudreau then mentioned that the new classroom windows would be 7'– 8' wide and each room would have two windows. Mr. Bstandig asked if they were going to be double hung. Mr. Goudreau stated that they would be project-out windows with screens since cranks are easier to use than double hung windows and have a better seal.

Mr. Hindle asked if Mr. Goudreau had a chance to bring out the brick samples and match to the existing brick. Mr. Goudreau stated that he did a couple of weeks ago. He stated that two of the samples were the best matches and ranged in cost from \$570 - \$580 per 1,000. The existing brick is 7 1/3" for three courses high, however today's bricks are 8" for three courses high. Mr. Goudreau's plan is to place a glass wall between the new and old wing so that the mismatch of brick coursing is not apparent. Mr. Bardwell asked about energy codes. Mr. Goudreau stated that he has his engineers working on it and wants to be 5% higher than their minimum code requirements. He would like to bump up the thermal performance of the windows and roof insulation. Mr. Bardwell asked if we are going to do both; Mr. Goudreau stated that it all depends on the cost. Mr. Goudreau mentioned that they are replacing the existing roof and will add new insulation over that area before installing the new roofing. The current design for the exterior walls of the new addition is 6" metal studs, exterior sheathing, rigid insulation air space and brick veneer. Currently the rigid insulation is intended to be styrofoam with R=5.5 per inch. Mr. Goudreau would like to increase that to R=7 per inch by changing to a more efficient (more expensive) insulation board. He would like to get a cost estimate first; value engineering will allow him to know if he can "take here" and "put there." Mr. Bardwell stated that doing this could save a couple of thousand dollars a year. Mr. Goudreau noted he will ask his consultants for a fee to provide computer analysis of various scenarios for improving thermal performance using upgraded window glazing and insulation to reduce fuel consumption for heating (and cooling in some areas). Dr. O'Connor stated that it might be worth the added cost to have this done. Mr. Goudreau will get back to the District with this fee proposal. Mr. Goudreau stated that he is not doing much to the existing building exterior; the windows were replaced a couple of years ago. Ms. Mebert asked about the elevator that was in the original plans; Mr. Goudreau stated that the committee decided (over the summer) to remove the elevator in the new wing since there was a new elevator installed in the existing building a few years ago. Changing the stations and casework will make it kid height. Mr. Goudreau asked about lowering the counter tops down 2 ft for the students. He wants to check with the teachers to make sure this is what they really want. Ms. Bstandig asked if they lower the counter tops, would a utility sink be available to the teachers. Mr. Goudreau stated that they would not in the classrooms. Mr. Geuther stated that pre-k and kindergarten students are smaller than students in the upper grade levels and could see having kid height sinks there, but not in the upper grade levels. Mr. Goudreau stated that when he met with the teachers at the beginning of the planning, all the teachers stated that they wanted

the counter tops kid height. Dr. O'Connor mentioned that 30" would still work well. Mr. Bardwell mentioned that the students are already using standard height fixtures now and they could always use a stool to reach if necessary. Ms. Eaton also mentioned that they have to remember that the custodians have to clean these fixtures on a daily basis, which could lead to bad backs from bending that low. Mr. Hindle asked if this should be considered a directive from the Board: pre-k and kindergarten - kid height fixtures, and upper grade levels - regular fixtures. Dr. O'Connor suggested looking at the fixtures in the kindergarten at Garrison, Ms. Grady stated that she would check where she is.

Mr. Goudreau showed the elevations for the outside of the building where the entry is at an angle and grade up around the building and will be keying a lot of wall areas. Mr. Bardwell asked if dragging some of the dirt away from the footings would be useful. Mr. Goudreau stated that the footing are below the frost line and utility tunnels are below the lowest levels. He is also not sure how the concrete will look exposed. Mr. Hindle asked what we are looking at for a time frame; Mr. Goudreau mentioned that he would need to get the first cost estimate from BPS, because it could affect the drawings/design if the estimate is too high and need to value engineer the scope downward. Mr. McBey stated that he would have a better idea by the end of next week and would get that to him as soon as possible. Mr. Goudreau then stated that the drawings for the addition he planned to be complete in early July.

- J. NEXT MEETING:** The next meeting for the JBC is scheduled for Thursday, June 8, 2006, at 6:00 p.m. at Woodman Park Elementary School in the library or cafeteria if necessary.
- K. ADJOURNMENT:** Catherine Cheney moved and Caroline Mebert seconded, adjournment of the JBC Committee at 7:45 p.m. An oral **VOTE PASSED: 4 – 0.**

Respectfully submitted,

Jason Hindle, Chair
Join Building Committee
JH/pb