

**GES Phase II and WPS Addition & Renovation Joint Building Committee  
Meeting #11  
August 22, 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, August 22, 2006 at 5:40 p.m. at Superintendent's Office.
- B. ROLL CALL:** Present were Jason Hindle, Catherine Cheney, Doris Grady, and Carolyn Mebert. Also present were John O'Connor, Superintendent; Laurie Verville, Business Manager; Joanne Eaton, Facilities Manager; Patrick Boodey, Principal of WPS; Michael Bliss, Clerk of the Works; Gary Goudreau, Goudreau & Associates; Keith McBey, Bonnette, Page & Stone (BPS); Mark Geuther, Citizen Representative; and Ray Bardwell, Citizen Representative.
- C. APPROVAL OF MEETING MINUTES:** Catherine Cheney moved, Doris Grady seconded, approval of the August 10, 2006 meeting minutes.

A roll call **VOTE PASSED: 3 – 0**

**Garrison Elementary School:**

- D. EMAIL APPROVAL FOR EXPENDITURE OF \$1,200.00 FOR LEVELING LOAM:**
- a. A motion was made by Mrs. Grady and seconded by Mr. Hindle approving the \$1,200.00 expenditure for the leveling of loam.

A roll call **VOTE PASSED: 3-0**

**E. UPDATE ON PUNCHLIST FROM BELOIN CONSTRUCTION:**

- a. Mr. Hindle asked for an update on the punch list items from Ms. Eaton. Ms. Eaton stated that Beloin has redone most of the punch list. She said that emergency lights had been ordered. The petition in the bathroom had been replaced. Ms. Eaton had previously stated concerns over the air conditioning, but it seems to be working fine. Everything seems to be all set at this point. Ms. Verville is still concerned with the air and would like to test for another 30 days. Mr. Bardwell questioned the location of the thermostats saying they had been originally been placed in an incorrect location.

- F. DISCUSSION ON RELEASE OF RETAINAGE TO BELOIN CONSTRUCTION. INC:**  
Tabled until the September meeting.

**G. OTHER:**

- a. Ms. Verville will be drafting a resolution with final figures for the Garrison Elementary School renovation in the beginning of September.

**Woodman Park School:**

**H. INFORMATION:**

- a. LETTER FROM CITY OF DOVER FOR TEMPORARY PARKING CHANGE AT CLIFFORD AND TOWLE AVE: Ms. Verville has received one call regarding the temporary change. She stated that it is temporary-until approximately October. This information needs to be communicated

through the Woodman Park Newsletter, The Bugle". Mr. Boodey has sent a memo to all staff on August 22, 2006 regarding the parking issues. Dr. O'Connor noted that it will not be necessary to expand parking onto the existing playground area. He also mentioned that we also have parking at the Atlantic Culinary Institute to fall back on if necessary. Another option is St. John's Methodist Church, which is located on Cataract Avenue. This however, would not be feasible since a shuttle would be required. The price would be too prohibitive. Streets that are closer are being considered. Dr. O'Connor stated that we should be able to obtain 40-55 additional parking spaces. Mr. Hindle expressed concerns over parking on Parker and Woodman Park Drive. He would like a letter sent to residents of Parker and Woodman Park Dr informing them of the temporary parking situation so that they know the status of the parking. Mrs. Grady expressed interest in proper signage of the areas. She would like the Dover Police Department to mark all parking areas clearly. The current area for parents to drop off and pick up children will continue to be in use through the project. Hopefully, there will be an auxiliary parking lot completed within 10 days that will be able to hold 15 additional cars. At this point, Towle Avenue will be reposted for no parking. Mr. Hindle suggested that there be parking sticker for staff members of Woodman Park School in order to help the Dover Police Department determine staff from parents. Mr. Geuther joked that St. John's Church might be a good alternative since it is in walking distance.

- b. DRAFT OF RIST-FROST SHUMWAY PROPOSAL FOR ENERGY CONSERVATION MEASURES: Gary Goudreau, Michael Bliss, Laurie Verville and Northern Utilities are looking at use of high efficiency boilers and burners, along with increased roofing and high performance windows. The cost of this study is a lump sum of \$9,800.00 including \$800.00 for roof insulation. Derek Buchler stated that Northern Utilities will commit to 50% of the study. The long-term effects on conservation will be looked at. Mr. Bardwell questioned if there were any grants from PSNH available. Mr. Bliss said that subsidies will be available if you prove savings. Northern Utilities will give you up to \$50,000.00 per year depending on savings. The first step is to complete the study. Mr. Bardwell asked why this was not done until this phase of the project. He thought that it should have been done earlier. An answer given was that we would not have been able to afford all of the improvements suggested. Mr. McBey said that we will still need to make long term decisions regarding savings. An example would be roof insulation. He also said that we need to get to a certain point before certain decisions can be made. Ultimately, the study is not binding. The changes are just recommendations. Mr. Goudreau stated that Northern Utilities believes the study to be long term. They don't believe the changes can be made all at once. They realize that schools can spend large amounts at one time. Ms. Verville said that the process with Northern Utilities began in July. Northern Utilities will give us credit for many items already. Ms. Eaton spoke about the heating plan portion. She said that we will be charge Emissions because we use #4 oil. They had wanted to fine us \$2,000.00. We need to give them something in writing saying that we will change to natural gas. There will be no fine if done within the year. Mr. Boudreau said the boiler work would be done all at one time at the end of the project. We can qualify for the maximum benefit twice if we split the work within 2 years. Ms. Eaton said we should be started with phase one this year. Derek Buchler and Northern Utilities state the final completion date of 9/29/06 for the study by Rist-Frost Shumway is acceptable.

Catherine Cheney moved, Doris Grady seconded, approval of payment of \$4,900.00 Rist-Frost Shumway for Energy Conservation Measures Proposal.

A roll call **VOTE PASSED**: 4-0

- c. UPDATE ON WETLANDS PERMITTING: Ms. Verville couldn't speak with Tom Fargo, but was able to speak with Dean Peschle. There is a \$100.00 state application fee. The district could also do the project on its own. We are waiting to hear on the square footage of disruption of the wetlands. It is under 3,000 square so there shouldn't be a problem with mitigation. Ms. Verville said that we are waiting for Ed Jancery to give us an hourly rate for walk through help. We need

Rist-Frost Shumway assistance to proceed with the application for the minimum Impact of Wetlands.

Catherine Cheney moved, Carolyn Mebert seconded, approval to proceed with project.

An oral **VOTE PASSED:** 4-0

- d. UPDATE USING CITY OF DOVER GRAVEL PIT: Michael Bliss reported that there is no gravel used to date. We are able to use some if needed. We will give them our unsuitable soil in exchange for their good soil.

#### **I. PROGRESS REPORT BY BONNETTE, PAGE & STONE:**

Keith McBey reported that all is well at this point. He is working on numbers on gravel. Credit for gravel is not included in the numbers. The anticipated cost of the project had been \$4.8 million. The current anticipated cost is \$4.6 million. The net total cost is \$4,933,445.00. Mr. McBey has concerns with the crawl space. The installation of materials at the crawl space will be subject to review by Risk Management. The pipe that runs at the crawl space may need to be reconsidered. The risk management people are concerned that there could be ventilation and respiration issues. If other options are considered, costs might increase. Ms. Eaton stated that most of the asbestos should've been taken out of the tunnels. She is assuming all taken out when the abatement was completed. Mr. Hindle asked if the Visual Display Projection Boards could be added later. The older screens are going into the libraries. Dr. O'Connor asked if \$5 million is an accurate figure for the remaining cost of the program. Will the original bid still be accurate? \$10.2 million is the total construction cost with \$5 million for Phase 1. Mr. McBey stated that it is difficult to separate into 2 phases. Ms. Verville stated that after figuring out the costs, she determined that it is approximately \$137.00 per square foot; excluding roof. This includes general conditions. The contract for the parking lot is \$135.00 without site work and \$145.00 with site work. These figures are within market price. BPS stated that the general conditions amount for the total job is 8%. Originally, it was 7%. Phase 1 costs are generally higher because the project isn't closed in. Power and heat need to be supplied during the initial phase of the project. Dr. O'Connor stated that there is \$3 million remaining. Will that cover the cost of the Woodman Park School renovation? If not, we need to let the City Council know in September that we will not have the money available to complete the project. Mr. Bardwell agreed that it was important to resolve this issue. BPS will get some numbers together by September 6th to determine if we are on budget to meet a September 14<sup>th</sup> deadline for CIP proposal to the City Manager. Mrs. Grady felt also that the \$3 million budget would be tight. Mr. Goudreau doesn't feel the \$3 million budget is realistic either. Mr. Geuther thought that we were bidding on the site and the entire package together. Mr. Goudreau said that the contingency amount is added to the project for extra costs. If pushed too far in advance, it wouldn't do the school department any good. We aren't able to plan that far into the future. He also stated that we use scope from last summer to make an estimate for the future cost of the project. Mr. Geuther asked when the state money comes in. The money from the state offsets debt payments on the school side. Mr. Bardwell asked if we could use the \$425,000.00 in unanticipated revenue for unanticipated costs. Dr. O'Connor said that this wouldn't be an option. Mr. McBey said that he might come back with smaller numbers on certain options as opposed to larger numbers. He will keep us posted on contingency spending which is now set at \$30,000.00. He will be adding contingency into the data log.

**Site Update:** The parking lot subgrade will be completed soon. It should be paved with a basecoat by September 1<sup>st</sup>. Mrs. Grade stated that she appreciates the construction company's conservatism. Ms. Mebert is concerned with the continual change orders that occurred with Garrison project. She is hopeful that this doesn't happen with the Woodman Project.

#### **J. OTHER BUSINESS:**

BPS and Goudreau and Associates will have figures no later than September 6 on Phase 2 to report to the committee. A time capsule was discussed and it is the intention of the committee to place one in the

cornerstone of Woodman Park School. This would be a good time to remove the cornerstone and place one inside. The committee will work with the Woodman Institute to plan this.

**K. NEXT MEETING:** The next meeting for the JBC is scheduled for September 14, 2006 at 6:00 p.m. in the Woodman Park School Library.

**L. ADJOURNMENT:** Catherine Cheney moved and Doris Grady seconded adjournment of the JBC Committee at 6:45 p.m. An oral **VOTE PASSED: 4– 0.**

Respectfully submitted,

Jason Hindle, Chair  
Joint Building Committee  
JH/rl