

GES Phase II and WPS Addition & Renovation Joint Building Committee
Meeting #22
February 15, 2007
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, February 15, 2007 at 5:02 p.m. at the Superintendent's office.
- B. ROLL CALL:** Present were Jason Hindle, Catherine Cheney, Carolyn Mebert, Mark Geuther, Ray Bardwell and Doris Grady (arrived at 5:10 p.m.). Also present were John O'Connor, Superintendent; Laurie Verville, Business Manager; Patrick Boodey, Principal of WPS; Gary Goudreau, Goudreau & Associates; Michael Bliss, Clerk of the Works; Keith McBey, BPS; Jim Kimball, BPS; and David Goldsmith, teacher at HSS.
- C. DISCUSSION ON FORMING AN SAU JOINT BUILDING COMMITTEE:** Mr. Hindle began by stating the School Board and City Council have approved the current JBC to work on the SAU office project. Mr. Bardwell asked if the meetings would run concurrent or if a separate meeting would need to be done for the SAU. Mr. Hindle mentioned the meeting for the SAU could be held at the same time as WPS; it has been done in the past with GES and HSS. Mr. Verville mentioned ideally it's better to have discussions on both projects at the same meeting. However, the agenda will be separated into discussions for the SAU first and WPS second.
- Mr. Bardwell then asked where we were at for the contractors/architects. Dr. O'Connor stated the occupancy agreement has not been signed yet. The School Board asked for the school district's attorney to look over the contract before signing it. Mr. Bardwell asked if he knew how it looked; Dr. O'Connor stated it was unknown. Ms. Verville then stated there have been long discussions on the delivery of the SAU office renovations. It has been tossed around on having a design build. She stated with a design build, the construction company that is hired would be responsible for hiring the architect. Ms. Verville also mentioned a punch list could be made addressing the needs of the SAU, this way they company hired will know exactly what is wanted. She also mentioned this hasn't been finalized and is looking for a "green light" on a direction to go. Mr. Hindle mentioned the design build has been done in the past and has worked out well. Ms. Verville mentioned it was done for the alternative school and Mr. Goudreau mentioned this process was used for the addition at the middle school. Ms. Cheney asked if this process tends to be expeditious versus hiring an architect then hiring a construction company. Dr. O'Connor said in ways it is, but it can also be a little more costly. Mr. Goudreau mentioned the middle school worked out well and came in on budget. Ms. Verville mentioned if a list of specific wants is provided, this should save both time and money. Mr. Hindle asked if we have received and eviction notice yet; Dr. O'Connor said not yet. Ms. Verville mentioned she would need approval on the design build before she can take the next step. Dr. O'Connor asked if additional information could be gathered on the process and brought to the next meeting for discussion. Mr. Hindle stated it would be a good idea where the occupancy is still in the air.
- D. APPROVAL OF MEETING MINUTES:** Mr. Hindle asked if there were any questions or comments regarding this e-mail. Hearing none, Mr. Hindle asked for a motion.

Catherine Cheney moved, Mark Geuther seconded, approval of meeting minutes of January 30, 2007.
An oral **VOTE PASSED: 5/0**

- E. APPROVAL OF E-MAILS:** AHERA – Project Design & Proposal from RPF Associates Inc. Mr. Hindle asked if there were any questions or comments regarding this e-mail. Hearing none, Mr. Hindle asked for a motion.

Catherine Cheney moved, Mark Geuther seconded approval of the obligation to RPF Associates in the amount of \$400.00 for AHERA Project Design & Proposal. A roll call **VOTE PASSED: 5/0**

- F. CIP FINANCIAL REPORT:** Ms. Verville read the following into record:

Ms. Verville reported the balance of the FY 2006 CIP account as of February 15, 2007 is \$79,492.31; which remains unchanged.

Ms. Verville reported the balance for the FY 2007 CIP Account as of February 15, 2007 after the expenditure of the \$400.00 obligation to RPF Associates the balance is \$3,279,189.76.

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, Mark Geuther seconded, approval of the CIP Financial Report. An oral **VOTE PASSED: 5/0**

- G. PAYMENT OF BILLS:**

Mr. Hindle read the following payments into record:

- a. Bonnette, Page & Stone, Application #6 dated 1/31/07 for \$345,777.30

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

Catherine Cheney moved, Mark Geuther seconded, payment to B.P.S. in the amount of \$345,777.30. A roll call **VOTE PASSED: 5/0**

- H. UPDATE PROVIDED BY MICHAEL BLISS, CLERK OF THE WORKS:** Mr. Bliss mentioned the project was still on schedule; by the latest schedule provided by BPS. The rough ins have been successful and he is expecting the plumbing inspector tomorrow. The second portion of the bricks is finished and is getting cleaned. The tent is going up on the last section, which is up against the building on the south side. Mr. Bliss mentioned the pressure release valve that was discussed at the last meeting and said Mr. Goudreau and BPS is looking into other options to prevent a catastrophic failure in the valve. The location on the rooftop for the units is being worked out and the final inspection on the steel will be next week. The discrepancies in the steel discussed on January 30th are being worked out and will also be tested next week. Mr. Bardwell asked Mr. Bliss, if a final outcome had been reached on the beams for the pad and if he thought there would be an additional charge to the school district. Mr. Bliss stated he did not believe there would be any additional charges to the district and the final outcome on fixing the problem has not been reached.

- I. DISCUSSION & APPROVAL OF CHANGE PROPOSALS:** Ms. Verville stated change proposal #4 was for the MC cable that was discussed at the January 30th meeting. She mentioned there was an opportunity to save money. The Electrical inspector was asked to write a letter stating his approval on this cable being used. Ms. Verville mentioned the electrical inspector did write this letter and RFS has signed off on it. Ms. Verville stated she would like to defer the discussion on the remaining items to either Mr. Bliss or Mr. Goudreau. Mr. Goudreau stated relative to change proposals #5-#7, he is still trying to get his engineers input on the information received. Mr. Goudreau mentioned this is the first time seeing this information, which he received a couple of days ago. Mr. Goudreau said he was questioning why there was a change in the pipe size and has his engineers looking into it.

For change proposal #6, hot water supply and return in the tunnel, Mr. Goudreau said it was two-fold. First, it was decided not to run the pipe in the tunnel after the soil was tested and asbestos was found. He rerouted the cost to run the piping approximately 20-25 feet to the center of the corridor and then run another 20-25 feet down the next corridor. This is a change from the original design, which was a Phase I design because Phase II & III had not been designed yet. Since then, the piping has been moved to the corridor ceilings. He is thinking of upsizing the pipe from the boiler to half way down the corridor from 4" to 5". Mr. Goudreau also stated this money should be incurred now and not in Phases II or III. He also feels the cost should be a little less but would like RFS's thought on the dollar value. Mr. Hindle asked if Mr. Goudreau thought change proposals #5 - #7 should be tabled until the next meeting and until he is able to gather more information. Mr. Goudreau stated it was a good idea; however, he did want to finish going over his thoughts on the change proposals. Mr. Goudreau said for #7, relocation of the telecommunications room, the issue is in the connection from Phase I to Phase II. Mr. Goudreau mentioned originally the engineers sketch showed taking part of the scope out of Phase II and placing it in Phase I; however, after seeing the prices, Mr. Goudreau asked the engineer to place them back into Phase II. Currently the work is scheduled to start at the end of spring, beginning of summer, which is the approximate time frame of when Phase II's work is to begin. He said he doesn't see a problem moving this scope back into Phase II. Mr. Bardwell asked if it was more of a trade off versus an increase because of the work that is not going to be done in the tunnels. Mr. Goudreau stated for the bid on Phase I, the BPS contractor did not include the costs associated with working in a confined space (like a tunnel), just the actual piping work that needs to be installed. However, he believes it should be less moving it to the hallway versus abating the tunnel. Mr. Goudreau did say he needs a little more time to go over this information.

Mr. Hindle stated for the record that change proposals #5 - #7 (3 items) would be tabled until the next JBC meeting.

- J. PROGRESS REPORT BY BONNETTE, PAGE & STONE:** Mr. McBey introduced Jim Kimball, who is employed at BPS. He stated Mr. Kimball and he spent the afternoon at Woodman Park School looking over everything. Mr. McBey said the drywall on the third floor has been started and they will be working down to the first floor. He said it would be another three weeks before the tents come completely down. The section of bricks that were just finished is being cleaned up and the next wall has been started. Mr. McBey stated that all is well at this time. Mr. Goudreau mentioned the plastic has been taken off the north side and the brick is exposed for anyone who would like to take a look at it. Ms. Grady stated she has not seen it up close, but from a distance the bricks look very close to the originals.
- K. OTHER:** Ms. Verville mentioned the letter from Mr. Maxfield was a follow-up to change proposal #4 and it is included for the record.

Ms. Verville stated the second item was the proposal for supplemental funding that was presented to the School Board Monday night and is the overall proposal showing what the committee has done to date with changes, cutting items, adding items for improvement, etc. Mr. Hindle stated for the record that Dr. O'Connor sent out invitations to School Board and City Council members for a walk through of Woodman Park School on Sunday, February 18th at 10:00 a.m. This is for members to see the progress of the projects and the plans for Phase II and III. Mr. Hindle then asked Dr. O'Connor if he had heard from any Council members; Dr. O'Connor stated he had not. Mr. Hindle then stated he would mention it at tonight's meeting.

Mr. Hindle then asked if Mr. Bliss would be there for any questions members may have; Mr. Bliss stated he would be. Mr. Hindle then stated Mr. McBey would be at the following City Council meeting on February 21st to answer any technical questions members might have. This meeting is scheduled as a workshop; however, Woodman Park School is the only item on the agenda. The resolution will be the following Wednesday, February 28th. The March 14th meeting will be the public hearing and vote. Mr.

Hindle then asked if Mr. Bardwell happened to see the article on Woodman Park School in Foster's after Monday evening's School Board meeting. Mr. Bardwell stated he hadn't; Ms. Verville said she would scan and e-mail a copy to him in the morning. Mr. Hindle then asked Mr. Bardwell when he would be returning to New Hampshire; Mr. Bardwell stated he would be returning to New Hampshire the third week in March.

Mr. Geuther asked Mr. Hindle if he has heard any preliminary talk from fellow council members regarding the additional funding. Mr. Hindle stated he has heard a few things from Councilman Ciotti. Mr. Hindle stated that Councilman Ciotti stated he would wait until after the walk-through on Sunday and the discussion at Wednesday's meeting. Mr. Hindle then asked Mr. Boodey if he would check with his staff and the PTO to see if anyone would be interested in speaking about the project during the public hearing on March 14th. Mr. Boodey said he would check with people.

Mr. Geuther then asked about the change proposals and asked if the work could wait a month. Mr. Goudreau mentioned he should have the information within a week and asked if the committee could decide by e-mail or phone. Mr. McBey mentioned they were looking at doing the work in the corridor during the February break. Ms. Cheney asked if there would be answers by then where February break is next week. Mr. Goudreau mentioned there isn't the opportunity to postpone this particular work and asked if the committee could give permission to proceed during the February break and he will get the information to the committee members as soon as he could. Dr. O'Connor asked if a consensus by e-mail could be done so the project would not be delayed. Mr. Hindle stated that Mr. Goudreau would get the information to the committee members as soon as he can next week and the committee will do a vote by e-mail. The e-mails will then be placed on the March 15th agenda as part of the record.

J. NEXT MEETING: The next meeting for the JBC is scheduled for Thursday, March 15, 2007 at 5:00 p.m. in the Superintendent's Office.

K. ADJOURNMENT: Catherine Cheney moved and Carolyn Mebert seconded adjournment of the JBC Committee at 5:35 p.m. An oral **VOTE PASSED 6/0**.

Respectfully submitted,

Jason Hindle, Chair
Joint Building Committee
JH/pb