

GES Phase II and WPS Addition & Renovation Joint Building Committee
Meeting #9
July 24, 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 Monday, July 24, 2006 at 5:30 p.m. at the Superintendents Office.
- B. ROLL CALL:** Present were Jason Hindle, Catherine Cheney, Carolyn Mebert, and Doris Grady. Also present were John O'Connor, Superintendent; Laurie Verville, Business Manager; Patrick Boodey, Principal, WPS; Gary Goudreau, Goudreau & Associates; Keith McBey, Bonnette, Page & Stone (BPS); and Ray Bardwell, Citizen Representative.

Mr. Hindle introduced Mr. Patrick Boodey, the new principal at Woodman Park School to everyone in the room.

- C. APPROVAL OF MEETING MINUTES:** Catherine Cheney moved, Doris Grady seconded, approval of the July 13, 2006 meeting minutes.

An oral **VOTE PASSED: 3 – 0**

Garrison Elementary School:

D. PUNCH LIST:

Ms. Verville began by stating that there were some items that were found during another walk-through that are not on the current list; however, they have been brought to the attention of Ms. Beloin. Ms. Verville also stated that she did not want to take any action until Ms. Eaton returns and is able to go over the list. Mr. Goudreau said that he has been in contact, through e-mail with Ms. Beloin regarding the items and is hopeful that the work is progressing. He also mentioned that they were mainly minor items that are in dispute. One item in question is a tile in one of the bathrooms; Ms. Beloin stated that she cleaned the bathroom herself after the tiles were installed and everything was fine. Mr. Goudreau stated that the tile is in a precarious spot and is unsure how someone in the school would be able to break this particular tile. Dr. O'Connor mentioned his concern with the A/C in the administrative offices. He said that the secretary's office is still too cold. Mr. Bardwell asked if they were balanced. Mr. Goudreau said he thought that it was more than just balancing. He has been speaking with David Dill who has been in constant contact with Palmer & Sicard trying to figure out what the problem is. They think it could be a faulty sensor but have not been able to confirm that. Dr. O'Connor said that they are not controlled remotely and that they should check with the facilities office to see if it could be something on their end. Mr. Goudreau said that the thermostat reads what it is supposed to in the principal's office, but the main office across the hall is very cold. Dr. O'Connor mentioned that they had a similar issue over at the middle school when he was there and said that the controls placed in the office do not mean much, all heat and A/C is controlled out of the facilities office and suggested that they check the remote there. Mr. Bardwell asked if the thermostat is in the wrong location. Mr. Goudreau said that they placed the thermostat in the principal's office where they felt it was appropriate. The consensus of the Committee was to table the punch list until the August meeting.

Woodman Park Elementary School:

E. WOODMAN PARK PROJECT: Ms. Verville turned the discussion of the site work bid over to Mr. McBey. Mr. McBey stated that we were “not out of the woods yet” but is better. He handed out the bid tabulations to all members for their review. He stated that Cantwell had the low base price and that on the last page was his recommendation that he discussed with Ms. Verville and Mr. Goudreau. He also mentioned that JP Towle had not attached the alternate information page. On his drive down to the meeting he was on the phone with Mr. Towle who was giving the prices on the alternates. They are as follows:

Deduct Alternate 4: \$16,000.00	Deduct Alternate 5: \$3,500.00
Deduct Alternate 6: \$4,000.00	Revise Alternate 7: \$2,500.00
Deduct Alternate 8: \$1,500.00	

Mr. Bardwell asked what the bottom line was. Mr. McBey stated that Cantwell was still had the low base price with alternate 1, lower parking, at \$42,500 and alternate 2, student pick-up and drop-off at \$15,732. He said that we are on a tight budget and suggested a hold on the \$42,500. A suggestion was made to reduce the paving process from 2” - 1” to 1 ½”- 1” pavement. On alternate #8, in place of granite curbing as outlined by the State of NH, place gravel with a concrete front only. He has run this by Rist, Frost & Shumway and the seemed ok with it. They did state that we shouldn’t change the gravel if we change the thickness of the pavement and vice versa. Mr. Hindle asked if BPS has worked with Cantwell before on a school project. Mr. McBey said that they hadn’t and he has not “chased” down the references listed because he wanted to check with the Committee first. Dr. O’Connor asked if he has spoken with JP Towle with the options. Mr. McBey stated that he did not; once again he wanted to check with the Committee to see what their thoughts were. Mr. Bardwell asked where JP Towle was at. Mr. McBey stated that they are \$288,405 plus the cost of parking leaving a cost of \$333,000, N. Hampton Construction’s total cost is \$296,965. Mr. Goudreau stated that Cantwell included alternate 7 & 8 in their base price. Mr. Bardwell asked if \$325,000 included the parking; Mr. McBey guided everyone to the last page, which was his recommendation and where he had the breakdown for Cantwell. He also gave the recommended scope base price for the top three companies. Cantwell: \$288,485, N. Hampton Construction: \$296,965, and JP Towle: 325,500. Mr. McBey said that it was painful looking through the numbers because Towle is aggressive on the gravel deduction. Mr. Hindle asked for an update; Ms. Verville stated that right before the meeting she spoke with Mr. Steele, who said that they could help with the bank run gravel giving a cost of \$1.35 per cubic yard. It’s crushed outside and the delivery load would be with Servino. She stated that the approximate cost of savings would be \$6,000. She has also put calls into Brocks and Pike and they said they would get back to her. Mr. McBey believes that Towle did not understand what we were looking for in the breakdown and thinks they lumped everything together in the base price. With the adjustments to alternatives 3, 5, 6, 7, and 8, the adjustment to the scope is a base price of \$325,500. He stated that he hasn’t taken deductions and said there may be a possible deal, but there is work to be done. Mr. Goudreau mentioned that the figures did not include gravel. Mr. Hindle said he has concerns. The City has worked with Towle on several occasions; however, the City has not worked with Cantwell before and he would like to have feedback before making any decisions. Mr. Goudreau said he presumed that Cantwell had bonding. Mr. McBey said that their intent is not to bond subs; that they usually hold the bond themselves. Mr. Goudreau then mentioned that N. Hampton Construction said that they have worked with the City; Ms. Verville stated that in speaking with Mr. Steele, he mentioned that they have not worked with N. Hampton Construction before.

Mr. McBey stated that his job is to put together the information received and present the lowest responsible person to the Committee. He mentioned that Cantwell offered \$13,000 in value engineering and is more aggressive in regards to the underground plumbing and electrical. Mr. Goudreau said that there is mention of a trench for the electrical and plumbing. Mr. Hindle stated that he would like to proceed with references from Cantwell. Dr. O’Connor and Mr. Bardwell said that if they check out; leave it with Mr. McBey to negotiate. Dr. O’Connor then asked when the equipment would start; Mr. McBey stated that hopefully the equipment will start to arrive at the site the beginning of August. The consensus of the Committee is to have BPS proceed with references for Cantwell and report back if they are okay and hire the lowest bidder. Mr. Bardwell suggested that we should add “and/or responsible low bidder,” consensus agreed. Mr. Goudreau asked if Mr. McBey has the authority to hire someone. Mr. McBey stated that it would be

pending discussion with Ms. Verville, Mr. Goudreau, and Rist, Frost & Shumway. Mr. Hindle asked if there was any further discussion; hearing none, Mr. Hindle asked for a motion of approval.

Catherine Cheney moved, Doris Grady seconded, approval of Mr. McBey & BPS hiring the responsible low bidder.

A roll call **VOTE PASSED: 4 – 0**

F. NEXT MEETING: The next meeting for the JBC is scheduled for Thursday, August 10, 2006, at 6:00 p.m. in the Woodman Park Elementary School in the library.

G. ADJOURNMENT: Caroline Mebert moved and Doris Grady seconded adjournment of the JBC Committee at 6:00 p.m. An oral **VOTE PASSED: 4 – 0.**

Respectfully submitted,

Jason Hindle, Chair
Join Building Committee
JH/pb