

GES Phase II and WPS Addition & Renovation Joint Building Committee
Meeting #15
November 30, 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, November 30, 2006 at 6:02 p.m. at Superintendent's office.
- B. ROLL CALL:** Present were Jason Hindle, Carolyn Mebert, Mark Geuther, Citizen Rep., and Ray Bardwell, Citizen Rep. via conference call per approval at October 19, 2006 meeting. Also present were John O'Connor, Superintendent; Laurie Verville, Business Manager; Gary Goudreau, Goudreau & Associates; Keith McBey, Bonnette, Page & Stone (BPS); and Steve Silver, Goudreau & Associates. Catherine Cheney and Doris Grady arrived 15 minutes late.

Mr. Hindle verified with Mr. Bardwell that he had all the same documents; Mr. Bardwell stated he did.

- C. APPROVAL OF MEETING MINUTES:** Carolyn Mebert moved, Mark Geuther seconded, approval of the November 9, 2006 meeting minutes. An oral **VOTE PASSED: 4/0**

Mr. Hindle asked if there were any questions or comments. Mr. Bardwell asked for a clarification in the last paragraph under J regarding the discussion on the area lockers being removed. He said that he made a motion to include ground-faced blocks in the opening where the lockers were and there was no second. However, he thought there was a second motion made that night. He also wanted to confirm the original cost was \$35,700 with \$24,000 in "wobble" room as Ms. Verville had indicated. Ms. Verville stated that her recollection was his was the only motion made that night. Several other members concurred.

D. APPROVAL OF E-MAIL:

Mr. Hindle asked if there were any questions or comments regarding e-mails regarding burying clay pipe and brick recommendation. Mr. Bardwell asked if anyone found disposition on burying the pipe and has it been marked so the location can be found again if necessary. Mr. McBey said they know where the pipe is and tied it off. B.P.S. went a little extra and filled the pipe with water and found that it did not drain. No one seems to know what this pipe was/is for. It doesn't appear to have ever been used. Mr. Hindle said he researched minutes of the JBC back to 1950 and found no definitive record of the pipe. He did mention there was a recommendation at one meeting to lay a pipe for water and sewer. However, the JBC committee members had an issue with the connection of the pipe to the street. As far as he could tell, this is how the pipe got there. Mr. Hindle asked if there were any other questions. Hearing none, Mr. Hindle asked for a motion of approval.

Mark Geuther moved, Carolyn Mebert seconded, approval. A roll call **VOTE PASSED: 4/0**

E. CIP BALANCE:

Ms. Verville reported the balance of the FY 2006 CIP account as of November 17, 2006 is \$79,492.31; which remains unchanged.

Ms. Verville reported the balance for the FY 2007 CIP Account as of November 17, 2006 as \$3,298,190.55. Ms. Verville also stated for the record that the balance takes into account the three change proposals approved to date.

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, Mark Geuther seconded, approval of the CIP Financial Report. An oral **VOTE PASSED: 4/0**

F. PAYMENT OF BILLS:

Mr. Hindle read the following payment into record:

- a. John Turner Consulting Inc. Invoice #06-212-006 dated 11/6/06 for \$420.00

Mr. Hindle asked Ms. Verville if she had any comments regarding the bill. Ms. Verville stated she did not and explained that Mr. Bliss is usually on-site to make sure the work is completed to specifications, except for the steel portion. If everything is all right, Mr. Bliss signs off on the invoice. Ms. Mebert asked if John Turner has flat rate trip charge; Ms. Verville stated they do. Mr. Hindle asked Mr. Bardwell if he had any comments or questions. Hearing none, Mr. Hindle asked for a motion of approval.

Catherine Cheney moved, Doris Grady seconded, payment to John Turner Consulting Inc. in the amount of \$420.00. A roll call **VOTE PASSED: 6/0**

Mr. Hindle read the following payment into record:

b. Bonnette, Page, & Stone Application #3 dated 10/31/06 for \$191,832.00

Mr. Hindle asked if there were any questions or comments. Ms. Verville stated she would like to explain the procedure of approving the contractor's payment application to committee members. The contractor sends the payment application to the architect; Mr. Bliss then confirms what has been completed and informs the architect. If everything has been completed, the architect signs off on the application and sends to Ms. Verville for payment. Mr. Hindle asked if there were any other questions or comments. Hearing none, Mr. Hindle asked for a motion of approval.

Catherine Cheney moved, Mark Geuther seconded, payment to Bonnette, Page, & Stone in the amount of \$191,832.00. A roll call **VOTE PASSED: 6/0**

G. PROGRESS REPORT BY BONNETTE, PAGE & STONE: Mr. McBey apologized to Mr. Bardwell for not e-mailing the progress report he was handing out to everyone to him earlier in the day. (Ms. Verville left the meeting to e-mail the report to Mr. Bardwell. Upon returning she advised Mr. Bardwell to look at his e-mail for the report.) Mr. McBey explained to Mr. Bardwell it was a 9-item list on where the construction was at and read the report into record.

Item 1: The steel structure installation is well underway and the crane work is anticipated to be completed by this Saturday. This will leave erection and welding of the many misc. angles and frames to be completed and the structural steel is anticipated to be at 100% in one week.

Item 2: John Turner has been on site to observe steel inspection and has been satisfied with the erection process. He expects Turner to return on December 10th for a final inspection of the structural steel.

Item 3: Temporary power is at a satisfactory service size of 200 amps. Martineau was out at the site the other day and did not see a problem with this.

Item 4: The hollow metal doorframes involved with the first floor will arrive this week; Mr. McBey stated he does not see any hold-ups on this item.

Item 5: Cold form metal framing will begin at ground floor level on December 4th. The ground floor will be closed in and heated to allow the first floor slab pour to proceed.

Item 6: BPS will pour the first floor slab on deck December 15th.

Item 7: Electrical entrance for the new service is underway at the exterior of the building.

Item 8: Membrane roofing is scheduled to begin at the three-story wing the week of December 18th. This will make the roof watertight.

Item 9: The membrane roofing at the existing high roof area over the gym has been installed. Wood blocking is complete at this portion of the roof; the decking was replaced and structural framing is on site ready to be installed at the existing structure per the recommendation of RFS Engineering and Goudreau & Associates.

Mr. McBey stated it would help him tremendously if the committee could advise him on what color they would like the precast concrete sills to be.

Review of e-mails:

Mr. Hindle asked Mr. Bardwell if he received the e-mail on the concrete sill; Mr. Bardwell stated he had. Ms. Verville told Mr. Bardwell they tried several different ways of taking the picture of the concrete with the digital camera and it didn't work. She also told him that the concrete really didn't have a pink/red tone to it. Mr. Bardwell then asked about the e-mail he received on the electrical room and asked if it was the final or temporary room. Mr. Goudreau said it was the final room. Mr. Bardwell asked about the walls and the discussion at the last meeting to have them framed out and the conduits; did Mr. Goudreau have a real cost on this part. Mr. Goudreau mentioned the real cost is hard to come up with at this time because it would be something that would need to go out to bid.

However, monies would be saved on the conduit portion but not net because there would be additional monies to go towards furring and sheet rocking.

Mr. Hindle asked if Mr. Goudreau and Mr. McBey were comfortable with the roof replacement and did they know if there were any structural issues around the steeple. Mr. Goudreau stated that he was not aware of issues; Mr. McBey stated the same.

Ms. Cheney asked about the colors for the precast concrete sills and if they needed to be the same color. Mr. McBey said the colors would not match exactly to the accent bricks. Ms. Cheney mentioned under the lights she likes both, do they have to choose the one that matches the closest to the accent bricks. Mr. Bardwell asked if this was for the lintel. Mr. Goudreau said they were trying to match precast concrete to the accent bricks for the sills only. Mr. Bardwell then asked if the weathering features were different; Mr. Goudreau said both had the same on weathering characteristics, it's a pigment issue. Ms. Mebert said she had a concern with having it too much of a match and not enough contrast. Ms. Cheney stated she liked the one on the left because it had more yellow to draw into the sill more. Mr. Goudreau mentioned that these two samples were chosen to try to draw attention towards the accent bricks and windows. However, if it were a real bad match, attention would be drawn to the sills and not the rest of the building. Ms. Mebert asked if the samples could be changed around to see if they looked different. Once the samples were moved around, Ms. Mebert noted that she didn't like the yellow anymore. Mr. Goudreau said these two samples were chosen because they were the closest matches to the existing aluminum window frames on the school now, which are beige/tan in color. Mr. Bardwell asked Mr. Goudreau if he had any guidance on the samples. Mr. Goudreau said the sample chosen by the majority in the room would be what he would chose because it goes with the current aluminum window frames which are a warmer beige color and he would like to see as close a match to the existing building as possible. Mr. Geuther asked if this was going around the windows on the new building or if it was band. Mr. Goudreau said it was a strong band. The precast concrete would be for the sills only and the accent bricks will be used between and around the windows to connect everything because the addition has a lot many windows. Mr. Hindle asked if the committee wanted to go with concrete sample #112906A (the precast brick with more of a yellow tinge in it). An oral **VOTE PASSED: 6/0**

Mr. Hindle asked if there was anything else for discussion. Ms. Verville wanted to discuss the clarification of the e-mail sent by Mr. Bliss explaining the roof drains. She said he did his best trying to explain the time and materials to everyone and she was not sure if she could make it any easier to understand. She asked Mr. Goudreau if he could try explaining time and materials to the committee members in a way that was easier to understand. Mr. Goudreau stated it was decided to have the new addition as phase 1 of the project so that when phase 2 & 3 came to be, the students and staff would have a place to go during the renovation phases. It was also decided to place under phase 1 the re-roofing of the existing building to stop the leaks throughout the building. Mr. Goudreau said that postponing the roof drains replacement until the renovation phase was his idea because he didn't want the workers working around the students and staff while in session. He mentioned the north and south wings can't be done now because there is no crawl space for the workers to work in and they would be interacting with the school population. The roof drains on the high roof can either be done now on a time & material basis, or done later as part of the renovation work. He believes the high roof could be left for phase 2 & 3 of the project when school is not in session if the district wanted to bid the work. Dr. O'Connor asked what the price differential is; Mr. Goudreau stated it was hard to say. Ms. Verville mentioned having someone come back to finish the work could be a factor. Mr. Bardwell asked if it is not finished now, won't the membrane have to be cut for the drains. Mr. Goudreau stated done now or later it would still have to be cut into. The whole roof is getting the watertight membrane placed on it now so if we do not do the drains now, the roof is still protected. Ms. Mebert asked if this is going to pose a problem doing it this way. Mr. Goudreau stated that the new drains would connect to the old roof drains and have a conduit with a hub less joint; however, this will not be the final fix. Mr. Bardwell asked if there were any precautions being put into place for this work. Mr. Goudreau said that most roofing companies take all the precautions they can to not let water leak into buildings. Ms. Grady asked what Ms. Verville's thoughts were on this. Ms. Verville said she would like to address this now; the clerk of the works is on-site to monitor the job being done. Mr. Bardwell said the roof will be tight and sound but asked if the old leaders were still operational. Mr. McBey stated he doesn't know if they are at this time and they haven't found anything to say they are rotting. However, if signs of rot were found, those pieces would be replaced.

H. OTHER BUSINESS:

Update on Abatement – Ms. Verville stated the asbestos abatement bid was recently resubmitted with help from Dennis Francoeur of RPF, who helped write the specifications for the project. Ms. Verville also mentioned there has been a good response on firms bidding, especially with the work to be completed in a very short time frame and also

being around the holidays. There were eight firms for the on-site walk through yesterday plus an additional ten firms from the first walk through. The deadline for the bid is December 7th at 1:00 p.m. Ms. Verville said that Mr. Francoeur was willing to help go over the bids that are received. Mr. Hindle stated to the committee he met with Ms. Verville earlier today regarding an e-mail he received from Mr. Boodey. Mr. Boodey asked Mr. Hindle if he would ask if any of the committee members would like to take a site walk during the day to see where the project is at. Mr. Hindle told Mr. Boodey that he would broach the idea with the members to see if anyone was available and interested in a site walk. Mr. Hindle thought the walk through could happen on Thursday, December 7th where the bid abatement bid is closing that afternoon. He was thinking the members could do the site walk while Ms. Verville compiled the information from the bid opening. The members could then go to the SAU office to meet and vote on the abatement bid only. Ms. Verville stated that the bid does close at 1:00 p.m. and she could stay behind to work on the information. Mr. Geuther and Ms. Mebert stated they would not be able to do the site walk; Ms. Cheney stated that she could do the site walk but would need to leave by 2:30 p.m. at the very latest for a prior commitment. Mr. Hindle then said if this is not feasible for the site visit during the day could the members contact Ms. Verville to see about another day and time and a vote on the abatement would be made at the next scheduled JBC meeting. Ms. Verville said there is another side to this. The company that is hired for the abatement needs to be notified right away because they need 10 days to file paperwork stating where and what they will be doing for work. Mr. Hindle then asked the members if they would be available Thursday at 5:00 p.m. Mr. Bardwell stated he would be; Ms. Mebert stated she was not available. Mr. Goudreau asked Ms. Verville if the abatement was for the corridor only; Ms. Verville stated that it was. Mr. Geuther asked if we had already gone out to bid on this before. Ms. Verville said it had, but the design piece itself was missing.

Mr. Hindle said he would like to bring to Mr. Goudreau and Mr. McBey's attention, information on the next two phases. He mentioned that at Monday's school board meeting, the members voted to not have the SAU move to Woodman Park School; however, it was not an official vote. There is another board meeting scheduled for December 11th where an official vote should be taken to confirm that the SAU office is not moving to WPS and the remaining square footage can be used for other purposes. He also mentioned that he knows he's been a stickler on following the state statute; however, in speaking with Dr. O'Connor, he believes they found a way to be involved with the 6,000 sf of space without compromising the statute. Mr. Hindle will ask the school board to give the JBC authority to look at and price out the fourth phase of the project, which is the 6,000 sf of space. The JBC will review and bring hard numbers back to the school board, where they will be the ones ultimately asking for final and additional monies needed for the project. He also mentioned that at the council meeting last night, he broached the topic before the public and council in a way that said monies would be included in phase 4. He told them the money for Woodman Park School didn't include monies for the renovation of the 6,000 sf for the SAU office, which the city council should have appropriated and still need to do so. Ms. Grady said she was a little confused on phase 4, she didn't realize there was a phase 4 because it has never been discussed. Mr. Goudreau said that phase 4 was seen as the SAU office. Ms. Grady stated that there isn't enough money for the addition and renovation for phase 1 and phase 2. During all previous discussions, the SAU renovations were always discussed under phase 3, where did phase 4 come from. Mr. Goudreau said phase 1 is the addition, phase 2 was one wing, phase 3 was the other wing and phase 4 was the SAU office. Ms. Grady then stated where the SAU office is not moving to Woodman Park she wanted to verify that the room used for the last meeting will now be the music room and the cafeteria will remain where it is now. Mr. Goudreau said the room used at the last meeting is the current library. This will now become the choral/music room and the current library storage room will become the instrument room. Ms. Grady asked when the school board goes back to ask for more money, can this renovation be classified under phase 2; there was no reply. Mr. Goudreau said Mr. Hindle is talking about the complete renovation. Ms. Mebert then asked if the cafeteria is not moving isn't there a substantial savings because the demolition work is not going to be needed. Mr. Goudreau said it will be approximately \$250,000 total. Mr. McBey then mentioned that the \$250,000 "savings" is not completely accurate because his original numbers did not include the mechanical, electrical or sprinkler systems for the 6,000 sf of space. Those numbers will come up in his next budget update to show the upgrades that need to be done for this space. He said the next budget package would show all-inclusive. Mr. Hindle said that right now the committee could only provide guidance for the addition and renovation and not the 6,000 sf. The 6,000 sf of space cannot be discussed because it was not included in the \$9 M appropriated. Until the school board decides officially that the SAU is not moving to WPS, it cannot be discussed until they give the JBC committee authority to do so. The JBC works for the school board and the school board goes to the city council asking for additional monies. Ms. Mebert thought the JBC was not involved in the SAU component; so if the SAU is not going to be there, why can't they discuss the renovations for the whole building. Mr. Hindle mentioned the \$500,000 for renovations for the SAU was not included in the original \$9,000,000, but is being included for the 2009 monies. Mr. Goudreau said he has concerns about the 6,000 sf of space for his design team. He also stated his concern with any work that needs to be done in the cafeteria because his understanding is that with the cafeteria staying in its current

location part of it is now situated in the 6,000 sf where the SAU office was supposed to be, so any changes for the cafeteria can not be discussed or done because it is in an area where monies were not appropriated for it. Mr. Hindle said that the school board has not officially made the final decision on the move. He is looking to ask the board to make the final decision on the SAU office at WPS and to also give the JBC authority to get firm numbers on the space at the December 11th meeting. Mr. Goudreau said the scope needs to be pretty much done before the December 11th meeting. He also mentioned that Rist, Frost & Shumway needs to have their construction documents done by the beginning of February; Mr. Goudreau said he was shooting for the end of January, which included the 5 ½ week hiatus. Mr. Bardwell asked if the committee could give Mr. Goudreau budget parallel to get things moving. Mr. Hindle said at this time things need to proceed with the mind set that the SAU is not going to be there with out an official recommendation of the move from the school board. Mr. Bardwell then stated that he (Mr. Goudreau) couldn't proceed along then. Mr. Goudreau said he has to proceed as if he was given the authority, even though it's not being said. Mr. Hindle said that once the Board makes its decision, than Mr. Goudreau can be contacted saying it's official. Ms. Verville said the rationale is looking at the general conditions month-to-month and week-to-week and it will make a difference. Mr. McBey mentioned the earlier the bid is able to go out, the difference in money for the project will show. Ms. Grady asked when the school board would be going before the council to request the additional monies. Mr. Hindle said that January 17th is the tentative date for adoption of CIP monies, but he refers to Dr. O'Connor and Ms. Verville for an appropriate time. Dr. O'Connor said figures are needed and the last look showed a figure of \$3.5 million. Mr. Hindle said even though January 17th is the tentative date; it should not be looked at as a deadline. The school board can go before the council at any time to amend bonding. Ms. Grady said if that is the case, why the committee can't advise Mr. Goudreau to continue as planned without the SAU office. Mr. Hindle said it is imperative the school board makes it official. Mr. Geuther said it still does not give them the money. Mr. Geuther stated it still doesn't give the money to discuss the 6,000 sf. Mr. Goudreau said the changes were in his scope but not in Bonnette, Page, & Stone's scope. Mr. Hindle said the school board giving authority to the JBC committee would allow the discussion of the space. Mr. Goudreau said the A/E fees are tied to the construction costs per the original proposal agreement. Mr. Geuther said he didn't think the SAU was included in Goudreau & Associates scope. Mr. Goudreau mentioned that it was in his original scope, because the thought a year ago was that the SAU office would be moving to WPS. Mr. Hindle said the committee would go to the council with what additional monies are needed to finish the project. Mr. Goudreau said the numbers would be clearer once Ms. Verville is able to put the numbers together; the soft costs will have the corrected numbers for the A/E fees. Ms. Grady asked what the school board is looking at; approximately how much more money, \$500,000 for the 6,000 sf and another \$500,000 for the renovation costs of the SAU office at the McConnell Center. Mr. Bardwell said by the middle of January the committee will have harder numbers even with the 6,000 sf. and asked if Dr. O'Connor will go to the school board with numbers stating the need for "x" amount of money is needed versus "x" amount requested at the beginning of the project. Dr. O'Connor stated he does not have a problem in doing this.

Mr. Geuther mentioned he wasn't at the last meeting and wanted to clarify that some of the classrooms were staying at the same size they are now and the bathrooms are staying where designed. Mr. Goudreau said the classrooms discussed will remain at the square footage they are now and the bathrooms will remain where they were in the scope. Mr. Geuther asked if it's short sided leaving the rooms at 750 sf. Mr. Goudreau said it was hard to say. The school will end up with more classrooms than originally designed so classes can always be split if necessary.

- I. NEXT MEETING:** The next meeting for the JBC is scheduled for December 7, 2006 at 6 p.m. at the Superintendent's office. Agenda for this evening will be the discussion of the Asbestos Abatement bid that closed at 1:00 p.m.

The next meeting for the JBC is scheduled for December 14, 2006 at 5:00 p.m. in the Superintendent's Office.

- J. ADJOURNMENT:** Carolyn Mebert moved and Catherine Cheney seconded adjournment of the JBC Committee at 7:15 p.m. An oral **VOTE PASSED: 6/0.**

Respectfully submitted,

Jason Hindle, Chair
Joint Building Committee
JH/rl