

**GES Phase II and WPS Addition & Renovation Joint Building Committee**  
**Meeting #7**  
**June 8, 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, June 8, 2006 at 6:00 p.m. at Woodman Park Elementary School's cafeteria.
- B. ROLL CALL:** Present were Jason Hindle, Catherine Cheney, Carolyn Mebert, and Doris Grady. Also present were Laurie Verville, Business Manager; Joanne Eaton, Facilities Manager; Michael Bliss, Clerk of the Works; Martha Bstandig, Teacher; Gary Goudreau, Goudreau & Associates; Keith McBey, Bonnette, Page & Stone (BPS); Randy Remick, BPS; Mark Geuther, Citizen Representative; Ray Bardwell, Citizen Representative, and Larry Clow from Foster's Daily Democrat. John O'Connor, Superintendent arrived late due to a prior commitment.
- C. APPROVAL OF MEETING MINUTES:** Doris Grady moved, Catherine Cheney seconded, approval of the May 11, 2006 meeting minutes.

There is a correction in the first paragraph; Mr. Ray Remick should read Mr. Ray Bardwell.

An oral **VOTE PASSED: 3 – 0**

**Garrison Elementary School:**

- D. APPROVAL OF JBC EMAILS:** Mr. Hindle asked if there were any questions or comments regarding expenditure for a urinal screen. Hearing none, Mr. Hindle asked for a motion of approval.

Catherine Cheney moved, Doris Grady seconded, approval of expenditure for a urinal screen.

An oral **VOTE PASSED: 3 – 0**

- E. CIP BALANCE:** Ms. Verville reported the following CIP report. She mentioned that the ending balance as of June 5, 2006 was \$13,352.18; however, it did not reflect a credit change order in the amount of \$2,800 for fencing. Ms. Eaton worked out with Beloin Construction stating it was not needed thus resulting in a credit. There is also the expenditure for the urinal screen in the amount of \$264.50 that was just approved, leaving an ending balance of \$15,887.68. Ms. Verville stated that the rise in the remaining balance was due to monies encumbered for HL Turner – Testing Services. All testing has been completed for the project so the remaining monies are now available. Ms. Verville stated that she budgeted extra monies for the testing, just in case the cost was more than original figures received from HL Turner.

Expenditures to Date:	\$ 1,985,387.55
Obligations to Date:	\$ 151,260.27
Items for Formal Vote:	\$ 264.50

After all expenditures and obligations reported to date, the remaining balance is \$ 15,887.68

Mr. Hindle asked if there were any questions or comments regarding the CIP reports. Hearing none, Mr. Hindle asked for a motion of approval.

Doris Grady moved, Catherine Cheney seconded approval of the CIP Financial Report for GES.

An oral **VOTE PASSED: 3 – 0**

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

Mr. Hindle read the following payments into record:

- a. DM Burns Security Inc. Invoice dated 3/16/06 for \$893.50
- b. Porter Athletic Equipment Co. Invoice #PAE 9395573 dated 5/11/06 for \$6,505.65
- c. Tri-City Drywall & Metal Framing Inc. Invoice dated 5/8/06 for \$1,150.00
- d. Beloin Construction Inc. Payment App#9 dated 5/31/06 for \$52,125.60
- e. Goudreau & Associates Architects Invoice #2005.01-10 dated 6/5/06 for \$3,990.00
- f. Goudreau & Associates Architects Invoice #2005.01-11 dated 6/5/06 for \$495.00

Ms. Verville stated that the above invoices were all verified by Ms. Eaton, Mr. Goudreau and herself for a total of \$ 65,159.75. Mr. Hindle asked if there were any questions or comments regarding expenditure of above payments. Hearing none, Mr. Hindle asked for a motion of approval.

Doris Grady moved, Catherine Cheney seconded approval of the CIP Financial Report for GES.

An roll call **VOTE PASSED: 4 – 0**

## **G. OTHER:**

Mr. Hindle asked Ms. Verville for an update on the project. Ms. Verville stated that at this time she would like to turn the discussion over to Ms. Eaton. Ms. Eaton stated that Desmarais Environmental has completed their report, which was approved by the Committee at the May meeting to expend \$2,565. Ms. Verville stated that this money is already obligated and included in the CIP summary. Ms. Eaton stated that there is an outstanding bill for the balancing of air in the boilers. Burns Security has not been back to finish installing the key punch pad for entry into the building. She will call to have them finish the installation of the key punch pad. They are looking into closures. Old open arms for the storage doors because they do not want to have a wood wedge under the doors to hold them open. She mentioned that the bleachers are in, padding is up, and the nets are in place. She is now just waiting for the urinal guard to be installed, touch up on painting in a few areas, and the typed up punch list. The plumbing and electrical inspectors, along with the fire chief and building inspector did a walk through and gave the okay. Ms. Eaton also mentioned that the first function to be held in the new gymnasium was scheduled for this upcoming Saturday. Mr. Goudreau asked if Peter Wotton, Athletic Director, had stopped in to look at the gym; Ms. Eaton stated that he had the other day. Ms. Verville stated that they are also looking into padding to put on the new floor to help protect them during certain events. Mr. Hindle asked if Gary Bannon, Dover Parks & Rec Director, had seen the gym yet; Ms. Eaton did not believe he had. Ms. Grady asked if we were going to set any rules on what is appropriate foot wear for the new floor. She's concerned that the floor will be destroyed faster if there is no specifics put in place. She stated that a lot of money has been spent on the floor and she would like to see it last as long as possible. Ms. Eaton asked if guidelines should be posted on the doors entering the gymnasium. Ms. Grady asked if we should notify Mr. Wotton of the guidelines so he can pass it along to the coaches. Ms. Grady also complimented Ms. Eaton for the last report stating that it was clear and she appreciated the details. Mr. Bardwell asked about the bleachers and if the rollers were made of a non-marking material. Mr. Goudreau stated that they were made of a non-marking material and that they are spaced out every 4 feet. He also mentioned that it is all electrical now so they slowly move on a trolley. Mr. Hindle asked if Mr. Clow would be interested in going over to see Garrison and the changes that were made. He said he would like to see the school; Mr. Hindle then asked if Ms. Verville would coordinate the visit.

Ms. Verville asked Mr. Goudreau if he could elaborate on the punch list. He mentioned that the electrician and engineer will be there to go over the punch list and will find any issues that were missed. The main office is extremely cold because the control is in the principal's office across the hallway. Ms. Eaton said that she had received a call that morning and the thermostat read low 50's. Mr. Goudreau stated that they are still working on the set points because the main office is still cold. He also explained that there are times, due to budget constraints; they can minimize cost by set locations and zoning of the heat and A/C.

## Woodman Park Elementary School:

**H. CIP BALANCE:** Ms. Verville reported the following balances for the FY: 2006 in the CIP Account as of June 5, 2006.

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

Mr. Hindle asked Ms. Verville about the monies remaining for FY: 2006. Can the monies stay where they or can they be combined with monies for FY: 2007. Ms. Verville stated that these reports were for the Committee and she can set the financial reports up to the way they prefer. She does not use these reports for any other reporting with the City or State.

Ms. Verville then reported the following balances for the FY: 2007 CIP Account as of June 5, 2006

Expenditures to Date:	\$ 35,365.18
Obligations to Date:	\$ <u>658,518.26</u>
Remaining balance is:	\$8,306,116.56

Mr. Hindle asked if there were any questions or comments regarding the CIP reports. Hearing none, Mr. Hindle asked for a motion of approval.

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

An oral **VOTE PASSED: 4 – 0**

## **I. PAYMENT OF BILLS:**

Mr. Hindle read the following payment into record:

a. Goudreau & Associates Architects Invoice #2006.02-03 dated 6/5/06 for \$44,407.00

Mr. Hindle asked if there were any questions or comments regarding the CIP reports. Hearing none, Mr. Hindle asked for a motion of approval.

Carolyn Mebert moved, Catherine Cheney seconded, approval of payment to Goudreau & Associates in the amount of \$44,407.00

A roll call **VOTE PASSED: 4 – 0**

## **J. WOODMAN PARK PROJECT:**

Ms. Verville turned the meeting over to Mr. Goudreau for an update. Mr. Goudreau mentioned that it will be approximately 4 weeks for the completion of the Phase I documents. Ms. Verville stated that a preliminary planning meeting is going to be on June 14<sup>th</sup>. He is planning on getting the packages out to BPS on Monday, along with the Planning Board as a courtesy review. He stated that he is a little concerned in giving the information to BPS to go out to bid without all possible information and if anything were to change, it would be too late to add an addendum. Mr. Bardwell stated that we can always do a call back. Mr. Goudreau mentioned that there will be a lot of competition for the project and if they do a call back, that would delay the start of the project. He also mentioned that something similar happened with the Garrison project with changes made after going out to bid and there was no money available. Mr. McBey stated that if they receive the information by the June 29<sup>th</sup>, they will have an idea of who the companies are and can also notify the people the same day. Mr. Goudreau stated that BPS will have their package on Monday, June 12<sup>th</sup>. Mr. Remick stated that they would like to get rolling. Mr. Goudreau said that he had a meeting with the teachers at 3:15 p.m. today to go over the specifics and details of the project and stated that they were all on board. He stated that the biggest change is going to be the core bathroom. They are moving the water closet between the kindergarten and pre-k rooms where the changing rooms were. Ms. Cheney asked if there are 20 students per classroom and there are several that have to go at the same time, will they be able to use another bathroom. Someone stated that the teachers would not allow students to go to another bathroom on their own. As far as the changing tables, they have been changed to the wall model (folding) tables in the bathrooms. The teachers decided that having the bathrooms was

more important than having a separate changing room. Mr. Goudreau stated that the library, media and technology areas have been worked out.

Mr. Goudreau did have a question to ask the Committee. He asked what the scope of the lighting was that they wanted. At our last meeting, Mr. Goudreau asked Mr. McBey of BPS for value engineering so that we could see what money is available for renovations. He stated that for the proposal they are recommending the new parking area as alternative #1 and the parking near the parent pick-up/drop-off as alternative #2; both will be ID'd separately. Mr. Bardwell asked about the playground and if any changes were going to be made. Mr. Goudreau stated that both the playground and swing set will remain where they are. He also mentioned that a decision was made regarding the 7' retaining wall. In place of the wall, they are going to lower the grade of the embankment by cutting out the pavement in that area and gradually grading down. Mr. Goudreau asked again about the lighting and how much they wanted to do during this phase. He showed on the drawings that he believed that there were already three lights out back around the paved area. Over at the new pavement, he stated that there would be a need for six light fixtures. Ms. Eaton questioned the lighting at the entry; Mr. Goudreau stated that they were wall packs and mentioned that site candles could also be used for the parking area. Mr. Bardwell asked what the standard lighting is; Mr. Goudreau stated 1.0/1.1 candles are standard. He said that he has the 1.0/1.1 wall packs planned to be placed on the side of the building for the side walk. Mr. Bardwell asked if this was enough light to read by; Mr. Goudreau said that it was not. Mr. Bliss and Ms. Bstandig went outside to check on the lighting and came back to say that there were a total of four light fixtures. They came back and said that there were two at the parking area and two on the side of the building that were not being utilized well. Mr. Bliss asked if they could be moved to add more lighting to the existing parking area and that would be the additional two light fixtures needed for that parking area. Mr. Remick asked if we wanted new poles or reuse the old poles. Ms. Bstandig also mentioned that there are always issues with those lights; they are either broken or burned out and asked if some could be taken out with the changes. Ms. Verville said that we do have to do something with the lighting outside. Ms. Mebert asked if there are any street lights that would help; Dr. O'Connor stated that the only lighting for part of the parking lot is the lights from the gas stations across the street. Mr. Hindle asked about the relocation of the lighting and what direction would they be placed at. Mr. Goudreau stated that they would have to be placed to shield away from the house near the school. Mr. McBey stated that we should keep all the lights shown on the drawings in for safety reasons. Mr. Remick said they checked the condition of the poles and said they looked alright and should be able to reuse them.

Mr. Goudreau turned to the drawing on the foundation and stated that it was coming along. Steel and Roof framing have been forwarded to BPS so they can work on the numbers. Mr. Bardwell asked if there was anything more on the insulation that was discussed at the last meeting. Ms. Eaton asked about the first phase of the roof; Mr. Goudreau stated that it will be an R value of 4.7/4.8. Mr. McBey mentioned that it will cost approximately \$65,000 for the new roof, but are anticipating going out to bid for additional prices. Mr. Hindle asked what the preliminary numbers were; Mr. Goudreau stated they were looking at 4.7/4.8. Dr. O'Connor asked about the value engineering. Mr. Goudreau stated that it is approximately 32 sf which will use half of the monies budgeted. Mr. Goudreau stated that they could make allowances. An example is to put in limited A/C. Also, the monies for the masonry and gypsum board he mentioned a product that is a resistant sheet rock; which they skim coat a hard plastic over the surface of the sheet rock. He stated that it is tough to get through and to contain cost only go up four feet from the floor. Ms. Cheney asked if he has used this at other schools; Mr. Goudreau stated that he has not, but has used the product at a police station. They wanted a tough product due to their guns and other items bumping into the walls and putting marks in it. Ms. Mebert mentioned that at the Facility Committee meetings she heard that students were punching holes in the walls. Mr. Eaton stated that it was only over at the Middle School. Mr. Remick stated that if students did try punching this product they would hurt their hand. Ms. Cheney then asked if this was a laminate product similar to the top of the café tables. Mr. Goudreau stated that it is a material that a couple of coats are sprayed on leaving a hard and strong material. Dr. O'Connor asked what the difference in cost would be compared to blocks. Mr. Goudreau said that the blocks will still be there; however, between the blocks, tiles or resistant sheet rock, the sheet rock would be the least expensive and durable enough for elementary. Mr. Bardwell then asked if it was going to be placed throughout the whole school or just the hallways. Mr. Goudreau stated that it would go in the hallways only. He feels that with everything in the classrooms against the walls, there is not as great a need for it. Dr. O'Connor asked that with this product, if a student decided to walk down the hallway with a ball point pen would the coating be scared. Mr. Goudreau stated that he tried to make marks in a sample and was not able to. He said that if someone really wanted to damage the walls, they would need to work hard for awhile with a screwdriver. Mr. Goudreau mentioned that with tile, you still need to have cement board backing. Ms. Bstandig asked if this product would hold a bulletin board. Mr.

Remick stated that the bulletin boards would be drilled into the studs so that would not be a factor. Mr. Goudreau stated that ceramic mosaic would be going into the student bathrooms and the staff room will have VCT flooring. Ms. Eaton stated that she receives dispensers for free; however, BPS will be responsible for the mirrors and grab bars. Ms. Mebert asked who would be picking out the colors for the tiles. Mr. Bardwell then asked if it would be possible to get a cost savings per either sf or lf between the items.

Mr. Goudreau then stated that they are making the cubbies deeper; they are going from 12" to 16". It will be painted poplar with a hardwood edge banding. Mr. McBey stated that storage will be open; Mr. Goudreau stated that they will be fairly open with plastic bins for storage. He mentioned that they have a handle on the lights and if we buy into the wall, there would be a savings of approximately \$25,000. Dr. O'Connor asked if it is commercial and if they spray the product before or after it is up. Mr. Goudreau told him it would be after the drywall is up. Ms. Verville stated that a sample will be brought in at the next meeting. Ms. Mebert asked if there was a website they could log onto to look at the product. Mr. Goudreau mentioned that he could not remember it but the brand was Tough Hide. Mr. Hindle asked if he could e-mail Ms. Verville with the address and she would distribute it to the rest of the members. Mr. Goudreau stated that he would update the drawings to show the changes that were made at the meeting with the teachers. He mentioned that there will be easy access to the ceilings via a drop ceiling throughout the school. The exceptions are the library, which will be tongue and grooved and stained, with the gang bathrooms and recessed areas will be a hard ceiling.

Mr. Bliss asked about the brick samples and if Mr. Goudreau had them with him. Mr. Goudreau stated that he had left them at this office but he does have two for the Committee to look at. He also stated that he phoned another rep for samples; he only has Glengarry now and would like to see another company's product for a comparison. He said that budgeting for \$580 per 1,000 should be close to what the cost will be. Mr. Hindle asked if any of the Committee members had any questions. Mr. Bardwell asked if we put in a higher R value insulation, is there any way we could get a feel for savings. Mr. Bliss asked if this would go throughout the whole building. Mr. Remick stated that Phase I is for the new construction only, but it is planned to redo the existing roof at a later date because it is "bleeding." Mr. Goudreau mentioned that he had e-mailed a request to receive information for an energy modeling for the changes in roof insulation, but where he had not heard back before this meeting he did not proceed. The cost for the energy modeling was \$800 to \$1,000 which included roof insulation, window performance and wall insulation. Mr. Goudreau then stated that he can't see bumping up the windows where they were replaced within the last few years. He feels that the roof is a priority and stated that the cost should be less for just the roof. He suggested Rist-Frost-Shumway do the work. The committee stated to proceed with the cost estimate and said that it is not to exceed \$800. Mr. Goudreau also mentioned that updates have been added to the electrical, light fixtures, putting in clocks, and outlets. He mentioned that his engineers will need enough information before they can continue.

**K. NEXT MEETING:** The next meeting for the JBC is scheduled for Thursday, July 13, 2006, at 6:00 p.m. at Woodman Park Elementary School in the library.

**L. ADJOURNMENT:** Doris Grady moved and Caroline Mebert seconded, adjournment of the JBC Committee at 7:00 p.m. An oral **VOTE PASSED: 4 – 0.**

Respectfully submitted,

Jason Hindle, Chair  
Join Building Committee  
JH/pb