

**GES Phase II and WPS Addition & Renovation Joint Building Committee**  
**Meeting #17**  
**December 14, 2006**  
**Dover, New Hampshire 03820**

- A. CALL TO ORDER:** A meeting of the WPS Addition and Renovations Joint Building Committee was called to order on Thursday, December 14, 2006 at 5:00 p.m. at Superintendent's 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; 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); and Steve Silver, Goudreau & Associates. Mark Geuther, Citizen Rep. arrived late due to a previous commitment.
- C. APPROVAL OF MEETING MINUTES:** Catherine Cheney moved, Carolyn Mebert seconded, approval of the November 30, 2006 meeting minutes. An oral **VOTE PASSED: 4/0**
- D. APPROVAL OF MEMOS:**
- a. Expenditures for Dredge & Fill Permit: Ms. Verville circulated an e-mail from Mr. Bardwell because she did not know if the committee members received it. The e-mail gave Mr. Bardwell's reasons for his decision to proceed with the dredge & fill permit. Ms. Mebert asked if Mr. Bardwell was stating anything new; Ms. Verville said he wasn't. Ms. Verville stated the committee had not officially voted to expend money to proceed with the permit. She is asking the committee for approval to expend \$2,500.00 to RFS for their services. Mr. Hindle asked if there were any questions or comments regarding the permit. Hearing none, Mr. Hindle asked for a motion of approval.
- Catherine Cheney moved, Carolyn Mebert seconded the expenditure of \$2,500.00 to Rist, Frost & Shumway for services on the Dredge & Fill Permit for the Silver Street parking area. A roll call **VOTE PASSED: 4/0**
- b. Abatement Monitoring Services: Ms. Verville stated at the last meeting, held on 12/7/06, Dec-Tam was awarded the Asbestos Abatement bid. She also mentioned she had asked RPF Associates for an estimate on monitoring the abatement. RPF came back with two options and they are as follows: the first, (Option A), was for minimal coverage, which would include background air sampling after school on 12/21, pre-removal inspections of containment & work area on 12/26, spot air monitoring on 12/27, and TEM clearances on 12/28 for an estimated rate of \$2,100. The second, (Option B), is a more comprehensive monitoring coverage that exceeds the basic review, but also places them at the site on 12/27, which is the actual day of removal, for full-time air monitoring for an estimated rate of \$3,900. Ms. Verville said it was both Mr. Bliss and her recommendation to apply extreme caution and apply the highest safety standards for the students, teachers, and the community and go with option B. Ms. Grady asked if option B was the more comprehensive monitoring for \$3,900; Ms. Verville said it was. Ms. Mebert asked why 2 levels were asked for. Ms. Verville said she requested a quote from RPF on monitoring and this is what RPF came back with for her. Option A is for spot air sampling and observation on the day of the removal and option B is for spot testing the day before work begins and then during and after the work is completed. Ms. Mebert said for the more extensive monitoring, would RPF be there more days. Mr. Bliss said they would be there full time. Ms. Mebert then asked if they would be there for one day. Ms. Verville said they would be there to do the post tear down monitoring from the first point to the very end. Ms. Grady said the building is more important and there always seems to be problems. Ms. Mebert asked what problems. Mr. Grady stated there are a large number of sick students and staff. Ms. Mebert asked if that was true. Ms. Verville said she wouldn't attribute sickness to the asbestos; the committee just has to be diligent. Mr. Hindle asked if there were any other questions or comments. Hearing none, Mr. Hindle asked for a motion. Catherine Cheney moved, Doris Grady seconded approval to expend \$3,900.00 to RPF Associates for abatement monitoring. A roll call **VOTE PASSED: 4/0**

#### **E. CIP BALANCE:**

Ms. Verville reported the balance of the FY 2006 CIP account as of December 14, 2006 is \$79,492.31; which remains unchanged.

Ms. Verville reported the balance for the FY 2007 CIP Account as of December 14, 2006 and after deducting the 2 recent votes in the amounts of \$2,500 and \$3,900 the remaining balance is \$3,277,290.55.

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

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

Mr. Hindle read the following payments into record:

- a. Goudreau & Associates Invoice #2006.02-08 dated 11/24/06 for \$56,290.60 and Invoice #2006.02-09 dated 11/27/06 for \$550.00

Mr. Hindle asked if there were any questions or comments. Hearing none, Mr. Hindle asked for a motion. Catherine Cheney moved, Doris Grady seconded, payment to Goudreau & Associates in the amount of \$56,840.60. A roll call **VOTE PASSED: 4/0**

- b. RPF Associates, Inc. Invoice #06.2308.1 dated 11/30/06 for \$487.50

Mr. Hindle asked if there were any questions or comments. Hearing none, Mr. Hindle asked for a motion. Catherine Cheney moved, Carolyn Mebert seconded, payment to RPF Associates in the amount of \$487.50. A roll call **VOTE PASSED: 5/0**

- c. John Turner Consulting Inc. Invoice #06-212-007 dated 11/27/06 for \$657.00

Mr. Hindle asked Ms. Verville if she had any comments. Ms. Verville said she didn't. Mr. Hindle asked if there were any other questions or comments. Hearing none, Mr. Hindle asked for a motion. Catherine Cheney moved, Caroline Mebert seconded, payment to John Turner Consulting Inc. in the amount of \$657.00. A roll call **VOTE PASSED: 5/0**

- d. Bonnette, Page & Stone Payment App #4 dated Nov. 2006 for \$476,020.00

Mr. Hindle asked Ms. Verville if there was anything she wanted to discuss. Ms. Verville stated Mr. Bliss and Mr. Goudreau both reviewed the application and there was a small discrepancy that has since been corrected. Mr. Hindle asked if they, (Mr. Bliss & Mr. Goudreau), both concurred on the application; both said yes. Mr. Hindle asked if there were any other questions or comments. Hearing none, Mr. Hindle asked for a motion. Catherine Cheney moved, Doris Grady seconded, payment to Bonnette, Page and Stone in the amount of \$476,020.00. A roll call **VOTE PASSED: 5/0**

- G. PROGRESS REPORT BY BONNETTE, PAGE & STONE:** Mr. McBey stated starting early next week the slab will be poured on the first floor. This will allow the project to move to the second floor and pouring of the second slab. Interior framing will then begin within 1 – 1 ½ weeks with a rough out of the electrical and plumbing. The roof is still scheduled to start the week of 12/25. Behind the scenes they are expecting the window shops on Monday; but all in all, they are on schedule. Mr. Hindle asked if Mr. McBey had any concerns at this time. Mr. McBey said he didn't. Mr. Goudreau asked Mr. McBey if the City was fine with the detention pond area. Mr. McBey stated they were reasonably satisfied with it, but come spring there might be a slight problem. Ms. Verville asked what the problem was. Mr. McBey stated there was a little erosion because the ground was not frozen and no seed was thrown down because the time of the year. He said that an eye would be kept on the area to make sure the situation doesn't get worse. Ms. Verville asked Mr. Goudreau how the re-roofing was going. Mr. McBey said he has the intermediate going up at the same time as the regular roof; which will be during the week of 12/25.

Mr. Hindle asked Mr. Boodey if everything was going well. Mr. Boodey said that things were going as well as can be for the situation. He mentioned the staff and students couldn't wait for the plastic to come off of the

windows. The students have a lot of curiosity on what is happening outside. Mr. Boodey also mentioned that Mr. Bliss and Mr. Cooper have been great informing him of things that will be happening. He also mentioned they have been very patient with everyone and all of the questions.

Mr. McBey stated he will rough out the phasing, marking up the plans and then will get them back to Mr. Silver to critique.

**H. OTHER BUSINESS:** Mr. Hindle stated the School Board gave the JBC the go ahead with the plans and the square footage of space where the SAU office was going to go. Mr. Hindle then asked how the documents were proceeding. Mr. Goudreau said Mr. Silver brought a current set of plans with him tonight. Mr. Silver brought out the plans and showed the progress. He showed where the demo lines had changed to show what the committee members decided on for changes during the walk-through. The next set showed what the ratings of the walls are and where they were. It also showed any walls and doors with path egresses, along with all the fire extinguisher cabinets that were added. He mentioned this was a scale draw with a series of drawings separated into sections. Example was the first part, section A, had 3 drawings per floor and 3 on the reflected ceilings. Mr. Goudreau said these would be incorporated into a new design. Mr. Silver showed the new instrument room where the current SPED office is and the music room will be where the current library is. Mr. Hindle asked if the classrooms were staying as they were on the third floor since the music room was moved to the first floor. Mr. Silver stated the rooms were staying as is thus eliminating most of the demolition work on that floor. Ms. Mebert asked if all the rooms were 750 sf. Mr. Goudreau said most were more or less that amount. He mentioned one room that is actually 1,000 sf and the classroom on the second floor is 750 sf with the bathroom taking up the remaining square footage. Ms. Mebert stated this will save money. Mr. Goudreau told the committee to remember the numbers Mr. McBey carried because of the uncertainty of the space. Dr. O'Connor mentioned the café saving money.

Mr. Geuther then asked if there was a schedule for all new flooring. Mr. Goudreau said he is talking with the flooring subs about the ramifications on covering the existing floor tiles. The flooring is not in RPF's budget. Mr. Goudreau said he wants to make sure everyone understands any ramifications; stating the tiles may look in good condition but are not. Ms. Mebert asked if any of the current tiles had asbestos in them. Mr. Silver said all of the tiles in the building are mastic flooring, which has asbestos in it. Mr. Goudreau said the committee could defer savings, as done for the previous floor, by leaving the current tiles down and tile over them. Dr. O'Connor asked if the café would be included in that process. He mentioned he was nervous putting floor on top of floor in the café where they are washed every day and the kitchen area is prone to flooding. Mr. Boodey asked what was underneath the current tiles; Mr. Goudreau said he believes it is concrete. Mr. Boodey then mentioned the closets off the café looks like they already have floor on floor. Mr. Goudreau said a way to tell is if there is a difference in plane. Ms. Verville asked what if we remove the tile but not abate the mastic. Ms. Eaton said it depends on how it was done. Mr. Goudreau said there are several places where the mastic was left in place and carpet was put on top. Mr. Boodey said the SPED office has carpet, did anyone know if tile was still underneath the carpet. Mr. Goudreau said a spot demo could be done to find out; Mr. Bliss stated he would look at the SPED office and the café storage rooms. Ms. Grady said it was crazy to put several million dollars into a building and have tile placed over tile. Mr. Goudreau said you could run into trouble if you begin pulling up the tile. Ms. Grady mentioned Garrison Elementary. Mr. Goudreau told the other committee members that when the carpet was pulled up in the old library, it exposed the old tile and adhesive that had asbestos in them and had to be abated to remove both the tile and adhesive. Mr. Goudreau said he is asking the committee if they would entertain the idea for RPF to look into the flooring; which will cost money where it is not included in their previous numbers for testing. Mr. Geuther said it wouldn't hurt to get numbers. Ms. Grady said she would like to have the floors clean and cleared. Mr. Geuther asked if the flooring sub would have information on the manufacturer's guarantee if the committee chose tile on tile. Mr. Goudreau asked Ms. Verville if she would talk to RPF; Ms. Verville stated she would like to ask Mr. Bliss talk to them. Mr. Bliss stated he would.

Mr. Hindle asked where they were at on getting the bid out. Mr. Goudreau said RFS has the furthest lead-time; which is the first week in February. Mr. McBey said when he receives the bids, he will have better numbers to work with and then his budget will be more accurate to the scope of work being done. Mr. Goudreau said he needs to get the plans to BPS as soon as possible so they can plug in reasonable contingencies; any spill over goes into the general conditions. Mr. McBey asked about the design development and receiving them by mid January. Mr. Goudreau said he is hoping to put them together and get them to Mr. McBey before Christmas. Mr. McBey asked about RFS's numbers and if they were big numbers. Mr. Goudreau said he was going to have to handle this carefully where RFS was on hold for 5 ½ weeks and are now back on the project; he just wants to make sure

things go well. Ms. Grady said where there is no longer the 6,000 sf for the SAU, when can we have numbers to bring to the council. Mr. Goudreau said to carry a reasonable contingency, but the documents should be finished first. He said it would be 2 – 3 weeks to bid out and should find out by the end of February. Mr. Goudreau also mentioned that the ceilings are being treated as hot and they are flaking. Ms. Verville asked if numbers could be ready by the end of the first week in January. Mr. Goudreau said he would tell RFS to do the best they can. Mr. McBey then asked if they were talking about the drawings coming to him another week out. Mr. Goudreau said that was correct. He also said with the School Board's blessing on moving ahead, he will design implementing the changes discussed during the walk-through and leave as a progress set.

Ms. Verville asked about the lower level lighting and ceilings and had any electricians been in to work on relocating the lighting. Mr. Bliss stated two electricians were in, one on the early release day and one on Saturday relocating all of the lighting down on the wall. Ms. Verville asked what work still needed to be done. Mr. Bliss said the ceiling needs to be taken out and left out for the other utilities to be moved. Mr. Goudreau said this is all in an effort to stay out of the tunnel. Ms. Verville said it would take a little extra to relocate the wires. Mr. Bliss said there are a lot of data cables up in the ceiling and BPS's people are lowering them so they won't be destroyed during the abatement work.

**NEXT MEETING:** The next meeting for the JBC is scheduled for January 11, 2007 at 5:00 p.m. at the Superintendent's office.

- I. **ADJOURNMENT:** Catherine Cheney moved and Doris Grady seconded adjournment of the JBC Committee at 5:43 p.m. An oral **VOTE PASSED: 5/0.**

Respectfully submitted,

Jason Hindle, Chair  
Joint Building Committee  
JH/pb